



**Regular City Council Meeting
(City Hall - Chambers Room #100)
February 17, 2026
6:00 PM**

**MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue**

Live Stream Viewing: members of the public are encouraged to view the meeting via the live stream option:
<https://www.youtube.com/channel/UCCi7S1A0UJNK6asXxxugLGA>

AGENDA

Workshop - held at 5:00pm

1. Caldwell Executive Airport Electrical Update
2. Caldwell Engineering Traffic Study Report

Invocation

Provided by Kelly Culver of ReCreate Ministry

Pledge of Allegiance to the Flag

Roll Call

Scott Tilmant, Chuck Stadick, Diana Register, Geoff Williams, Chris Allgood, Mike Dittenber

Conflict of Interest Declaration

The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

Audience Participation

This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have three (3) minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

Special Presentations

1. Caldwell Economic Development Report

Consent Calendar

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances
2. Minutes
 - a. Approve the minutes of the December 19, 2025, Planning & Zoning Commission Meeting.
 - b. Approve the Minutes from the February 2, 2026 City Council Meeting
3. Approve Resolution authorizing the Professional Services Agreement for the Ustick Interchange Justification Report (IJR) - Phase 1
4. Approve Resolution accepting the WAS Thickening: DAFT Pre-Purchase Package
5. Approve Resolution authorizing the Award of Construction Contract – 2026 Pressure Reducing Valve Station — Dorman and Linden.
6. Approve Resolution accepting the dedication of Sewer, Water, storm drain, and street light facilities in the Canyon Crossing Phase No. 2 subdivision
7. Approve Resolution Awarding of Construction Contract – Well 21 Testing Project
8. Approve Resolution Authorizing the Agreement for the installation of a Wind Phone Monument at the Canyon Hill Cemetery
9. Approve the Appointment of Jeanne Cridebring for Golf Board Member
10. Approve the Reappointment of Don Atkinson for Parks and Recreation Commission
11. Approve Resolution authorizing the surplus of 2 Yamaha 2000 golf carts to be donated to Owyhee High School
12. Approve the Appointment of Esther Ma for a board member of the Parks and Recreation Commission
13. Approve Resolution Authorizing the destruction of departmental records that have reached their required retention dates
14. Approve Resolution authorizing the surplus of department items with dispositions as listed
15. Approve the appointment of Salina Medellin to the Caldwell Audit Committee
16. Approve the Resolution Authorizing the Agreement with Caldwell Housing Authority for the reimbursement of FLOCK Cameras
17. Approve Resolution Authorizing the approval of an Updated Vehicle Use Policy in the Employee Handbook
18. Approve Resolution authorizing the agreement for Professional Services with Keller Associates for the Midway and Homedale Roundabout
19. Approve Resolution accepting the dedication of the sewer mainline as part of The Charles at Karcher Offsite Utilities
20. Approve a Utility License Agreement between the City of Caldwell and Siebenberg Co-Operative Ditch Company Ltd for the purpose of construction, operation and maintenance of domestic water lines for the Public Safety Training Building
21. Approve the Resolution Approving the upfitting of Caldwell Police Fleet Vehicle Communications with Motorola
22. Ratify the construction contract with AME Electric for the electrical improvements associated with the Well 17 Booster Station Improvements Project
23. Approve a construction agreement with Schmidt Pipe LLC for the construction of a water line for the Public Safety Training Building
24. Approve a construction contract with Lurre Construction Inc. for the site work for the Public Safety Training Building
25. Approve the Resolution authorizing the upfitting of Caldwell Police Fleet Vehicle Communications with AM Signal

Old Business

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. All Old Business items listed are considered action items unless otherwise noted.

1. None.

New Business

This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business. However, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary. All New Business items listed are considered action items unless otherwise noted.

1. **ACTION ITEM:** Consider Bill No. 04 (Ordinance No. 3738) amending Chapter 2, Article 15, Section 02-15-01 of Caldwell City Code pertaining to the Planning & Zoning Commission, with a request to move for its passage by title only and approve the summary for publication.
2. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE SUP25-000017, ZON25-000006:** The applicant, TMOD Homes LLC., on behalf of David Nelson, is requesting a Rezone, with an associated Development Agreement, of parcel R3249700000, from C-3 (General Commercial) to R-3 (Urban Residential), and a Special Use Permit for Freedom 50 Development. The proposed development is a multi-family residential duplex community with fifty (50) dwelling units (twenty-five buildings), where the current City comprehensive plan future land use map place-type is identified as mixed-use. The 3.9 acre parcel is located on the south side of E. Ustick Rd., approximately 400 feet west of the intersection with Cleveland Blvd. The application was recommended for approval by the Hearing Examiner on Tuesday, January 13, 2026. **Applicant is asking to continue the application to the March 2, 2026, City Council Hearing.**
3. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE VAC25-000004:** RE: Petition for Vacation of Right-of-Way (ROW) - a request by the property owner, Base Layer Caldwell LLC, to vacate a portion of Green Road where it connects to HWY 20/26 between Spring Lake Dr. and Gravel Ln. This portion of Green Road is planned to no longer be utilized as a public road, per the transportation master plan, and is proposed to be utilized for future developable land for Base Layer Caldwell LLC.
4. **ACTION ITEM: Public Hearing (Quasi-Judicial): CASE ANN25-000009, SPP25-000012:** The applicant, Taylor Schmidt of SI Construction LLC, is requesting Annexation of one (1) parcel (R2799800000) with a proposed zoning of R-2, where the current City comprehensive plan future land use map place type is Neighborhood 2. Additionally, the applicant is requesting approval of a Preliminary Plat for Summit Grove Subdivision, a residential subdivision with 32 total building lots (31 single-family attached building lots and one (1) single-family detached building lot for the existing home). The 4.63 acre development is located on the east side of Dorman Avenue, approximately 325 feet south of the intersection with W. Linden Road. The application was recommended for approval by the Planning and Zoning Commission on Wednesday, January 14, 2026.
5. **ACTION ITEM:** Consider Bill No. 66 (Ordinance No. 3718) associated with ANN25-000009, with a request to move for its passage by title only and approve the summary for publication.
6. **Action Item:** Consider Resolution Authorizing a parking lease with DPRE, LLC for property as part of Tilian Phase 2
7. **Action Item:** Consider Caldwell Financial Report

Comments

This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

1. Council Comments
2. Mayor's Comments

The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i).

Certain city-related matters may need to be discussed confidentially subject to applicable legal requirements; the council may enter executive session to discuss such matters. The motion to enter executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

Adjournment

Upcoming City Council Meetings/Workshops

March 2, 2026: 5:00pm - Caldwell Police and Fire Pinning and Promotions Ceremony March 2, 2026: 6:00pm - Regular City Council Meeting

Additional information regarding Caldwell City Council public meetings and agendas may be found at <https://www.Cityofcaldwell.org/Government/City-Council/Council-Meetings>

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website.

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.