



**CITY COUNCIL
MEETING AGENDA**

**November 5, 2024
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

5:30 PM Workshop

- a. Chris Schreiber - Nominee for Planning and Zoning Commission

REGULAR MEETING – 6:00 pm City Council Chambers

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Josh Walker, Joe Malloy, Nathan Ziegler, Randy Westlund, Kenny Shove

1. CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:

ACTION ITEMS:

- a. Appointment of Chris Schreiber to the Planning and Zoning Commission
- b. Acceptance Of Councilor Shove's Resignation and Declaration of Vacancy in Council Seat #6

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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.

2. 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.

ACTION ITEMS:

- a. Minutes – October 15th, 2024, City Council Meeting
- b. Approval of Accounts Payable through November 5, 2024, and Hand Check Accountability Report for October 7-25, 2024.
- c. Approval of the Annual Kootenai County Public Transportation Payment
- d. Wastewater Capacity Replacement Fee Agreement for 3200 N. Spokane Street
- e. Approval of the Fair Estates Final Subdivision Plat
- f. Approval of the Quail View Twin Homes Final Plat

3. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. North Place Subdivision - File No. APL-24-1

4. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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.

ACTION ITEMS:

- a. Approval of Black Bay Boardwalk Revisions
- b. Alcoholic Beverage Fees Discussion
- c. Water Reclamation Facility Tertiary Treatment Project – Contract Adjustment for Heat Trace Installation
- d. Vacation Ordinance for a Portion of Right-of-Way at 17th Avenue & Catherine Street VAC-24-1

5. 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.

ACTION ITEMS:

- a. Process to Fill Council Seat #6 Vacancy

6. CITIZEN ISSUES

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 5 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.

7. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

8. MAYOR AND COUNCIL 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.

9. EXECUTIVE SESSION

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 into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

ACTION ITEMS:

RETURN TO REGULAR SESSION

ADJOURNMENT

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson
Councilors: Samantha Steigleder, Josh Walker, Joe Malloy, Nathan Ziegler, Randy Westlund , Kenny Shove

Mission
Building Community.

CITY OF POST FALLS
AGENDA REPORT
CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
MEETING DATE: 11/5/2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Warren Wilson, Deputy City Administrator

SUBJECT: Appointment of Chris Schreiber to the Planning and Zoning Commission

ITEM AND RECOMMENDED ACTION:

The Mayor requests City Council confirmation of the appointment of Chris Schrieber to the Planning and Zoning Commission. Confirmation requires a majority vote of the City Council.

DISCUSSION:

Idaho Code 67-6504 requires the city to establish a planning and zoning commission. Members are appointed by the mayor and confirmed by the city council. Prior to appointment, the appointee must have lived in Kootenai County for two years. Additionally, because the planning commission also serves as the city's impact fee advisory committee, the commission must have at least two members who actively work in development, real estate, or construction and at least two members who are not engaged in those professions. Currently, two members of the commission are involved in those professions and four members are not. Because the commission is charged with making quasi-judicial decisions based on adopted criteria, Idaho Code 67-6504 insulates commission members from political pressures by requiring that they must be appointed "without respect to political affiliation" and they can only be removed for cause.

The process for selecting planning commission members in Post Falls is consistent with that in most other cities in the state. The city accepts applications, which are available on the city's website, from interested persons. The mayor interviews applicants in conjunction with the planning commission chairperson and city planning and legal staff members. Based on those interviews, the mayor selects the person to be nominated for appointment. In this instance, there were two applications and the mayor selected Chris Schreiber for appointment. Mr. Schreiber has lived in Kootenai County for 12 years and was formerly the vice chair of the Sandpoint urban renewal agency as well as having prior experience working with various other agencies and departments in the cities of Ponderay and Sandpoint and both Bonner and Kootenai counties. Because Mr. Schrieber works as a commercial real estate broker, his appointment would provide a backup member of the Impact Fee Advisory Committee who works in construction, real estate, or development.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

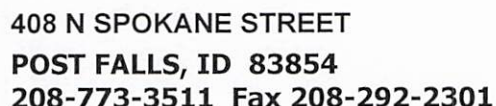
N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. Chris Schreiber Planning and Zoning Redacted_Redacted



NAME CHRIS SCHREIBER

RESIDENCE ADDRESS [REDACTED] E, POST FALLS, ID 83854

MAILING ADDRESS SAME AS ABOVE

HOME PHONE _____ CELL PHONE [REDACTED]

EMAIL [REDACTED]

CURRENT EMPLOYER SELF - ASSOCIATE BROKER (COMMERCIAL REAL ESTATE) WITH KIEMLE HAGOOD

POSITION COMMERCIAL/INVESTMENT REAL ESTATE BROKER

WORK PHONE 208-770-2590 WORK EMAIL CHRIS.SCHREIBER@KIEMLEHAGOOD.COM

- ☐ PARKS & RECREATION COMMISSION (3 year term)
- ☒ PLANNING & ZONING COMMISSION (4 year term; 2-year County Residency Required)
- ☐ URBAN FORESTRY COMMISSION (3 year term)
- ☒ URBAN RENEWAL AGENCY COMMISSION (5 year term)
- ☐ SPECIAL COMMITTEES

FORMER VICE CHAIR - SANDPOINT URBAN RENEWAL AGENCY (SURA)

COMMITTEE MEMBER FOR VARIOUS AGENCIES/DEPARTMENTS IN CITIES OF SANDPOINT, PONDERAY, AND BONNER COUNTY COMMISSIONERS.

PAST CONSULTATION ASSIGNMENTS ON BEHALF OF KOOTENAI COUNTY COMMISSIONERS.

CONSULTING & REAL ESTATE TRANSACTION REPRESENTATION ON BEHALF OF THE STATE OF IDAHO, USPS, GSA, AND DOD.

COMPANY MEMBERSHIP WITH PF CHAMBER OF COMMERCE

WHAT DIRECTION OR EXPERIENCE WOULD YOU BE ABLE TO CONTRIBUTE TO THIS BOARD? _____

Extensive experience with city code interpretation (both in Post Falls and across the US) as well as Idaho State Law, especially in relation to urban renewal.

Extensive private sector experience (30+ years) in commercial real estate, PLUS experience with public-private projects via Urban Renewal.

Professionally trained mediator and arbitrator with excellent communication, presentation and conflict resolution skills.

Thorough understanding of the public meeting process, i.e., Robert's Rules of Order.

DO YOU ANTICIPATE ANY CONFLICT OF INTEREST IN ANY FINDING WHICH YOU MIGHT BE REQUIRED TO MAKE AS A MEMBER OF THIS BOARD? _____

I do not have any concerns about my impartiality or abilities to make rational, objective, fact based decisions. However, I also recognize the need for absolute transparency in all government roles and as such I will readily excuse myself or abstain from votes where the perception of bias could occur.

WHY DO YOU WANT TO BE CONSIDERED FOR THIS BOARD PLACEMENT? _____

I enjoyed my past roles with local government agencies including times that involved contentious issues where I was able to find middle ground, communicating effectively with parties on opposite ends of the issue, and promoting the best interests of the city, our citizens and business owners. I favor a common sense approach while following code, comp plan, and city directives, always looking for a win-win resolution. I am not one to devolve into political discourse.

I also wish to put my 30+ years of real estate industry experience to work for our community on a larger scale. Post Falls is on the verge of becoming (if not already) the county and regional leader in terms of residential and commercial development and our leading economic driver. I feel we will be well served to have experts to rely on as we progress forward!

(Attach additional pages if more space is needed.)

THIS APPLICATION WILL BE HELD FOR ONE YEAR.

SIGNATURE _____



DATE 07/31/2024 _____



CHRIS SCHREIBER

Broker (Idaho & Washington)

Idaho Direct | 208.770.2593 direct

Washington Direct | 509.755.7516 direct

chris.schreiber@kiemlehagood.com

2065 West Riverstone Drive, Suite 101, Coeur d'Alene, Idaho 83814

Chris Schreiber is an Commercial Real Estate Broker with Kiemle Hagood's Brokerage Division, licensed in both Idaho and Washington. Chris joined Kiemle Hagood in 2009, having worked in commercial real estate since 1991, starting with CBRE, CRW & Associates, and Abergel & Associates. Chris focuses on income producing, investment grade real estate in Idaho and Washington with expertise in discounted cash flow analysis (single and multi-tenant); ground leasing; and multi-property portfolio analysis, marketing and sales.

Chris is a graduate of the Marshall School of Business at University of Southern California and has accumulated more than 2,500 hours of real estate education through USC, Appraisal Institute, California Department of Real Estate and Office of Real Estate Appraisers, Idaho Mediation Association, American Society of Farm Managers and Rural Appraisers, International Council of Shopping Centers, Idaho Real Estate Commission, Seminar Group, Commercial Brokers Association, Washington Commercial Association of REALTORS, Idaho Association of REALTORS®, and National Association of REALTORS®.

In 2008, Chris obtained the CCIM (Certified Commercial Investment Member) designation. Chris is a member of the Commercial Brokers Association (CBA), Washington Commercial Association of REALTORS® (WSCAR), National Association of REALTORS® (NAR), International Council of Shopping Centers (ICSC), Spokane Trader's Club, Coeur d'Alene Trader's Club, Trustee of the Spokane-Kootenai County Real Estate Research Council (SKRERC), and has been a featured speaker at SKRERC, Chamber of Commerce, Inland Regional Economic Partners and REALTOR® sponsored forums.

AFFILIATIONS

- Marshall School of Business Alumni Association & USC Alumni Association: Member
- Certified Commercial Investment Member, CCIM, #14837
- Sandpoint Urban Renewal Agency (SURA): Vice Chairman (Former)
- National Association of REALTORS®: Member
- Washington State Commercial Association of REALTORS®: Member
- Coeur d'Alene Trader's 2009 Club President, 2008 Vice President & Current Member
- Spokane Trader's Club: Member
- Commercial Brokers Association (CBA): Member
- Loopnet /CoStar: Member
- Certified General Real Estate Appraiser, California (former)
- International Council of Shopping Centers (ICSC), Member
- Appraisal Institute, Member-Candidate (former)
- Professional Standards & Ethics Committee: Panel Chairman & Committee Member

REFERENCES

Paul G. Branham, SVP
Quest Aircraft Company
(208) 263-1111
pbranham@questaircraft.com

Trent Pollard, President
TLP Realty Advisors
(818) 851-9474
trent@tlrp.com

Brian J. Stone, SVP
Alliance Title & Escrow Corporation
(208) 465-6600
Brian_Stone@alliancetitle.com

CHRIS SCHREIBER

CRE Professional



REAL ESTATE EDUCATION

- Real Estate Investment & Development: USC
- Real Estate Finance: USC
- Real Estate Appraisal: USC
- Real Estate Law: USC, California DRE, Idaho RE Commission, WSCAR
- Advanced Cost & Sales Comparison Approach: Appraisal Institute
- Advanced Income Analysis: Appraisal Institute
- Advanced Highest & Best Use Analysis: Appraisal Institute
- CI-101- Financial Analysis for Commercial Real Estate: CCIM
- CI-102 - Market Analysis for Commercial Real Estate: CCIM
- CI-103 - User Decision Analysis for Commercial Real Estate: CCIM
- CI-104 - Investment Analysis for Commercial Real Estate: CCIM
- CCR - Core Concepts Review: CCIM
- Power of the 1031 Exchange: WSCAR, CBA
- Effective Communication & Human Relations: Dale Carnegie Training
- Advanced Mediation Training: NAR, Chicago Headquarters
- Advanced Commercial Leasing: Seminar Group
- Real Estate Development & Syndication: Seminar Group

SIGNIFICANT CRE TRANSACTIONS

- US Military Entrance Processing Station (Buld to suit, GSA Leased Investment): Spokane, Washington
- Liberty Dialysis (Multi-Property Investment Portfolio): Hayden, Sandpoint, Nampa & Caldwell, Idaho
- Quest (Aircraft Production & Testing Facility): Bonner County Municipal Airport, Idaho
- Unicep (Medical R&D, Production, Processing and Distribution) Facility: Sandpoint, Idaho
- ODOM Distribution Warehouse (Regional Distribution Hub): Hayden, Idaho
- The Village at Riverstone (Destination, Mixed Use Planned Development): Coeur d'Alene, Idaho
- Costco Plaza (Regional Power Shopping Center): Coeur d'Alene, Idaho

SIGNIFICANT CONSULTING ASSIGNMENTS

- IKEA Regional Distribution Center (1M SqFt, Automated RDC), Tejon Ranch, California
- Public Storage (PSI & PSII) Portfolios - California, Washington, Oregon, Arizona, Kansas, Nebraska, Hawaii, etc.
- P&G (Automated Paper Goods Storage & Rail to Truck Distribution Hub), Oxnard, California
- Harbor Freight Regional Distribution Facility, Camarillo, California
- Production / Post-Production Facilities (Albert Sweet Studios Portfolio), Hollywood, California
- Municipal Ground Lease Analysis & Consultation, Van Nuys Municipal Airport, California
- Niagra Falls Outlet Mall (Destination Outlet Shopping Mall), Niagra Falls, New York
- USPS Post Office & Sorting Facilities (Investment Portfolio), Southern & Central California
- Food Processing, Packaging & Cold Storage Facilities, Santa Maria & Vasilla, California

CHRIS SCHREIBER

CRE Professional

CLIENTS / PARTNERS

Here is a sample of national and regional clients who placed their trust in Mr. Schreiber's experience and expertise over his nearly thirty years in the commercial real estate world:





**CITY COUNCIL
MEETING MINUTES**

**October 15, 2024
6:00 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

WORKSHOP – 5:00 pm Basement Conference Room

- a. Department of Labor - Sam Wolkenhauer

Josh Walker, Nathan Ziegler, Kenny Shove, Samantha Steigleder, Randy Westlund – **Present**
Joe Malloy – **Excused**

Sam Wolkenhauer with the Department of Labor presented an Economic Situation Report. Inflation is subsiding this year. Job creation is slowing. The labor market is softening. Wage growth is slowing. Signs of distress in the labor market (measured by layoffs and unemployment claims) are low. The mortgage market is not unwinding yet. The fertility rate has been below the replacement rate (for labor force statistics) in 49 out of 62 years since 1960. Structurally, there is a labor shortage in many industries.

REGULAR MEETING – 6:00 pm City Council Chambers

CALL TO ORDER BY MAYOR JACOBSON

Josh Walker, Nathan Ziegler, Kenny Shove, Samantha Steigleder, Randy Westlund – **Present**
Joe Malloy – **Excused**

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Josh Walker, Joe Malloy, Nathan Ziegler, Randy Westlund, Kenny Shove

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION:
ACTION ITEM**

- a. Proclamation - Domestic Violence Awareness Month
- b. ICRMP Executive Director Tim Osborne

Idaho Counties Risk Management Program (ICRMP) Director Tim Osborne Presented: Tim explained the insurance market cycle. The public entity insurance market versus the private insurance market and the creation of ICRMP was reviewed. ICRMP comprehensive multiline policy package coverage types were given. Premiums are calculated with rate times exposure unit. The challenges of the current insurance marketplace and the successes of the City of Post Falls in mitigating those were presented.

AMENDMENTS TO THE AGENDA

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None

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

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None

1. 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.

ACTION ITEMS:

- a. Minutes – October 1, 2024, City Council Meeting
- b. Payables 9/24/24-10/15/24
- c. August Cash and Investments Report
- d. Construction Improvement Agreement with Wyld, LLC for Corbin Road Utility Improvements
- e. Agreement for Private Improvement at Highlands Water Reservoir
- f. Consent for Substitution of Solid Waste Owner

Motion by City Council Ziegler to accept the Consent Calendar as presented.

Second by City Council Walker.

Ayes: City Council Walker, City Council Ziegler, City Council Shove, City Council Steigleder, City Council Westlund

Motion Carried

2. PUBLIC HEARINGS

There are generally two types of public hearings. In a legislative hearing, such as adopting an ordinance amending the zoning code or Comprehensive Plan amendments, the Mayor and City Council may consider any input provided by the public. In quasi-judicial hearings, such as subdivisions, special use permits and zone change requests, the Mayor and City Council must follow procedures similar to those used in court to ensure the fairness of the hearing. Additionally, the Mayor and City Council can only consider testimony that relates to the adopted approval criteria for each matter. Residents or visitors wishing to testify upon an item before the Council must sign up in advance and provide enough information to allow the Clerk to properly record their testimony in the official record of the City Council. Hearing procedures call for submission of information from City staff, then presentation by the applicant (15 min.), followed by public testimony (4 min. each) and finally the applicant's rebuttal testimony (8 min.). Testimony should be addressed to the City Council, only address the relevant approval criteria (in quasi-judicial matters) and not be unduly repetitious.

ACTION ITEMS:

- a. Shawver Autobody Zone Change - File No. ZC-24-1

Public Hearing Opened at 6:26 PM

Ethan Porter, Planner, Presented: This is a request of the owner, Tracy Christopherson, to rezone from Heavy Industrial (HI) zoning, which is a legacy zoning designation, to Community Commercial Services (CCS). The property location is north of Seltice Way, south of I90, along the corridor between Potlach Road and Spencer Street. It is currently an automotive business that has been there for a while. The current surrounding zoning is mostly heavy industrial, industrial, and community commercial services. The future land use designation is commercial. The property is in the Seltice East Focus Area. Zone change comprehensive compatibility for the property was reviewed.

Steigleder: We have a business that is not asking to change their business, just improve their business?

Porter: This was triggered through a building permit.

Jon Manley, Planning Manager: The issue is they are applying for an expansion of non-conformity. So they can't get an addition of non-conformity without getting the zoning correct for the underlying zone.

Steigleder: It seems like a lot of work for them to grow their business, and then we are giving them a zone that doesn't fit their business.

Manley: This is not uncommon. There is a reason for non-conformity, and we do have a path forward through this. We are able to run this in conjunction with the special use permit.

Applicant Tracy Christopherson: This is something we have to do to make our business any bigger. We need to put on a parts room. We have been there for ten years. We employ 14 people. We offer a niche service plus the RV service. We are permitted with DEQ. The Special Use Permit is something we have to get to be able to operate in CCS. We don't want to move. We operate in the same time frame as the other businesses in the area.

Testimony

None

Public Hearing Closed at 6:45 PM

Zone Change Criteria discussed and answered as follows:

1. Yes, the focus area is commercial, and the requested zone is CCS.
2. Yes, it helps keep an existing business here.
3. No, there is no real change to any of the activities and none of the other agencies raised any objections.

Steigleder: I'm curious if the applicant would be open to having a development agreement that didn't allow residential in that CCS zoning.

Westlund: I think that's totally unnecessary. I'm not in favor of adding any encumbrances on this.

Zeigler: I don't feel that's necessary.

Walker: I agree.

Shove: I would be fine either way.

Motion by City Council Westlund to Approve the Shawver Autobody Zone Change - File

No. ZC-24-1.

Second by City Council Ziegler.

Ayes: City Council Walker, City Council Ziegler, City Council Shove, City Council Steigleder, City Council Westlund

Motion Carried

- b. Mongeau Meadows Annexation and Annexation Agreement - File No. ANNX-24-3

Public Hearing Opened at 6:49 PM

Jon Manley, Planning Manager Presented: This is the request of Ray Kimball, on behalf of the owner, Wild Horse Investments, to annex 5.8 acres into the City with the forwarded recommendation for Single Family Residential (R-1) zoning designation. The project is located east of Idaho Road, west of Syringa, and east of 16th Avenue. The surrounding zoning is single family R-1 in the city and to the south and west is county large-lot single family development. The future land use designations is low density residential. It is in the Central Island Focus Area. Zone change comprehensive compatibility for the property was reviewed. They are proposing 21 lots at a density of 3.61 units per acre, which is what the future land use map calls out.

Applicant Ray Kimball: This is an infill pocket and annexations within the infill pocket are completely voluntary. Alignment with the review criteria for the project were reviewed again. It is promoting infill development, supporting development patterns that are interconnected, and providing pedestrian connectivity. It meets the Sewer Master Plan and expands water and sewer throughout. Increasing available land for housing inventory is incredibly important so it would meet that goal or that policy. It expands street connectivity and sidewalk connectivity.

Testimony

In Favor: James Herman, Post Falls: I live in and am a member of Quail Run Homeowners Association, which is right across the street from 16th. We are in favor of this annexation. We think it will be a good addition to the community. We have a concern about 16th Avenue being closed. It was previously closed for around three months. There were periods of time when the street was closed and no work was being done. That's our only concern about it.

Neutral: None

Opposed: None

Rebuttal

Kimball: Should this area be annexed, and we move forward with the subdivision, we will take that into account. We will do our best to make sure street closures are kept to a minimum.

Public Hearing Closed at 7:06 PM

Review Criteria Discussed and answers were as follows:

1. Yes, it's a county island with frontage improvements and sidewalk extensions.

Public Hearing Re-opened at 7:07 PM

Steigleder: Where are we able to cross 16th as a pedestrian in this area?

City Engineer Rob Palus: Normally we would provide a crosswalk at the t-section. We would likely put one in to connect the Quail Run and Mongeau Meadows neighborhoods.

Ziegler: Was that delay on 16th Avenue caused by a developer issue or within the city?

Palus: There were multiple things that caused that delay. What we are doing now is when the developer wants to open up an existing roadway that the public utilizes, we are getting bonds before they begin construction. Then we have a mechanism to enforce schedules.

Public Hearing Re-closed at 7:14 PM

Review Criteria discussed and answers were as follows:

1. This property really helps the city connectivity in many ways. It increases our infrastructure efficiency and safety.
2. Yes, low density residential is the focus area and R-1 is consistent with that. It is infill development.
3. Yes, it helps fill in a county pocket and gives us more pedestrian connectivity near a major collector.
4. No, there were none.

Motion by City Council Ziegler to Approve the Mongeau Meadows Annexation and Annexation Agreement - File No. ANNX-24-3.

Second by City Council Steigleder.

Ayes: City Council Walker, City Council Ziegler, City Council Shove, City Council Steigleder, City Council Westlund

Motion Carried

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ACTION ITEMS:

None

4. NEW BUSINESS

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ACTION ITEMS:

None

5. CITIZEN ISSUES

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future agenda.

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6. ADMINISTRATIVE / STAFF REPORTS

This portion of the agenda is for City staff members to provide reports and updates to the Mayor and City Council regarding City business as well as responses to public comments. These items are for information only and no final action will be taken.

a. Impact Fee Study Phase One Update

Community Development Director Bob Seale and Melissa Cleveland with Welch Comer Presented: Phase one is covering the methodology and alternatives for impact fees. The methodology includes how we calculate impact fees for parks, police, transportation, and multimodal. The other part of phase one includes how growth is occurring within the city and the alternatives that are being considered as we move through this process. This could be specific zones, scaling, non-residential fees, and how multimodal fits best. The general impact fee equation was presented. Population and job growth forecasts from 2020 to 2035 are used. The existing impact fee methodology will be considered in future calculations. We are trying to come up with the most accurate and defensible amount for these fees. The next steps in the process are finishing employment data and TAZ adjustments in the Regional Demand Model. We will finalize trip growth from the model and revise growth estimates and LOS estimates based on input from the City and/or Planning and Zoning Commission.

Jacobson: It looks good. I would support creating a downtown zone in areas for redeveloping where there would be reduced fees to clean up an area.

Steigleder: Every city in Idaho has impact fees, correct?

Seale: They are allowed to have them and most do.

Steigleder: Are there not already established methodologies?

Seale: Yes, and we do use established methodologies.

Steigleder: We don't look at other cities though?

Cleveland: We absolutely do. FCS Group is the consultant on our team that does the financial side of this, and they do impact fees all over Idaho and the country.

Westlund: I'm very excited about the zones and eager to see what we come up with in the scales. We need to make sure we aren't disincentivizing starter homes.

7. MAYOR AND COUNCIL 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.

Westlund: I rode along on a CityLink Bus tour with some city staff. The buses are clean here. There is a lot of accessibility for wheelchairs and such. There are some stops that are nice looking with covered areas and benches then there are some that are not developed in any way. In general, it serves the city pretty well, and it serves a population that uses the buses quite a bit. There's a lot that could be improved.

8. EXECUTIVE SESSION

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 into executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be

ACTION ITEMS:

None

RETURN TO REGULAR SESSION

ADJOURNMENT

Meeting Adjourned at 7:42 PM.

Ronald G. Jacobson, Mayor

Rhiannon O'Neill, Deputy City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 Spokane Street or call 208-773-3511. City Council and City commission meetings are broadcast live on Post Falls City Cable on cable channel 1300 (formerly 97.103) as well as the City's YouTube Channel (<https://www.youtube.com/c/CityofPostFallsIdaho>).

Mayor Ronald G. Jacobson
Councilors: Samantha Steigleder, Josh Walker, Joe Malloy, Nathan Ziegler, Randy Westlund , Kenny Shove

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Gracie Ficca, CSR/AP

SUBJECT: Approval of Accounts Payable through November 5, 2024, and Hand Check Accountability Report for October 7-25, 2024.

ITEM AND RECOMMENDED ACTION:

The Finance Department recommends that the City Council review, and approve, the Post Falls Check Approval and Hand Check Accountability reports dated November 5th, 2024. Approval of the reports acknowledges receipt of the required reports and approves making the payments. No presentation is planned on this item.

DISCUSSION:

As required by Idaho Code 50-1017 *Presentation of Claims* and 50-1018 *Payment of Claims*, the Finance Department provides a report at each council meeting detailing payments to be made on all accounts payable received during the prior two weeks. Generally, claims are presented prior to payment being issued. However, at times it is necessary for payment to be issued prior to approval (i.e. to avoid late fees), these checks are presented on the Hand Check Accountability Report for ratification at the next council meeting. The attached Post Falls Check Approval reports checks totaling \$2,267,970.49 to be dated November 5th, 2024. The Hand Check Accountability is for hand checks issued October 7th- October 25th, 2024, and total \$200,685.33.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

2267970.49

BUDGET CODE:

Various

ATTACHMENTS:

1. Post Falls Check Approval 11.6.24
2. Hand Checks for Check Run 11.6.24

Post Falls Check Approval



City of Post Falls

Packet: APPKT13938 - Check Run 11.6.24
Vendor Set: 01 - Vendor Set 01

Check Date: 10/25/2024

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Fund: 001 - GENERAL FUND					
Balance Sheet Accounts					
VEN11902	DAUM CONSTRUCTION				
APMWB	Check	BOND RELEASE - 2981 E. MILFORD	BOND RELEASE - 2981 E. MILFORD	001-22115	2,000.00
		BOND RELEASE - 4076 N. PRADERA	BOND RELEASE - 4076 N. PRADERA	001-22115	2,000.00
		BOND RELEASE - 3841 N. ABEL	BOND RELEASE - 3841 N. ABEL	001-22115	2,000.00
VEN08624	HALLMARK HOMES				
APMWB	Check	BOND RELEASE - 2830 N. ARLIS	BOND RELEASE - 2830 N. ARLIS	001-22115	2,000.00
VEN07931	HAYDEN HOMES				
APMWB	Check	BOND RELEASE - 3964 N. LYNN	BOND RELEASE - 3964 N. LYNN	001-22115	2,000.00
		BOND RELEASE - 3879 N. JUNE BUG	BOND RELEASE - 3879 N. JUNE BUG	001-22115	2,000.00
		BOND RELEASE - 3840 N. JUNE BUG	BOND RELEASE - 3840 N. JUNE BUG	001-22115	2,000.00
		BOND RELEASE - 2485 E. CORRINE	BOND RELEASE - 2485 E. CORRINE	001-22115	2,000.00
		BOND RELEASE - 3858 N. JUNE BUG	BOND RELEASE - 3858 N. JUNE BUG	001-22115	2,000.00
		BOND RELEASE - 3920 N. LYNN	BOND RELEASE - 3920 N. LYNN	001-22115	2,000.00
		BOND RELEASE - 3942 N. LYNN	BOND RELEASE - 3942 N. LYNN	001-22115	2,000.00
		BOND RELEASE - 3878 N. JUNE BUG	BOND RELEASE - 3878 N. JUNE BUG	001-22115	2,000.00
		BOND RELEASE - 3966 N. MAY ELLA	BOND RELEASE - 3966 N. MAY ELLA	001-22115	2,000.00
		BOND RELEASE - 3820 N. JUNE BUG	BOND RELEASE - 3820 N. JUNE BUG	001-22115	2,000.00
Balance Sheet Accounts Total:					28,000.00
Dept: 411 Mayor & Council					
A510	AIC - Association of Id Cities				
APMWB	Check	12515	Membership Dues for FY 2025	001-411.0000.62060	19,667.20
J070	Coeur d'Alene Area Economic Development Corporation				
APMWB	Check	241004	CDAEDC FY2025 Dues	001-411.0000.62360	25,000.00
K154	Kootenai MPO				
APMWB	Check	389	Annual KMPO Dues for FY 2025	001-411.0000.62060	8,681.00
Dept 411 Total:					53,348.20
Dept: 412 Information Systems					
A017	A-Tec, Inc.				
APMWB	Check	6388	Configure Tullamore park connection	001-412.0000.66180	225.00
C140	CDW Government Inc.				
APMWB	Electronic Funds Transf	INV0148916	Barracuda Renewal	001-412.0000.66014	6,318.00
		AA9891K	FortiAP 23JF	001-412.0000.66040	609.24
		AB16J9H	FortiAP 23JF power adapter return	001-412.0000.66040	-68.26
D070	Dell Marketing LP				
APMWB	Check	10776029301	Optiplex 7020 for IT Tech	001-412.0000.63030	158.27
		10775582266	Annual MS 365 Renewal	001-412.0000.66014	41,041.92
		10776029301	Optiplex 7020 for IT Tech	001-412.0000.80010	836.43
VEN14393	Firstline Communications, Inc				
APMWB	Check	182349 10.22.24	Mitel Connect License Renewal	001-412.0000.66014	1,001.67
		INV0148979	Firstline Communications Partnership agreer	001-412.0000.66070	7,225.00
Dept 412 Total:					57,347.27
Dept: 414 Finance					
VEN14240	ACRAnet- CBS Branch				
APMWB	Electronic Funds Transf	26951	VALENZUELA, CAMI THE ESPEEDY PACK	001-414.0000.62080	48.00
B091	BDS				
APMWB	Check	96882	Utility billing	001-414.1445.62170	6,330.27
				001-414.1445.62190	3,956.73
Dept 414 Total:					10,335.00

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 415 City Clerk					
C291	Coeur d' Alene Press				
APMWB	Check	0000028693	printing of ordinance 1518	001-415.0000.62000	285.13
		0000028666	printing of ordinance 1519	001-415.0000.62000	45.73
VEN03335	Francotyp-Postalia Inc				
APMWB	Check	RI106394911	postage meter rental	001-415.0000.66080	135.00
Dept 415 Total:					465.86
Dept: 417 Media/Cable Franchise					
VEN14766	CivicPlus, LLC				
APMWB	Check	INV0148991	CivicEngage Website	001-417.0000.66014	10,822.20
Dept 417 Total:					10,822.20
Dept: 418 Human Resources					
A1190	A Drug Free Alliance				
APMWB	Check	93172	Sept 2024 drug testing	001-418.4000.72070	830.00
Dept 418 Total:					830.00
Dept: 421 Police					
A0901	AT&T Mobility				
APMWB	Check	287291408138X092	PD Mifis	001-421.0000.65030	481.08
C140	CDW Government Inc.				
APMWB	Electronic Funds Transf	1CFVBLR	Fortinet renewals	001-421.0000.66043	8,900.00
VEN10854	Cellebrite Inc.				
APMWB	Electronic Funds Transf	INVUS276145	Cell phone forensic software renewal	001-421.0000.63920	19,400.40
C1799	Cerium Networks				
APMWB	Check	CERQ103280	Annual DUO subscription renewal	001-421.0000.66043	3,825.00
VEN14145	Charter Communications				
APMWB	Check	228876901100124	Substation Internet	001-421.0000.65030	114.99
D070	Dell Marketing LP				
APMWB	Check	10778114870	Microsoft P1 licenses for Police	001-421.0000.66014	4,542.50
		10777562943	Annual Office 365 renewal	001-421.0000.66043	29,383.75
K140	Kootenai Electric				
APMWB	Check	1588061 093024	Blossom Mtn Tower	001-421.0000.65021	433.92
VEN15006	Maverick Data Systems				
APMWB	Check	286	Warrant Builder subscription	001-421.0000.63920	1,750.00
N001	Napa Auto Parts				
APMWB	Check	3688-314523	2025 Motor oil order Fleet and PD	001-421.0000.67100	5,647.41
VEN03694	Otis Elevator Company				
APMWB	Check	110401690434	elevator maintenance PD & CH 10/1-12/31	001-421.0000.68060	682.32
S022	Salt Lake Wholesale Sports				
APMWB	Check	100724	Ammunition	001-421.0000.63300	14,362.67
VEN12205	SpectraSite Communications, LLC				
APMWB	Check	4694629	Herborn Tower Rent	001-421.0000.62040	676.08
VEN03255	Ziply Fiber				
APMWB	Check	208-197-1077-0524	PD Internet	001-421.0000.65030	435.00
		208-197-1085-0524	PD Ethernet	001-421.0000.65030	435.00
		208-197-1699-0602	PD Substation Internet	001-421.0000.65030	312.00
		208-710-0197-1010	PD Substation Rent	001-421.0000.65030	163.50
Dept 421 Total:					91,545.62
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	001-424.0000.64030	110.94
D09750	DeVries Info Management				
APMWB	Check	0184080-Legal	Shredding	001-424.0000.63040	55.00
		0185154		001-424.0000.63040	55.00
		0181987-Legal		001-424.0000.63040	55.00
VEN14845	Smith & Malek, PLLC				
APMWB	Check	52317	City of PF vs HWY 41 Borrow Pit	001-424.0000.62040	6,612.76
		52852	City of PF v HWY 41 Borrow Pit	001-424.0000.62040	743.50

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN07714	Uniforms2gear, Inc						
APMWB	Electronic Funds Transf			S22755	Badge Holders	001-424.0000.66060	58.28
Dept: 431 Streets							
T096	3M						
APMWB	Check			9430890350	3M ElectroCut Film 1177C Green	001-431.0000.63260	222.00
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			97603	Hydraulic hose for S228	001-431.0000.68100	226.37
A365	American On-Site Services						
APMWB	Check			I45437	Street Dept Port-a-John maintenance	001-431.0000.68130	186.00
A497	Arrow Construction Supply, Inc						
APMWB	Check			416722	Squeegee & Trowels	001-431.0000.67090	31.19
				414093	Crafco Road Saver	001-431.0000.68090	2,430.00
				416033	Concrete form release agent	001-431.0000.68150	85.51
VEN02944	BNSF Railway Company						
APMWB	Electronic Funds Transf			90274547	90274547 COPF Spokane Street Rehab BN	001-431.1811.95040	50,183.00
VEN05261	CDA PAVING						
APMWB	Check			99857	Dumping - Asphalt/Gravel mix	001-431.0000.68130	134.55
				100573	3/4" minus crush base	001-431.0000.68130	195.11
VEN14467	CDA Redi Mix & Precast, Inc						
APMWB	Check			86944	Concrete Delivery - Sidewalk Repair	001-431.0000.68150	1,545.50
C220	Coleman Oil Co						
APMWB	Check			CP-0176999	September 2024 Fuel Usage	001-431.0000.64030	4,832.00
VEN09289	Emerald Services, Inc						
APMWB	Check			95533253	Recovery of used petroleum product	001-431.0000.68130	1,708.00
				95533256	Empty of the Oil/Water Separator - Streets	001-431.0000.68130	3,943.53
				95588852		001-431.0000.68130	1,937.62
				95533253	Recovery of used petroleum product	001-431.0000.68130	187.88
I070	Idaho Asphalt Supply, Inc.						
APMWB	Check			4-591263	2024 Durapatcher Oil	001-431.0000.68090	598.00
				4-590458		001-431.0000.68090	559.00
VEN14753	Integrus Architecture, P.S.						
APMWB	Check			22418.00-4	PW Operations Center Planning, September	001-431.0000.62040	8,264.50
VEN01373	Intermountain Sign & Safety						
APMWB	Check			19618	Aluminum Blanks - Yield Signs	001-431.0000.63260	195.00
				19557	48" Yield Sign	001-431.0000.63260	435.00
				19618	Aluminum Blanks - Yield Signs	001-431.0000.63260	540.00
				19580	#1172 Red EC Film	001-431.0000.63260	1,500.00
				19579	30" White DG Reflective	001-431.0000.63260	1,106.25
				19618	Aluminum Blanks - Yield Signs	001-431.0000.63260	360.00
I340	Interstate Concrete & Asphalt						
APMWB	Electronic Funds Transf			1001255	Asphalt for paving/patching Henry Street	001-431.0000.68090	2,052.24
				1005300	Asphalt for patching McGuire Rd	001-431.0000.68090	204.68
				1008637	Asphalt for Patchwork	001-431.0000.68130	206.04
				1002381	Dumping Fees	001-431.0000.68130	64.22
				1003869		001-431.0000.68130	143.21
				1007929	Concrete Delivery - Sidewalk Repair	001-431.0000.68150	968.00
				1005986	Gravel for Sidewalk repair	001-431.0000.68150	203.28
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			176167	Seltice Way JUB Invoice August 2024	001-431.0000.95040	13,594.40
				0178090	Seltice Way Rehab & Pipeline JUB Invoice	S001-431.0000.95040	26,438.00
L071	Local Highway Technical Assistance Council-				LHTAC		
APMWB	Electronic Funds Transf			T2100124PM-3	LHTAC Course - Pavement Maintenance	001-431.0000.64020	180.00
				T210152024RDS-1	LHTAC Course - Roads 101	001-431.0000.64020	60.00
				T2100324MM-4	LHTAC Course - Mastering Management	001-431.0000.64020	60.00
				T209252024EC-8	Effective Communication	001-431.0000.64020	60.00
				T209232024TM-10	Traffic Management Signs & Markings	001-431.0000.64020	60.00
VEN14930	National Safety Inc						
APMWB	Check			0738862-IN	Uniform items - Matt Powell	001-431.4000.72000	63.50
				0737527-IN	Uniform Expense - Tim Horn	001-431.4000.72000	55.74

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	0739537-IN	Uniform Item - Matt Powell	001-431.4000.72000	30.55
		0738863-IN	Uniform item	001-431.4000.72000	26.50
P1001	Pape Machinery				
APMWB	Check	GM 345786 S	Raptor boom mower and rotary head	001-431.0000.90010	32,550.00
VEN02884	Rodda Paint				
APMWB	Check	45251170	Delta Pump Shield Long Term	001-431.0000.68100	15.30
R251	Serights Ace Hardware				
APMWB	Check	360034/1	2" T15 bits	001-431.0000.63260	3.59
		360260/1	Nozzles & drill bits	001-431.0000.63260	25.71
		360246/1	Window Squeegee	001-431.0000.63260	22.12
		360222/1	Nuts & Bolts	001-431.0000.63260	6.90
		360460/1	Stool & Ladder	001-431.0000.67090	197.98
		360288/1	22 tine rake	001-431.0000.67090	35.98
		359794/1	Pipe Wrench	001-431.0000.67090	33.29
		360397/1	Saw Blades	001-431.0000.67090	31.48
		360001/1	Metal Cutting Wheel	001-431.0000.67090	4.13
		360045/1	Bushings & Ball Valves	001-431.0000.68100	21.10
		360424/1	Propane	001-431.0000.68130	11.48
		359799/1	ABS Adapter	001-431.0000.68130	11.69
		359842/1	Bucket & Garden Sprayer	001-431.0000.68130	28.05
		359980/1	Torch Kit	001-431.0000.68130	53.99
		360019/1	Buckets & Tape	001-431.0000.68130	40.59
		359997/1	1" Clamps	001-431.0000.68130	34.00
		360165/1	Sch40 pipe & couplings	001-431.0000.68150	19.73
		360190/1	WD40 & knee pads	001-431.0000.68150	114.94
		359943/1	Drill bits & Screws	001-431.0000.68150	35.22
		360389/1	Schedule40 piping and valves	001-431.0000.68150	32.35
		360290/1	Schedule 80 parts	001-431.0000.68150	26.85
		360084/1	Sprinkler heads	001-431.0000.68150	7.19
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transf	41354110-026	Spokane St. Rehab Welch Invoice September	001-431.1811.95040	38,144.66
Z026	Ziegler Lumber Co #017				
APMWB	Check	788400	Concrete Form Supplies	001-431.0000.68150	255.60
		783441	Cement	001-431.0000.68150	870.20
		789942		001-431.0000.68150	835.20
		791771	Concrete Form Supplies	001-431.0000.68150	220.40
		778898		001-431.0000.68150	252.59
		785423		001-431.0000.68150	364.91
Dept 431 Total:					200,183.59
Dept: 433 Facility Maintenance					
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	001-433.0000.64030	165.76
R251	Serights Ace Hardware				
APMWB	Check	360173/1	batteries	001-433.0000.63730	25.18
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	534766	paper supplies ch & pd	001-433.0000.63140	368.29
		533825	paper supplies CH & PD	001-433.0000.63140	375.34
		532755	CH and PD paper supplies	001-433.0000.63140	378.64
		534767	cleaning supplies CH & PD	001-433.0000.63150	261.32
		533826	cleaning supplies	001-433.0000.63150	330.85
Dept 433 Total:					1,905.38
Dept: 434 Fleet Maintenance					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	97545	Lock & Lube Coupler	001-434.0000.63011	59.90
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4207408025	Fleet Laundry & Rug Service	001-434.0000.63160	67.37
		4208829207	Fleet uniform & rug Service	001-434.0000.63160	67.37
		4206680525	Fleet Laundry & Rug Service	001-434.0000.63160	77.42
		4208126804		001-434.0000.63160	77.42

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	001-434.0000.64030	329.61
F145	Freightliner Northwest- Spokane				
APMWB	Check	PC001628168 01	Turn Signal Switch - S216	001-434.0000.63011	174.06
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1156911	Replaced tires - S121	001-434.0000.67190	647.75
		197-1156637	Mount balance dispose - 4 tires - C103	001-434.0000.67190	921.67
G098	Grainger				
APMWB	Check	9276316966	Compressor gage	001-434.0000.68010	19.87
VEN13129	Identifix, Inc				
APMWB	Check	484646-24	Government Subscription - Direct Hit	001-434.0000.66016	1,428.00
VEN08532	Kootenai Truck & Auto Repair				
APMWB	Check	51169	Sublet Maintenance - S237	001-434.0000.67170	2,735.06
		51067	Sublet Maintenance Service - S225	001-434.0000.67170	1,954.29
		51102	Sublet Maintenance Service - S223	001-434.0000.67170	1,978.54
		51132	Sublet Service - S224	001-434.0000.67170	1,919.21
VEN14707	Metro Express Carwash				
APMWB	Check	INV0147	Car Washes - September 2024	001-434.0000.68014	310.00
		INV0146		001-434.0000.68014	10.00
N001	Napa Auto Parts				
APMWB	Check	3688-314523	2025 Motor oil order Fleet and PD	001-434.0000.63011	4,753.38
		3688-315775	PEAK BlueDEF	001-434.0000.63011	286.45
		3688-315778	Hydraulic Fluid	001-434.0000.63011	204.17
		3688-315774	Air Filter Stock	001-434.0000.63011	113.09
		3688-314720	Filters - S354	001-434.0000.63011	203.89
		316726	Oil Filter - Shop Stock	001-434.0000.63011	17.73
		316538	Oil Filter	001-434.0000.63011	4.44
		3688-315848	Brake Pads - S127	001-434.0000.63011	34.88
		3688-314523	2025 Motor oil order Fleet and PD	001-434.0000.63012	1,882.47
		3688-313430	Battery - C103	001-434.0000.63012	196.71
		3688-315774	Air Filter Stock	001-434.0000.63012	210.01
		3688-315778	Hydraulic Fluid	001-434.0000.63012	204.17
		3688-315775	PEAK BlueDEF	001-434.0000.63012	250.65
		316726	Oil Filter - Shop Stock	001-434.0000.63012	17.72
		3688-314524	Oil Filter - Stock	001-434.0000.63012	4.44
		316726	Oil Filter - Shop Stock	001-434.0000.63013	15.19
		3688-315775	PEAK BlueDEF	001-434.0000.63013	179.04
		3688-314523	2025 Motor oil order Fleet and PD	001-434.0000.63013	1,882.47
		3688-315778	Hydraulic Fluid	001-434.0000.63013	175.00
		3688-313482	Oil Filter - Stock	001-434.0000.63013	7.89
		3688-313687	Return of item on 3688-298380	001-434.0000.67090	-173.83
		3688-313749	Battery Brush	001-434.0000.67090	10.85
P180	Perfection Tire				
APMWB	Check	1079879	Rotate/balance - new sensors - P116	001-434.0000.67170	110.00
R060	Ragan Equipment Co.				
APMWB	Check	01-150906	Sublet Repair - P474	001-434.0000.67170	1,033.87
		01-150907	Sublet repair - P473	001-434.0000.67170	896.93
R121	Reliable Auto Glass				
APMWB	Check	i00012240	installation of windshield on S353	001-434.0000.67170	800.00
R1691	River City Paint & Decorating				
APMWB	Check	57317	5 gallon buckets	001-434.0000.67090	30.61
VEN13987	Western Peterbilt, LLC				
APMWB	Check	027P52835	Vibration Damper - S555	001-434.0000.63011	119.07
		027P50854	Fuel Tank Steps - S237	001-434.0000.63011	1,373.40
W180	Western States Equipment				
APMWB	Check	IN002946840	Battery - S353	001-434.0000.63011	976.29
		IN002938810	Front Glass - S353	001-434.0000.63011	1,113.11
		IN002946817	Battery - S354	001-434.0000.63011	976.29
		IN002946835	Battery - S356	001-434.0000.63011	976.29
		IN002946827	Battery - S355	001-434.0000.63011	976.29

Dept 434 Total: 32,640.50

Packet: APPKT13938 - Check Run 11.6.24

Check Date: 10/25/2024

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
Dept: 435 GIS					
D099	DLT Solutions, LLC				
APMWB	Check	SI672056	Autocad annual Subsvription/Renewal	001-435.0000.66020	6,915.48
Dept 435 Total:					6,915.48
Dept: 441 Urban Forestry					
VEN07624	BCR Land Service				
APMWB	Check	15485	Shipping Containers	001-441.0000.91000	9,700.00
C280	Coeur d'Alene Power Tool				
APMWB	Check	2-271190	Battery Powered Grinder & Batteries	001-441.0000.67090	527.93
F020	Fastenal Company				
APMWB	Check	IDCOE207784	Extension cords, bolts, flagging tape	001-441.0000.67090	231.36
VEN05363	North 40 Outfitters				
APMWB	Check	048371/E	Fan & Misc	001-441.0000.67090	207.95
O050	Oxarc Inc.				
APMWB	Electronic Funds Transfr	00321700025	Welder Clamp & Extension Cord	001-441.0000.67090	183.34
VEN14835	Reaper Attachments LLC				
APMWB	Check	5310	Attachments for UF Mini Skid Steer	001-441.0000.91000	7,116.90
R251	Serights Ace Hardware				
APMWB	Check	359818/1	Paint, shovel & wire wheels	001-441.0000.67090	76.44
VEN05934	Sunbelt Rentals				
APMWB	Check	160154296-0001	Stump Grinder Rental	001-441.0000.67070	918.00
T106	Titan Truck Equipment				
APMWB	Check	1368099	UF105 Upfit	001-441.0000.91000	26,529.55
Dept 441 Total:					45,491.47
Dept: 442 Cemetery					
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	001-442.0000.64030	476.16
R1691	River City Paint & Decorating				
APMWB	Check	57508	paint thin blue	001-442.0000.68160	28.53
R251	Serights Ace Hardware				
APMWB	Check	360080/1	batteries	001-442.0000.67030	33.28
VEN12223	SRS Computing, INC.				
APMWB	Check	INV0148929	SRS software	001-442.0000.62040	2,050.00
VEN07745	Wilbert Funeral Services				
APMWB	Check	mm32782	Raley	001-442.0000.63760	964.00
		mm32798	Evans	001-442.0000.63760	988.00
		mm32785	R & S Evans	001-442.0000.63760	422.00
		mm32667	class 1964	001-442.0000.63760	355.00
		mm32787	N McDaniel	001-442.0000.63760	555.00
		INV0148930	Murphy Memorial	001-442.0000.63760	1,629.00
Dept 442 Total:					7,500.97
Dept: 443 Parks					
A365	American On-Site Services				
APMWB	Check	I46061	Black Bay CXT Cleaniing	001-443.0000.63150	110.00
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transfr	220689-9	Q'emiln Well Improvements	001-443.1658.62330	2,612.00
VEN14428	Asphalt Pros USA				
APMWB	Electronic Funds Transfr	527	Crack fill & Sealcoat White Pine	001-443.0000.68111	2,895.00
A017	A-Tec, Inc.				
APMWB	Check	6375	Doors, locks and camera install for Woodbric	001-443.0000.67050	6,687.50
				001-443.0000.68160	4,710.33
VEN14112	Beacon Athletics LLC				
APMWB	Check	0599869-IN	Batter's Box Fortification Panels for Ball Fielc	001-443.0000.63080	2,328.12
B120	Big Country Communications				
APMWB	Check	22399	Install high current noise filter for Radio	001-443.0000.67040	112.45
		22371	Install noise filter on truck radio	001-443.0000.80240	112.45

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
VEN14933	Brightly Software, Inc				
APMWB	Electronic Funds Transf	INV-257911	Brightly Parks Software	001-443.0000.80030	35,071.25
VEN05261	CDA PAVING				
APMWB	Check	100212	Woodbridge Earthfill Disposal	001-443.0000.94180	188.00
		100148		001-443.0000.94180	193.50
		100317	Earthfill disposal for Woodbridge	001-443.0000.94180	89.00
		100040	Woodbridge Earthfill Disposal	001-443.0000.94180	154.50
		100258		001-443.0000.94180	184.75
		100096	Woodbridge Earthfill disposal	001-443.0000.94180	338.75
C280	Coeur d'Alene Power Tool				
APMWB	Check	2-272096	Battery for power tool	001-443.0000.67090	278.00
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	001-443.0000.64030	4,536.86
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transf	14281	Install New Lock & Re-key	001-443.0000.62180	141.80
		14280	Install deadbolt and rekey bathroom doors	001-443.0000.62180	528.00
		14279	Electric Transfer Hinges for Restroom Doors	001-443.0000.67030	1,710.00
VEN14867	CW Signs				
APMWB	Check	2401	Sign for Ticket Booth	001-443.0000.63260	177.20
VEN14764	Deere & Company				
APMWB	Check	117660252	Turbo TerrainCut Commercial Wide-Area Mc	001-443.0000.90050	69,014.33
E054	Evan Ferguson Concrete, Inc.				
APMWB	Check	INV0148899	Remove & Replace Broken Sidewalk at Q'en	001-443.0000.68170	3,245.00
F020	Fastenal Company				
APMWB	Check	IDCOE208275	Hardware for Boundry Markers	001-443.0000.67030	25.51
		IDCOE208466	Hardware for stock	001-443.0000.67030	40.89
G098	Grainger				
APMWB	Check	9285082609	Small Leather gloves	001-443.0000.63110	36.30
		9289110539	Zip Ties for Stock	001-443.0000.67030	285.13
		9276342335	Batteries for Stock	001-443.0000.67030	78.31
H003	H.D. Fowler Company				
APMWB	Check	I6713823	Irrigation part for Syringa	001-443.0000.68230	41.08
I110	Idaho Fence Co, Inc.				
APMWB	Check	48834	Fencing for the Skate Park	001-443.0000.63530	4,757.17
		0035290	Gabion Basket Wire for Markers	001-443.0000.67030	39.00
I340	Interstate Concrete & Asphalt				
APMWB	Electronic Funds Transf	1003413	Top Course for Woodbridge	001-443.0000.94180	684.64
		1002974		001-443.0000.94180	415.70
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0177937	Community Garden Bid Set Plan Updates	001-443.0000.62040	12,000.00
VEN13186	Kootenai County Parks & Waterways				
APMWB	Check	CENTTRL24-25	Centennial Trail Joint Powers Agreement Co	001-443.0000.68012	25,000.00
L109	Lowe's Credit Services				
APMWB	Check	78381	Tools for Mower Work	001-443.0000.67090	169.97
VEN05363	North 40 Outfitters				
APMWB	Check	048566/E	RV Anti-freeze for Winterization	001-443.0000.68220	150.00
VEN14065	North Idaho Pest				
APMWB	Check	2024-05	Pest Control for All Parks	001-443.0000.68215	2,339.10
VEN14579	Planet Turf				
APMWB	Check	3009370	Grass Seed for Parks	001-443.0000.68180	3,590.00
R060	Ragan Equipment Co.				
APMWB	Check	01-151233	Saw Blade	001-443.0000.67090	24.99
R1691	River City Paint & Decorating				
APMWB	Check	57553	Paint for Beck & Meadows Doors	001-443.0000.68160	75.95
R251	Serights Ace Hardware				
APMWB	Check	360116/1	Gloves and Grease	001-443.0000.63110	18.22
				001-443.0000.66190	16.18
		359909/1	Hardware for Parks	001-443.0000.67030	20.88
		360133/1	Spray paint for Falls Vandalism	001-443.0000.67050	16.17
		359870/1	Paint supplies for North Parks	001-443.0000.68160	75.17
		359865/1	Chemicals for Parks	001-443.0000.68220	27.88

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
A565	SiteOne Landscape Supply, LLC				
APMWB	Check	147187418-001	Irrigation Parts for stock	001-443.0000.68230	68.54
U0010	ULINE				
APMWB	Check	18348729	Cleaning supplies & equipment for trucks	001-443.0000.63150 001-443.0000.67020	4,927.84 434.00
U040	United Electrical				
APMWB	Check	22920	Install trim lights on exterior Q'emiln restroom	001-443.1658.62330	1,676.00
VEN08038	United Rentals (North America), Inc				
APMWB	Check	239550739-001	Wacker Rental for Woodbridge	001-443.0000.67070	1,952.31
Z026	Ziegler Lumber Co #017				
APMWB	Check	794501	Hardware for Meadows and Beck Restrooms	001-443.0000.67030	74.69
		794500	Hardware for restroom doors	001-443.0000.67030	226.06
		739473	Cement for Syringa	001-443.0000.68170	12.50
Dept 443 Total:					194,718.97

Dept: 444 Parks - Construction

J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transfr	07-23-114/PayApp3	Community Garden Contract Work	001-444.0000.94180	180,908.15
		07-23-114/PayApp2		001-444.0000.94180	98,427.86
		0177830	Warren Park Frontage Improvements	001-444.0000.94180	3,500.00
VEN07815	LaRiviere, Inc				
APMWB	Electronic Funds Transfr	Pay App 2 LR	Community Garden Project Work	001-444.0000.94180	98,427.86
VEN04366	LaRiviere, Michael				
APMWB	Check	LRPayApp3	Community Garden Contract Work	001-444.0000.94180	180,908.15
Dept 444 Total:					562,172.02

Dept: 445 Recreation

VEN13187	Checkr Inc				
APMWB	Electronic Funds Transfr	1423567	Sept 2024 background checks	001-445.0000.62080	359.89
VEN01020	Cindy Jacobs				
APMWB	Check	10.21.24	October Contractual Payment	001-445.0000.62040	115.50
N2332	Collins, Tom				
APMWB	Check	10.21.24	October Contractual Payment	001-445.0000.62040	179.20
VEN07749	Lake City Figure Skating				
APMWB	Check	01.17.24	January Contractual Payment (2024 Fiscal)	001-445.0000.62040	1,260.00
		09.18.24	September Contractual Payment (2024 Fiscal)	001-445.0000.62040	252.00
		02.27.24	March Contractual Payment (2024 Fiscal)	001-445.0000.62040	168.00
P4835	ProPrint				
APMWB	Check	66379	Envelopes with a return address Parks and F001-445.0000.63060		134.00
R097	Rebecca Powell				
APMWB	Check	10.23.24	Mini Winter Guide Layout	001-445.0000.63210	1,020.00
R996	Reiber, Crystal				
APMWB	Check	10.10.24	October Contractual Payment	001-445.0000.62040	350.00
S050	Saturday Night Inc.				
APMWB	Electronic Funds Transfr	106725	Tiny Hoopsters t-shirts	001-445.0000.63430	399.70
		08.22.24	Flag Football Coaches Shirts	001-445.0000.63430	483.05
R251	Serights Ace Hardware				
APMWB	Check	359919	Shoes and Brews Burn cans lighter fluid	001-445.0000.63080	5.39
Dept 445 Total:					4,726.73

Dept: 451 Planning & Zoning

C291	Coeur d' Alene Press				
APMWB	Check	0000022317	Kruger ANNEX-23-5	001-451.0000.62000	323.14
		0000028521-10022	(Public Notification Killdeer ANNEX-24-4	001-451.0000.62000	309.44
		0000023187-05212	(SUBD-23-7	001-451.0000.62000	206.55
		0000028341-09272	(PHN Shauwver Autobody ZC-24-1	001-451.0000.62000	308.50
		0000022317-05302	(Kruger ANNEX-23-5	001-451.0000.62000	245.06
		0000023422	(Tiny Homes TA-24-1	001-451.0000.62000	58.05
		0000028506-10022	(Public Notice Early Dawn & Zorros ANNEX-24001-451.0000.62000		284.30
		0000028343-09272	(PHN Mongeau Meadows ANNEX-24-3	001-451.0000.62000	275.13
		0000028509-10022	(Public Hearing Poleline & Zorros ANNEX-24-2001-451.0000.62000		305.81

Dept 451 Total: 2,315.98

Packet: APPKT13938 - Check Run 11.6.24

Check Date: 10/25/2024

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
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Dept: 452 Building Inspector							
B091	BDS						
APMWB	Check		96882	Utility billing	001-452.0000.62040		50.00
C220	Coleman Oil Co						
APMWB	Check		CP-0176999	September 2024 Fuel Usage	001-452.0000.64030		564.71
K130	Kootenai County Reprographics						
APMWB	Check		2025-00000004	Approved tags for Building Division	001-452.0000.63000		26.77
Dept 452 Total:							641.48

Dept: 453 Engineering							
C220	Coleman Oil Co						
APMWB	Check		CP-0176999	September 2024 Fuel Usage	001-453.0000.64030		220.15
VEN14909	Medalist Development, Inc						
APMWB	Check		Refund of Fees for L	Refund of Fees for DIP-24-2	001-453.1752.33501		2,000.00
VEN08264	WILHELM, ROBERT						
APMWB	Check		REFUND OF FEES	REFUND OF FEES (CIA-23-1)	001-453.1752.33501		5,757.80
Dept 453 Total:							7,977.95

Dept: 454 Community Development Admin							
VEN14865	Placer Labs, Inc.						
APMWB	Electronic Funds Transf		INV0148940	Placer.ai Software Yearly	001-454.0000.66016		26,500.00
Dept 454 Total:							26,500.00

Dept: 481 Capital Improvements/Contracts							
VEN14834	Carrier Corporation						
APMWB	Electronic Funds Transf		INV0148978	Boiler service	001-481.0000.68390		4,200.00
VEN03694	Otis Elevator Company						
APMWB	Check		110401690434	elevator maintenance PD & CH 10/1-12/31	001-481.0000.68060		682.32
Dept 481 Total:							4,882.32
Fund 001 Total:							1,358,957.47

Fund: 003 - PERSONNEL BENEFIT POOL

Dept: 482 Personnel Pool							
VEN04994	Gallagher Benefit Services Inc.						
APMWB	Electronic Funds Transf		323848	October 2024 Consulting	003-482.0000.62040		2,500.00
VEN10132	Governmentjobs.com, Inc						
APMWB	Check		40995	NEOGOV recruiting software subscription fe	003-482.0000.66016		10,691.23
Dept 482 Total:							13,191.23
Fund 003 Total:							13,191.23

Fund: 008 - 911 SUPPORT

Dept: 426 911 Support							
VEN14850	Legacy Heating and Cooling						
APMWB	Check		20780662	Replace 2 Bard units	008-426.0000.67300		20,700.00
Dept 426 Total:							20,700.00
Fund 008 Total:							20,700.00

Fund: 011 - FACILITY BUILDING RESERVE

Dept: 491 Facility Building Reserve							
VEN12372	Bernardo/Wills Architects, PC						
APMWB	Check		24814	City Hall Remodel Bernardo Wills Invoice Se	011-491.1801.93163		5,572.50
Dept 491 Total:							5,572.50
Fund 011 Total:							5,572.50

Fund: 017 - ANNEXATION FEES

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 410 General Government Services							
VEN14992	Camoin Associates, Inc						
APMWB	Check			20832	Housing needs assessment	017-410.0000.62040	3,490.90
Dept 410 Total:							3,490.90
Fund 017 Total:							3,490.90
Fund: 034 - KOOTENAI FIRE/EMS IMPACT FEES							
Dept: 428 Kootenai Fire/EMS Impact Fees							
K0820	Kootenai County Emergency Aux						
APMWB	Check			Impact Fees Sept 2	Impact Fees Sept 2024	034-428.0000.33117	-290.00
						034-428.0000.62040	4,025.60
VEN06795	Kootenai County Fire & Rescue						
APMWB	Electronic Funds Transf			Impact Fees Sept 2	Impact Fees Sept 2024	034-428.0000.33117	-580.00
						034-428.0000.62040	36,491.20
Dept 428 Total:							39,646.80
Fund 034 Total:							39,646.80
Fund: 035 - PUBLIC SAFETY IMPACT FEES							
Dept: 420 Public Safety Impact Fees							
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354180-005	Impact Fee Update	035-420.0000.80300	3,935.34
Dept 420 Total:							3,935.34
Fund 035 Total:							3,935.34
Fund: 037 - STREETS IMPACT FEES							
Dept: 431 Streets							
VEN04309	Union Pacific Railroad Company						
APMWB	Check			90137605	90137605	037-431.0000.95134	573.62
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354180-005	Impact Fee Update	037-431.0000.80300	3,935.33
Dept 431 Total:							4,508.95
Fund 037 Total:							4,508.95
Fund: 038 - PARKS IMPACT FEES							
Dept: 443 Parks							
VEN04881	ADVANCED BARK BLOWING						
APMWB	Check			17679	Landscape Bark for Black Bay	038-443.0000.94070	3,075.00
VEN13635	Big Sky ID, Corp						
APMWB	Check			PayApp5B	Black Bay Phase 1 Schedule A & B	038-443.0000.94070	332,074.82
VEN05261	CDA PAVING						
APMWB	Check			100362	Earthfill Disposal for Woodbridge Pickleball	038-443.0000.94167	4.25
				100466	Earthfill Disposal for Woodbridge Pickleball	038-443.0000.94167	115.25
				100414	Earthfill Disposal for Woodbridge Pickleball	038-443.0000.94167	232.75
VEN12724	Civitas, Inc						
APMWB	Check			27040	Black Bay Master Plan Schedule B	038-443.0000.94070	82.50
				27041	Black Bay Project Schedule A	038-443.0000.94070	49,123.30
J340	Interstate Concrete & Asphalt						
APMWB	Electronic Funds Transf			1003836	Top Course for Woodbridge Pickleball Court	038-443.0000.94167	284.08
				1004824	Top Course for Woodbridge Pickleball Court	038-443.0000.94167	1,408.08
				1008979	Top Course for Woodbridge Pickleball Ct	038-443.0000.94167	1,392.00
				1005228	Top Course for Woodbridge Pickleball Court	038-443.0000.94167	1,059.52
				1009060	Top Course for Woodbridge Pickleball Ct.	038-443.0000.94167	702.80
				1004821	Top Course for Woodbridge Pickleball	038-443.0000.94167	199.28
				1005904	Top Course for Woodbridge Pickleball Cts	038-443.0000.94167	116.88
				1005984	Top Course for Woodbridge Pickleball Cts.	038-443.0000.94167	26.00
				1005234	Top Course for Woodbridge Pickleball Court	038-443.0000.94167	324.80
J105	J-U-B Engineers, Inc.						

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB VEN14069	Electronic Funds Transf	0177937	Community Garden Bid Set Plan Updates	038-443.0000.62040	14,428.88
APMWB W090	Check	6069	Sports Complex Phase 1	038-443.0000.94165	3,316.12
APMWB Z026	Electronic Funds Transf	41354180-005	Impact Fee Update	038-443.0000.80300	3,935.33
APMWB	Check	791770	Concrete for Woodbridge Pickleball	038-443.0000.94167	8.58
Dept 443 Total:					411,910.22
Fund 038 Total:					411,910.22
Fund: 650 - RECLAIMED WATER OPERATING					
Dept: 463 Wastewater Operating					
A090	Accurate Testing Labs LLC				
APMWB	Check	141791	Treatment Plant Testing	650-463.0000.68360	1,000.00
		141743	Treatment plant testing	650-463.0000.68360	1,000.00
		141919	Testing for Treatment	650-463.0000.68360	135.00
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	97507	Shop Towles & Black Ties	650-463.0000.68025	29.53
A424	Anatek Labs, Inc.				
APMWB	Check	2425210	Local Limits testing	650-463.0000.68360	1,695.00
		2425215	Local Limits Domestic Background	650-463.0000.68360	1,130.00
		2425221		650-463.0000.68360	1,130.00
		2416168	WWTP Testing -6/12/24	650-463.0000.68360	810.00
		2420910	WWTP Testing 8/13/2024	650-463.0000.68360	210.00
		2426706	Surface Water Testing 10/2/2024	650-463.0000.68360	565.00
		2426708		650-463.0000.68360	615.00
VEN14648	Beveridge and Diamond PC				
APMWB	Check	240900611	July 2024 IPDES Permit Renewal	650-463.0000.62010	8,814.00
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4208127307	WWTP Uniforms	650-463.4000.72000	166.60
		4207408827	WWTP Uniforms	650-463.4000.72000	185.97
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	650-463.0000.65005	496.94
C410	Country Lock & Key, Inc.				
APMWB	Electronic Funds Transf	14276	Remove and replace Best mortise cassette in	650-463.0000.68010	911.00
G098	Grainger				
APMWB	Check	9263526874	FIRST AID KIT W/HOUSE	650-463.0000.63110	49.49
		9277678794	MULTI-BIT SCREWDRIVER	650-463.0000.67090	91.54
		9282197822	Ball Hex Key Set	650-463.0000.67090	55.58
		9277196680	REPLACEMENT FILTER CARTRIDGE	650-463.0000.68025	89.54
		9271925183	Filter Cartridge, Coupling & Cement	650-463.0000.68025	105.03
		9276316974	Air Filter Roll	650-463.0000.68025	53.12
		9282384487	Motor Start Capacitor	650-463.0000.68025	84.12
		9274972687	O-Rings	650-463.0000.68025	5.44
		9263998453	GLOVE CLIP, 12 IN. L X 1-1/2 IN	650-463.0000.68025	14.72
VEN06984	Gravity Consulting, LLC				
APMWB	Check	24189	PCB sampling	650-463.0000.68360	1,634.74
VEN02996	Idaho Department of Environmental Quality				
APMWB	Check	24POT0014AN	2024 DEQ IPDES Permit Fees	650-463.3215.68360	34,702.56
I2731	Inland Environmental Resources				
APMWB	Electronic Funds Transf	2024-6493	Mag Delivery	650-463.0000.63008	8,179.60
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0177861	September 2024 Biosolids Hopper Improver	650-463.3125.95520	4,453.50
N040	NCL of Wisconsin, Inc.				
APMWB	Check	509785	Lab Supplies	650-463.0000.63400	72.07
		509656		650-463.0000.63400	789.18
VEN04172	Northwest Scientific, Inc.				
APMWB	Electronic Funds Transf	5184341	Glass Microfiber Filters	650-463.0000.63400	311.70
VEN14559	One Call Concepts, Inc				
APMWB	Check	4095025	Water & WW Locates	650-463.0000.62320	397.21

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
O040	Overhead Door Company				
APMWB	Check	568734	Bi-annual PM's on Shop Doors	650-463.0000.68010	150.63
P125	Paramount Supply Company				
APMWB	Check	944656	Shop Supplies	650-463.0000.68025	106.59
		947078	WWTP Supplies	650-463.0000.68025	166.45
P230	Post Falls Press/CDA Press				
APMWB	Check	24925	Biosolid Hopper Improvement Pre-Bid Press	650-463.3125.95520	212.48
R251	Serights Ace Hardware				
APMWB	Check	360177/1	Gardner Sprayer	650-463.0000.68025	80.97
		360192/1	Clorox & Hose	650-463.0000.68025	110.91
		359566/1	WWTP Shop Supplies	650-463.0000.68025	40.03
		359758/1	Drill Bits	650-463.0000.68025	26.08
		360136/1	MAGNETIC VENT MOUNT	650-463.0000.68025	6.83
S390	Spokane House of Hose Inc.				
APMWB	Check	1086031	8" camloc fittings	650-463.0000.68025	1,611.21
VEN11958	Ultra-Lawn, LLC				
APMWB	Electronic Funds Transf	106246	Inverness & Chisholm Lawn Mowing	650-463.0000.62180	153.00
		106245	WWTP Lawn Mowing Sep 2024	650-463.0000.62180	2,800.00
U140	UpScale Mail				
APMWB	Check	339203	Freight for Repairs	650-463.0000.68025	11.85
W0226	Walter E Nelson Co				
APMWB	Electronic Funds Transf	533847	Hand Soap	650-463.0000.63400	51.85
		534754	Lab Supplies	650-463.0000.63400	380.20
VEN08264	WILHELM, ROBERT				
APMWB	Check	REFUND OF FEES	REFUND OF FEES (CIA-23-1)	650-463.3305.39630	60.00
VEN09501	Yoke's Foods Inc				
APMWB	Check	08-1763024	Ice for HW Grit Clean	650-463.0000.68025	29.95
Dept 463 Total:					75,982.21
Dept: 466 Wastewater - Collections					
A497	Arrow Construction Supply, Inc				
APMWB	Check	415006	6'x1 38" Snap Handle	650-466.0000.63330	61.17
VEN14467	CDA Redi Mix & Precast, Inc				
APMWB	Check	85834	Manhole risers	650-466.0000.63330	1,556.40
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4208127307	WWTP Uniforms	650-466.4000.72000	166.61
		4207408827	WWTP Uniforms	650-466.4000.72000	185.98
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	650-466.0000.65005	1,825.23
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transf	S012104103.001	18" Pipe Wrench	650-466.0000.67090	221.75
N001	Napa Auto Parts				
APMWB	Check	3688-313870	Battery for Seltice Generator	650-466.0000.63006	205.05
		7439-023734	Air Filter - Guy Rd LS	650-466.0000.63006	26.16
		3688-313873	Core Deposit - Seltice Battery	650-466.0000.63006	-36.00
		3688-315259	Break Cleaner	650-466.0000.63330	156.60
P180	Perfection Tire				
APMWB	Check	1080454	Tires for Truck T117	650-466.0000.67170	907.80
		1080693	Oil Change Truck T119	650-466.0000.67170	107.89
		1080215	Oil Change T120	650-466.0000.67170	107.89
R251	Serights Ace Hardware				
APMWB	Check	360046/1	Antifreeze, Flap Disc & Cut Wheel	650-466.0000.63330	46.90
S390	Spokane House of Hose Inc.				
APMWB	Check	1087769	CAMLOK AL- 8" MCAM	650-466.0000.80240	-2,729.94
		1088081	8" hose	650-466.0000.80240	2,634.34
Dept 466 Total:					5,443.83
Dept: 468 Wastewater - Surface Water					
A090	Accurate Testing Labs LLC				
APMWB	Check	141814	Stormwater Monitoring	650-468.0000.68360	300.00
C220	Coleman Oil Co				

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check			CP-0176999	September 2024 Fuel Usage	650-468.0000.65005	806.00
N001	Napa Auto Parts						
APMWB	Check			3688-312468	Trailer Tongue Jack -Surface Water	650-468.0000.68380	175.26
R251	Serights Ace Hardware						
APMWB	Check			359845/1	Hose Couplers	650-468.0000.68380	23.19
U140	UpScale Mail						
APMWB	Check			339470	Stormwater MS4 Outreach	650-468.0000.68360	335.10
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354150-005	Maple & Wide River Stormwater Aug 18t- Se	650-468.0000.62040	1,143.75
				41354170-009	6th Ave Stormwater Aug 18th - Sep 30th 202	650-468.3238.95520	7,359.45
Dept 468 Total:							10,142.75
Fund 650 Total:							91,568.79

Fund: 651 - RECLAIMED WATER CAPITAL - WWTP

Dept: 463 Wastewater Operating							
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			0177859	September 2024 WRF Facility Plan Consultir	651-463.3209.95500	1,677.40
				0177857	Tertiary Upgrade JUB Invoice September 20	651-463.3213.90015	99,980.29
P050	Panhandle Area Council						
APMWB	Check			53-PFLM	Tertiary Upgrade PAC Invoice September 20	651-463.3213.90015	2,260.00
VEN08264	WILHELM, ROBERT						
APMWB	Check			REFUND OF FEES	REFUND OF FEES (CIA-23-1)	651-463.3308.38625	6,959.00
Dept 463 Total:							110,876.69
Fund 651 Total:							110,876.69

Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR

Dept: 463 Wastewater Operating							
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			0177799	12th Ave FM JUB Invoice September 2024	652-463.3228.95520	15,389.05
				176167	Seltice Way JUB Invoice August 2024	652-463.3229.95520	19,880.00
				0178090	Seltice Way Rehab & Pipeline JUB Invoice S	652-463.3229.95520	18,780.00
VEN11676	Keller Associates, Inc						
APMWB	Check			0243025	12th Ave FM Keller Invoice September 2024	652-463.3228.95520	2,112.75
VEN07815	LaRiviere, Inc						
APMWB	Electronic Funds Transf			Corbin Pay App #9	Corbin LS Rehab	652-463.3234.95520	71,407.09
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354160-008	Guy Rd LS Abandonment Welch Invoice Sep	652-463.3232.95520	2,100.00
				41354120-029	Corbin LS Welch Comer Invoice September	652-463.3234.95520	17,311.87
Dept 463 Total:							146,980.76
Fund 652 Total:							146,980.76

Fund: 700 - SANITATION

Dept: 461 Sanitation							
VEN04268	Coeur d'Alene Garbage Service						
APMWB	Check			2605772	Dumpsters at Several Parks	700-461.0000.65050	1,519.22
K100	Kootenai County Solid Waste						
APMWB	Check			09-30289/10-95880	Black Bay Fall Clean-up	700-461.0000.65050	38.35
				09-30289/10-91296	Yard waste from Parks	700-461.0000.65050	111.80
				09-30289/10-90788	Yard Waste	700-461.0000.65050	42.25
				09-30289/10-91847	Yard Waste - Fall Clean up	700-461.0000.65050	100.75
				09-30289/10-91346	General Refuse	700-461.0000.65050	78.65
				09-30289/10-91942	Yard Waste - Fall Clean Up	700-461.0000.65050	73.45
Dept 461 Total:							1,964.47
Fund 700 Total:							1,964.47

Fund: 750 - WATER OPERATING

Dept: 462 Water Operating

Vendor Number Bank Code	Vendor Name Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
A090	Accurate Testing Labs LLC				
APMWB	Check	141835	Coliform Presence/Absence	750-462.0000.68360	150.00
		141906		750-462.0000.68360	90.00
		142181		750-462.0000.68360	60.00
VEN14124	Badger Meter, Inc.				
APMWB	Check	80172466	BEACON MBL HOSTING SERV UNIT	750-462.0000.66012	76.86
C220	Coleman Oil Co				
APMWB	Check	CP-0176999	September 2024 Fuel Usage	750-462.0000.64030	1,829.44
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transf	S012038367.001	2" Oval Flange Meter Spacer	750-462.0000.63280	1,187.26
		S012098731.001	8"x20" PVC Pipe	750-462.0000.63280	453.60
		S012140849.001	1-1/2" S80 PVC	750-462.0000.63280	246.81
		S012029944.003	Self Adjusting Pipe Wrench	750-462.0000.63280	65.31
		S012101471.001	Nitrile Dust Cap/Plug	750-462.0000.63280	58.87
		S012029944.002	Self Adjusting Pipe Wrench	750-462.0000.63280	-65.31
H215	Core & Main LP				
APMWB	Check	V814808	5' Hydrant Replacement	750-462.0000.63280	3,251.55
		V793290	Hydrant Traffice Kit	750-462.0000.63280	738.96
VEN14305	General Pacific, Inc				
APMWB	Electronic Funds Transf	1503895	Replacement 1" Meters	750-462.0000.63280	13,400.00
		1503421	1-1/2" E-Series Meter	750-462.0000.68235	4,266.00
G098	Grainger				
APMWB	Check	9286257838	INSULATION SHEET	750-462.0000.63280	140.76
		9277963543	Double-cut cylinder burs	750-462.0000.67090	241.02
		9275982024	DPD FREE CL2 REAGENT PP	750-462.0000.68360	31.75
K037	Hotstart Sales				
APMWB	Check	CD99567963	Repair Well 8 Generator CTM25110-N00	750-462.0000.68025	833.19
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0177931	Spokane St Water Tower Structural Review	750-462.0000.62040	2,250.00
N001	Napa Auto Parts				
APMWB	Check	3688-313710	Oil 5W30 QT	750-462.0000.67040	68.88
N0991	Norco Inc				
APMWB	Check	0041805218	Demon 8-14TPI	750-462.0000.63280	109.06
		0041915829	Washable Filters for Well 3,10 & 11	750-462.0000.68025	1,030.56
VEN05363	North 40 Outfitters				
APMWB	Check	048402/E	Rubber Boots Justin	750-462.4000.72000	19.99
N250	Northwest Pump & Equipment				
APMWB	Check	3542884-00	Seal Kit for Highland Pump Repair	750-462.0000.68025	552.52
VEN14559	One Call Concepts, Inc				
APMWB	Check	4095025	Water & WW Locates	750-462.0000.62320	397.22
O040	Overhead Door Company				
APMWB	Check	568734	Bi-annual PM's on Shop Doors	750-462.0000.68010	150.62
P180	Perfection Tire				
APMWB	Check	1080818	New Tires & Alignment on W120	750-462.0000.67170	1,596.71
P310	Platt Electric Supply				
APMWB	Check	7Z89169	Impact Duty Drill Set	750-462.0000.67090	547.99
R251	Serights Ace Hardware				
APMWB	Check	359740/1	PROGRADE EARMUFFS	750-462.0000.63110	35.09
		359884/1	Hex Ket Set	750-462.0000.63280	28.79
		360056/1	Step Drill Bit	750-462.0000.63280	170.93
		360348/1	Water Shop Supplies	750-462.0000.63280	85.26
		359757/1	Miox Well # 3	750-462.0000.63280	78.06
		359822/1	Tape Measure, Batteries	750-462.0000.63280	73.50
		359983/1	Shop & Office Supplies	750-462.0000.63280	69.68
		360341/1	Packout Crate & Wrench	750-462.0000.63280	49.49
				750-462.0000.67090	11.43
		360121/1	Fuel Cordless Rotary Hammer Drill	750-462.0000.67090	284.05
		360254/1	Miox Well 3	750-462.0000.68025	115.20
T118	TPI Embroidery				
APMWB	Check	11727	Rain Jacket & Sweatshirt Justin	750-462.4000.72000	140.00

Dept 462 Total: 34,921.10

Fund 750 Total: 34,921.10

Packet: APPKT13938 - Check Run 11.6.24
Vendor Set: 01 - Vendor Set 01

Check Date: 10/25/2024

Vendor Number	Vendor Name				
Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 753 - WATER CAPITAL					
Dept: 462 Water Operating					
VEN14948	Century West Engineering Corp.				
APMWB	Check	248947	Services Rendered to 9/30/24 Water Line Pri	753-462.3225.95500	19,745.27
				Dept 462 Total:	19,745.27
				Fund 753 Total:	19,745.27
				Report Total:	2,267,970.49



Fund	Account	Amount
001 - GENERAL FUND		
	001-22115	28,000.00
	001-411.0000.62060	28,348.20
	001-411.0000.62360	25,000.00
	001-412.0000.63030	158.27
	001-412.0000.66014	48,361.59
	001-412.0000.66040	540.98
	001-412.0000.66070	7,225.00
	001-412.0000.66180	225.00
	001-412.0000.80010	836.43
	001-414.0000.62080	48.00
	001-414.1445.62170	6,330.27
	001-414.1445.62190	3,956.73
	001-415.0000.62000	330.86
	001-415.0000.66080	135.00
	001-417.0000.66014	10,822.20
	001-418.4000.72070	830.00
	001-421.0000.62040	676.08
	001-421.0000.63300	14,362.67
	001-421.0000.63920	21,150.40
	001-421.0000.65021	433.92
	001-421.0000.65030	1,941.57
	001-421.0000.66014	4,542.50
	001-421.0000.66043	42,108.75
	001-421.0000.67100	5,647.41
	001-421.0000.68060	682.32
	001-424.0000.62040	7,356.26
	001-424.0000.63040	165.00
	001-424.0000.64030	110.94
	001-424.0000.66060	58.28
	001-431.0000.62040	8,264.50
	001-431.0000.63260	4,416.57
	001-431.0000.64020	420.00
	001-431.0000.64030	4,832.00
	001-431.0000.67090	334.05
	001-431.0000.68090	5,843.92
	001-431.0000.68100	262.77
	001-431.0000.68130	8,885.96
	001-431.0000.68150	5,837.47
	001-431.0000.90010	32,550.00
	001-431.0000.95040	40,032.40
	001-431.1811.95040	88,327.66
	001-431.4000.72000	176.29
	001-433.0000.63140	1,122.27
	001-433.0000.63150	592.17
	001-433.0000.63730	25.18
	001-433.0000.64030	165.76
	001-434.0000.63011	12,362.73
	001-434.0000.63012	2,766.17
	001-434.0000.63013	2,259.59
	001-434.0000.63160	289.58
	001-434.0000.64030	329.61
	001-434.0000.66016	1,428.00
	001-434.0000.67090	-132.37
	001-434.0000.67170	11,427.90
	001-434.0000.67190	1,569.42
	001-434.0000.68010	19.87

001-434.0000.68014	320.00
001-435.0000.66020	6,915.48
001-441.0000.67070	918.00
001-441.0000.67090	1,227.02
001-441.0000.91000	43,346.45
001-442.0000.62040	2,050.00
001-442.0000.63760	4,913.00
001-442.0000.64030	476.16
001-442.0000.67030	33.28
001-442.0000.68160	28.53
001-443.0000.62040	12,000.00
001-443.0000.62180	669.80
001-443.0000.63080	2,328.12
001-443.0000.63110	54.52
001-443.0000.63150	5,037.84
001-443.0000.63260	177.20
001-443.0000.63530	4,757.17
001-443.0000.64030	4,536.86
001-443.0000.66190	16.18
001-443.0000.67020	434.00
001-443.0000.67030	2,500.47
001-443.0000.67040	112.45
001-443.0000.67050	6,703.67
001-443.0000.67070	1,952.31
001-443.0000.67090	472.96
001-443.0000.68012	25,000.00
001-443.0000.68111	2,895.00
001-443.0000.68160	4,861.45
001-443.0000.68170	3,257.50
001-443.0000.68180	3,590.00
001-443.0000.68215	2,339.10
001-443.0000.68220	177.88
001-443.0000.68230	109.62
001-443.0000.80030	35,071.25
001-443.0000.80240	112.45
001-443.0000.90050	69,014.33
001-443.0000.94180	2,248.84
001-443.1658.62330	4,288.00
001-444.0000.94180	562,172.02
001-445.0000.62040	2,324.70
001-445.0000.62080	359.89
001-445.0000.63060	134.00
001-445.0000.63080	5.39
001-445.0000.63210	1,020.00
001-445.0000.63430	882.75
001-451.0000.62000	2,315.98
001-452.0000.62040	50.00
001-452.0000.63000	26.77
001-452.0000.64030	564.71
001-453.0000.64030	220.15
001-453.1752.33501	7,757.80
001-454.0000.66016	26,500.00
001-481.0000.68060	682.32
001-481.0000.68390	4,200.00
Fund 001 Total:	1,358,957.47
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62040	2,500.00
003-482.0000.66016	10,691.23
Fund 003 Total:	13,191.23
008 - 911 SUPPORT	
008-426.0000.67300	20,700.00
Fund 008 Total:	20,700.00
011 - FACILITY BUILDING RESERVE	
011-491.1801.93163	5,572.50
Fund 011 Total:	5,572.50
017 - ANNEXATION FEES	

017-410.0000.62040	3,490.90
Fund 017 Total:	3,490.90
034 - KOOTENAI FIRE/EMS IMPACT FEES	
034-428.0000.33117	-870.00
034-428.0000.62040	40,516.80
Fund 034 Total:	39,646.80
035 - PUBLIC SAFETY IMPACT FEES	
035-420.0000.80300	3,935.34
Fund 035 Total:	3,935.34
037 - STREETS IMPACT FEES	
037-431.0000.80300	3,935.33
037-431.0000.95134	573.62
Fund 037 Total:	4,508.95
038 - PARKS IMPACT FEES	
038-443.0000.62040	14,428.88
038-443.0000.80300	3,935.33
038-443.0000.94070	384,355.62
038-443.0000.94165	3,316.12
038-443.0000.94167	5,874.27
Fund 038 Total:	411,910.22
650 - RECLAIMED WATER OPERATING	
650-463.0000.62010	8,814.00
650-463.0000.62180	2,953.00
650-463.0000.62320	397.21
650-463.0000.63008	8,179.60
650-463.0000.63110	49.49
650-463.0000.63400	1,605.00
650-463.0000.65005	496.94
650-463.0000.67090	147.12
650-463.0000.68010	1,061.63
650-463.0000.68025	2,572.37
650-463.0000.68360	9,924.74
650-463.3125.95520	4,665.98
650-463.3215.68360	34,702.56
650-463.3305.39630	60.00
650-463.4000.72000	352.57
650-466.0000.63006	195.21
650-466.0000.63330	1,821.07
650-466.0000.65005	1,825.23
650-466.0000.67090	221.75
650-466.0000.67170	1,123.58
650-466.0000.80240	-95.60
650-466.4000.72000	352.59
650-468.0000.62040	1,143.75
650-468.0000.65005	806.00
650-468.0000.68360	635.10
650-468.0000.68380	198.45
650-468.3238.95520	7,359.45
Fund 650 Total:	91,568.79
651 - RECLAIMED WATER CAPITAL - WWTP	
651-463.3209.95500	1,677.40
651-463.3213.90015	102,240.29
651-463.3308.38625	6,959.00
Fund 651 Total:	110,876.69
652 - RECLAIMED WATER CAPITAL - COLLECTOR	
652-463.3228.95520	17,501.80
652-463.3229.95520	38,660.00
652-463.3232.95520	2,100.00
652-463.3234.95520	88,718.96
Fund 652 Total:	146,980.76
700 - SANITATION	
700-461.0000.65050	1,964.47
Fund 700 Total:	1,964.47
750 - WATER OPERATING	
750-462.0000.62040	2,250.00
750-462.0000.62320	397.22

750-462.0000.63110	35.09
750-462.0000.63280	20,142.58
750-462.0000.64030	1,829.44
750-462.0000.66012	76.86
750-462.0000.67040	68.88
750-462.0000.67090	1,084.49
750-462.0000.67170	1,596.71
750-462.0000.68010	150.62
750-462.0000.68025	2,531.47
750-462.0000.68235	4,266.00
750-462.0000.68360	331.75
750-462.4000.72000	159.99
Fund 750 Total:	34,921.10
753 - WATER CAPITAL	
753-462.3225.95500	19,745.27
Fund 753 Total:	19,745.27
Report Total:	2,267,970.49

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY FOR CHECK I

10/7/2024	\$699.05	98284	AT&T Mobility	Pay Before Due Date
10/7/2024	\$90.42	98285	AT&T Mobility	Pay Before Due Date
10/7/2024	\$628.35	98286	AT&T Mobility	Pay Before Due Date
10/7/2024	\$15.49	98287	AT&T Mobility	Pay Before Due Date
10/7/2024	\$1,920.53	98288	AVISTA	Pay Before Due Date
10/7/2024	\$45,604.67	98289	Kootenai Electric	Pay Before Due Date
10/7/2024	\$3,488.50	98291	Ross Point Water	Pay Before Due Date
10/7/2024	\$279.96	98292	Spectrum	Pay Before Due Date
10/7/2024	\$16.94	98293	Spectrum	Pay Before Due Date
10/7/2024	\$139.98	98294	Spectrum	Pay Before Due Date
10/7/2024	\$169.98	98295	Spectrum	Pay Before Due Date
10/7/2024	\$160.04	98296	Verizon Wireless	Pay Before Due Date
10/7/2024	\$566.85	98297	Verizon Wireless	Pay Before Due Date
10/7/2024	\$240.06	98298	Verizon Wireless	Pay Before Due Date
10/7/2024	\$120.03	98299	Verizon Wireless	Pay Before Due Date
10/7/2024	\$61.67	98300	Zipty Fiber	Pay Before Due Date
10/7/2024	\$71.67	98301	Zipty Fiber	Pay Before Due Date
10/18/2024	\$97.08	98306	AT&T Long Distance	Pay Before Due Date
10/18/2024	\$135,184.60	98307	AVISTA	Pay Before Due Date
10/18/2024	\$1,988.77	98308	East Greenacres Irrigation	Pay Before Due Date
10/18/2024	\$156.00	98310	Kootenai County Solid Waste	Pay Before Due Date
10/18/2024	\$401.90	98311	Kootenai Electric	Pay Before Due Date
10/18/2024	\$227.25	98312	Ricoh USA Inc.	Pay Before Due Date
10/18/2024	\$104.97	98313	Spectrum	Pay Before Due Date
10/18/2024	\$134.97	98314	Spectrum	Pay Before Due Date
10/18/2024	\$440.11	98315	Verizon Wireless	Pay Before Due Date
10/18/2024	\$170.22	98316	Verizon Wireless	Pay Before Due Date
10/18/2024	\$85.70	98317	Zipty Fiber	Pay Before Due Date
10/25/2025	\$84.23	98334	AT&T Long Distance	Pay Before Due Date
10/25/2025	\$2,140.50	98335	Kootenai County Solid Waste	Pay Before Due Date
10/25/2025	\$32.50	98336	Kootenai Electric	Pay Before Due Date
10/25/2025	\$946.78	98337	Ricoh USA Inc.	Pay Before Due Date
10/25/2025	\$318.91	98338	Spectrum	Pay Before Due Date
10/25/2025	\$49.99	98339	TDS	Pay Before Due Date
10/25/2025	\$534.99	98340	Verizon Wireless	Pay Before Due Date
10/25/2025	\$122.00	98341	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98342	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98343	Zipty Fiber	Pay Before Due Date
10/25/2025	\$1,326.88	98344	Zipty Fiber	Pay Before Due Date
10/25/2025	\$675.00	98345	Zipty Fiber	Pay Before Due Date
10/25/2025	\$139.91	98346	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98347	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98348	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98349	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98350	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98351	Zipty Fiber	Pay Before Due Date
10/25/2025	\$71.88	98352	Zipty Fiber	Pay Before Due Date
10/25/2025	\$122.00	98353	Zipty Fiber	Pay Before Due Date

\$200,685.33

RUN 11.6.24

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**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jason Faulkner, Finance Director

SUBJECT: Approval of the Annual Kootenai County Public Transportation Payment

ITEM AND RECOMMENDED ACTION:

Staff requests that the City Council approve making the annual payment to Kootenai County for public transportation services in the city totaling \$41,624. Approval of this item will authorize the Mayor to sign the agreement and allow finance staff to make the payment.

DISCUSSION:

The City of Post Falls, in conjunction with the other cities with transit stops in Kootenai County, makes an annual pro rata payment to Kootenai County to support transit services in the city. Kootenai County uses these payments, as well as other contributions from other agencies such as the Coeur d'Alene Tribe, as matching funds for grants from the Department of Transportation and the Federal Transit Administration, which pays for the vast bulk of the operating costs for the transit system in the county. This year, the city's contribution is \$41,624, which was included in the recently approved annual budget for fiscal year 2024-2025.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$41,624

BUDGET CODE:

001-411.0000.63870

ATTACHMENTS:

1. FY25 LOA_Post Falls

Kootenai County Public Transportation

PUBLIC TRANSPORTATION LETTER OF AGREEMENT

THIS AGREEMENT is entered into between the County of Kootenai, hereinafter “COUNTY” and the City of Post Falls, hereinafter “CITY”, and shall be effective on October 1, 2024 after all parties have affixed their signatures to this Agreement.

WHEREAS, the Urbanized Area Formula Funding program (49 U.S.C. 5307) makes federal resources available to Kootenai County;

WHEREAS, federal funds under a Federal Transit Administration (FTA) grant are available to provide public transportation services; and

WHEREAS, the COUNTY is a direct recipient of Federal Transit Administration (FTA) 5307 funds; and

WHEREAS, having access to public transportation is a benefit to the citizens within the Urbanized Area; and

WHEREAS, municipalities within the urbanized area are authorized to participate in the funding of public transportation;

NOW THEREFORE, It is agreed as follows:

1. The COUNTY is the legal authority to receive and dispense federal funds for planning, engineering, design and evaluation of transit projects and other technical transportation-related studies; capital investments in bus and bus-related activities such as replacement, overhaul and rebuilding of buses, crime prevention and security equipment and construction of maintenance and passenger facilities; and capital investments in rolling stock, overhaul and rebuilding of vehicles, communications, and computer hardware and software. In addition, the COUNTY may receive and dispense federal funds for associated transit improvements, certain expenses associated with mobility management programs, all preventive maintenance, and some Americans with Disabilities Act complementary paratransit service costs.
2. The CITY agrees to provide funding in the amount of \$41,624 (Forty One Thousand, Six Hundred and Twenty Four Dollars) as part of the match that is required for USDOT/FTA grants for the fiscal year beginning on October 1, 2024 and ending on September 30, 2025. The CITY further agrees to provide one-half of said funding on or before the 29th day of February 2025, with the balance due no later than the 31st day of July 2025.

Kootenai County Public Transportation

IN WITNESS WHEREOF, the parties hereto have affixed the signature of their duly authorized official.

ATTEST:

Leslie Duncan, Chairman
Kootenai County Commissioners

Date

Jennifer Locke, County Clerk

ATTEST:

Ron Jacobson, Mayor
City of Post Falls, Idaho

Date

Shannon Howard, City Clerk

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Wastewater Capacity Replacement Fee Agreement for 3200 N. Spokane Street

ITEM AND RECOMMENDED ACTION:

Staff recommends that the City Council approve a Wastewater Capacity Replacement Fee Agreement with Johnny R. Clark for the property located at 3200 N. Spokane Street. Approval of the agreement will authorize the Mayor to sign the agreement and will allow Mr. Clark to pay for the amount of wastewater capacity being used over the next five years.

DISCUSSION:

Johnny R. Clark is the owner of the Prairie Falls Golf Club located at 3200 N. Spokane Street. City staff recently reviewed the amount of wastewater generated from this site as part of a site plan review. Based on city utility records, this property is utilizing seven service units of additional wastewater capacity beyond what they have paid for. A service unit is a standardized measure of wastewater usage. Staff recommends entering into a Wastewater Capacity Replacement Fee Agreement with Mr. Clark that will allow him to pay for the outstanding capacity over a 5-year term at the rate of the original capacity replacement fee as authorized by Municipal Code Section 13.16.040. Under the agreement, Mr. Clark will pay the full \$41, 881.00 due for the wastewater capacity replacement fees in monthly installments of approximately \$699. The agreement is for wastewater capacity replacement fees only. The property's wastewater generation will be monitored over the next six months for any further considerations of adjustment.

***Copy of Agreement attached. Original to Clerk prior to meeting.

***Location Map attached.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Under this agreement, the property owner will pay a total of \$41,881.00 into the city's Capacity Fee account in monthly payments of Approximately \$699 for 5 years.

BUDGET CODE:

N/A

ATTACHMENTS:

1. Agreement (Copy)
2. Exhibit Map - 3200 N. Spokane Street



PUBLIC SERVICES DEPARTMENT

Engineering Division

WASTEWATER CAPACITY REPLACEMENT FEE AGREEMENT

This Agreement is made effective this ____ day of _____, 20____, by and between the CITY OF POST FALLS, Idaho, a municipal corporation of the State of Idaho, hereinafter referred to as CITY; and Johnny R. Clark, hereinafter referred to as the Owner.

WHEREAS, the Owner's property located at 3200 North Spokane Street, Post Falls, Idaho ("Facility") is located within the City and is served by the City's utility services, including wastewater treatment; and

WHEREAS, as October 11, 2024, the Owner's Facility was allocated wastewater capacity based on an estimated 27.45 service units or 137,250.00 gallons of usage water per month; and

WHEREAS, the Owner's Facility is in actuality using an additional seven (7) service units or 35,000 gallons per month beyond the amount initially allocated; and

WHEREAS, the demonstrated usage of the Owner's Facility equates to a total allocation of 34.45 service units or 172,250 gallons of water usage per month; and

WHEREAS, pursuant to PFMC 13.16.040, the City may charge an additional wastewater capacity replacement fee based on the demonstrated usage of the City's utility system; and

WHEREAS, the Owner desires to make equal monthly installment payments for the adjusted fee amount over a period of five (5) years.

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: PAYMENT AND PURPOSE OF FEES

- 1.1 Payment and Purpose: Owner shall make payment of the wastewater capacity replacement fee for seven (7) service unit(s) in the amount of \$41,881.00 in sixty (60) equal monthly installments. A first payment charge in the amount of \$699.00 with the remaining 59 months at \$698.00 will be assigned to each monthly utility billing at the Owner's Facility. This Agreement is for payment of the additional wastewater capacity replacement fee only and does not include any additional required fees from the City, or the monthly user charges based on usage.

1.2 Non-Payment: In the event that the monthly charge for the wastewater capacity replacement fee is not paid, the City reserves the right to terminate City services to the Owner's Facility until such time as the full amount due and owing is received. An additional reconnection fee may be implemented in the event such services are necessary.

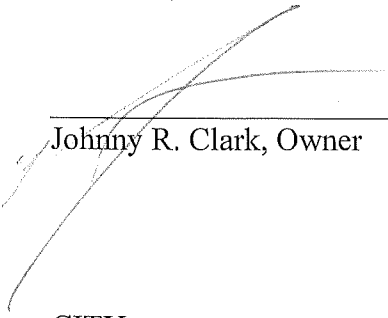
1.3 Reevaluation: Owner acknowledges and agrees that the wastewater capacity replacement fees are required for the improvements at Owner's Facility and an adjustment of such fees may be requested by the Owner or at the City's initiation after one (1) year of additional monitoring after the date of this Agreement. Reimbursement may be granted, at the discretion of the City, if the Facility's usage is below the current 172,250 gallon limits. Additional wastewater capacity replacement fees may be assessed if the Facility's usage is above the 172,250 gallon limits and shall be paid to the City by the Owner within thirty (30) days of receipt of the new assessment, unless a request is made by the Owner and granted by the City, to allow the payment of the additional capacity replacement fee in installments through amendments to this Agreement.

ARTICLE II. MISCELLANEOUS

- 2.1. Merger and Amendment: All promises and prior negotiations of the parties' merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 2.2 Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 2.3 Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 2.4 Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the other party regarding the subject matter of the disagreement and if the parties cannot amicably resolve the disagreement, retain a mediator, acceptable to both parties, to mediate a solution to the disagreement.
- 2.5 Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.
- 2.6 Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.
- 2.7. Choice of Law and Venue: The parties agree that this Agreement will be interpreted in accordance with laws of the State of Idaho. The parties further agree that any lawsuit brought to

enforce the terms of this Agreement must be filed in the First Judicial District of the State of Idaho in Kootenai County, Idaho and may not thereafter be removed to any other state or federal court.

OWNER:



Johnny R. Clark, Owner

DATE:

10/11/24

CITY:

Ronald G. Jacobson, Mayor

DATE:

ATTEST:

Shannon Howard, City Clerk

Date



**EXHIBIT MAP - WASTEWATER CAPACITY REPLACEMENT FEE AGREEMENT
3200 N. SPOKANE STREET**

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Approval of the Fair Estates Final Subdivision Plat

ITEM AND RECOMMENDED ACTION:

Staff recommends approval of the final plat of the Fair Estates subdivision. Approval of this item will authorize the mayor to sign the final plat.

DISCUSSION:

Fair Estates is a 20-lot subdivision located at the southwest corner of Prairie Avenue and Chase Road that was preliminarily approved by the Planning Commission in August 2023. Engineer staff reviewed the submitted final plat documents to ensure that they are consistent with the preliminary plat approval, the Master Development Agreement (approved in September 2023) and the city's subdivision construction standards. Construction plans were approved and a Construction Improvement Agreement was executed on April 2, 2024, authorizing the developer to construct the required subdivision improvements. The final step in the subdivision approval process is the approval of the final plat, which creates the legal lots for sale. Under the city's subdivision ordinance, the final plat is returned to the city council for authorization of the mayor's signature. As required by our code, city engineering staff certifies that infrastructure improvements have been completed, or that surety has been provided to guarantee the completion of the improvements. Because the developer of Fair Estates is platting prior to completion of the subdivision improvements, they have provided surety for the remaining public improvements associated with the subdivision.

***Approved plat attached. Original Mylars to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

April 2, 2024 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Acceptance of operations and maintenance costs for public roadway and sanitary sewer infrastructure with completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

1. FAIR ESTATES (FINAL)

BOOK	PAGE
INST.#	

TRACT C, THE CRAFTSMAN AT MEADOW RIDGE

LOT 3 BLOCK 3
8,535 SF

LOT 4 BLOCK 3
9,573 SF

LOT 5 BLOCK 3
9,695 SF

LOT 6 BLOCK 3
8,492 SF

LOT 2 BLOCK 3
9,514 SF

LOT 9 BLOCK 1
10,280 SF

LOT 10 BLOCK 1
12,198 SF

LOT 11 BLOCK 1
13,294 SF

TRACT A
4683 SF

TRACT 80

FAIR LN.

CORDGRASS AVE.

WATERCRESS AVE.

SATRE ESTATES

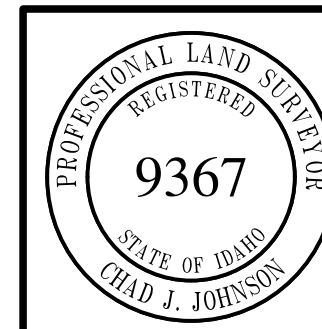
EX 17
262-118

LEGEND

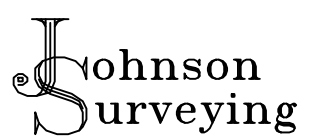
- FOUND 5/8" REBAR WITH PLASTIC
- ◇ FOUND 1/2" REBAR WITH PLASTIC
- ⊙ FOUND 2" ALUMINUM CAP, PLS 11
- ⊗ FOUND 1/2" REBAR WITH PLASTIC REPLACED WITH 5/8" x 24" REBAR
- ⊙ FOUND 5/8" REBAR WITH UNPAVED

H-Scale 1"= 50'

A horizontal scale bar with alternating black and white segments. The segments are labeled with their lengths: 50', 25', 50', and 100'. A north arrow is positioned in the center of the bar.



FAIR ESTATES			
PTN TRACTS 65 AND 80 OF GREENACRES IRRIGATION DISTRICT PLAT #4 NE 1/4 OF THE NE 1/4 OF SEC. 28, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: OCTOBER 2022	DRAFTED BY: DTL	PLOT DATE: 06/20/2024	SHEET 1 3
FILE NAME: 22-230 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-230	



P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

FAIR ESTATES

A PORTION OF TRACTS 65 AND 80 OF GREENACRES IRRIGATION DISTRICT PLAT #4
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK	PAGE
INST.#	

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT VS DEVELOPMENT, A NEVADA LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "FAIR ESTATES", SAID PROPERTY DESCRIBED PER WARRANTY DEED RECORDED JULY 22, 2022 UNDER INSTRUMENT NUMBER 2908860000, RECORDS OF KOOTENAI COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF TRACTS 65 AND 80, GREENACRES IRRIGATION DISTRICT PLAT #4, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK B OF PLATS, PAGE 55, RECORDS OF KOOTENAI COUNTY, IDAHO; LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 88°47'32" WEST 330.95 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 65; THENCE SOUTH 00°23'03" WEST 25.00 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID TRACT 65 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°23'03" WEST, ALONG THE WEST LINE OF THE EAST HALF OF SAID TRACT 65, A DISTANCE OF 640.54 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 80; THENCE NORTH 88°49'12" WEST, ALONG THE NORTH LINE OF SAID TRACT 80, A DISTANCE OF 113.28 FEET; THENCE SOUTH 32°19'21" WEST 103.71 FEET; THENCE SOUTH 00°24'03" WEST 148.38 FEET; TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, SATRE ESTATES, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN BOOK L OF PLATS, PAGE 865, RECORDS OF KOOTENAI COUNTY, IDAHO; THENCE SOUTH 88°47'00" EAST 190.52 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, OF SAID PLAT OF SATRE ESTATES; THENCE SOUTH 00°24'03" WEST 133.01" TO THE SOUTHEAST CORNER OF LAST SAID LOT 2, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WATERCRESS AVENUE; THENCE SOUTH 88°47'00" EAST 66.15 FEET; THENCE NORTH 00°24'03" EAST 166.02 FEET; THENCE SOUTH 88°47'00" EAST 187.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CHASE ROAD; THENCE ALONG LAST SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES:

- 1. NORTH 00°20'47" EAST 690.15 FEET;
 - 2. NORTH 12°34'39" WEST 133.53 FEET;
 - 3. NORTH 57°01'25" WEST 47.48 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PRAIRIE AVENUE;
- THENCE NORTH 88°47'36" WEST 205.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6.410 ACRES, MORE OR LESS.

- THE OWNER HEREBY DEDICATES THE RIGHTS OF WAY FOR CORDGRASS AVENUE, AND PICKERAL AVENUE , AS DEPICTED HEREON, TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- THE OWNER HEREBY GRANTS TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS AND EASEMENT OVER THE ENTIRETY OF TRACT A FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES.
- CC&R'S FOR THIS PLAT HAVE BEEN FILED UNDER INSTRUMENT NUMBER
- THE OWNER SHALL DEED TRACT A TO THE FAIR ESTATES HOMEOWNERS ASSOCIATION (HOA) AS A PRIVATE ROAD TO BE KNOWN AS FAIR LANE FOR THE PURPOSE OF ACCESS, UTILITIES AND STORM WATER DRAINAGE FACILITIES. THE HOA MAY NOT SELL, LEASE OR OTHERWISE TRANSFER OWNERSHIP OF THIS TRACT. IN ADDITION, THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF SAID PRIVATE ROAD SURFACE AND STORM WATER DRAINAGE FACILITIES.
- MAINTENANCE AND IRRIGATION OF LANDSCAPING, INCLUDING THE REMOVAL OF SNOW FROM SIDEWALKS AND TRAILS, ALONG THE RIGHTS-OF-WAY FOR PRAIRIE AVENUE AND CHASE ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE OWNER HEREBY GRANTS A 10' DRAINAGE, SIDEWALK, AND UTILITY EASEMENT, DEPICTED HEREIN AS EASEMENT 1, TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- THE OWNER HEREBY GRANTS A 20' ACCESS, DRAINAGE, AND UTILITY EASEMENT, DEPICTED HEREIN AS EASEMENT 2, TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
- NO DIRECT ACCESS TO PRAIRIE AVENUE OR CHASE ROAD WILL BE PERMITTED FOR LOT 1-11, BLOCK 1.

SEWER TO BE PROVIDED BY THE CITY OF POST FALLS
WATER SERVICE TO BE PROVIDED BY EAST GREENACRES IRRIGATION DISTRICT.

RYNE STOKER, MEMBER
VS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY

DATE

NOTARY PUBLIC

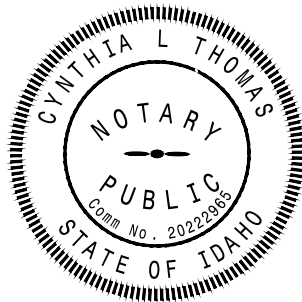
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , IN THE YEAR OF 20 , BY RYNE STOKER AS MEMBER OF VS DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC :

MY COMMISSION EXPIRES : JUNE 7, 2028



REFERENCES

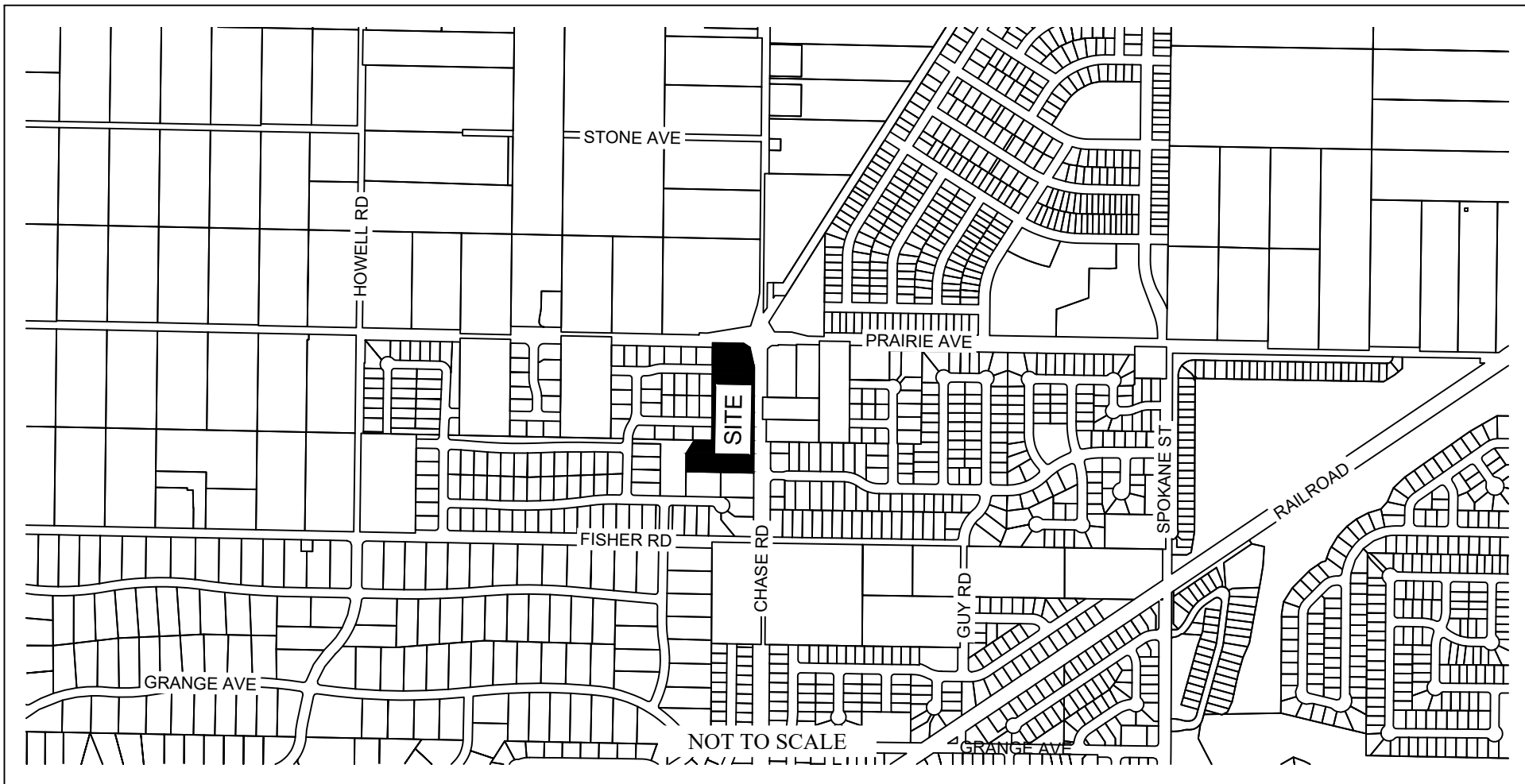
IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 GREENACRES IRRIGATION DISTRICT PLAT NO. 4 BY ARTHUR B. CLARK PLS 48, RECORDED IN BOOK B OF PLATS, PAGE 55.
- R-2 THE CRAFTSMAN AT MEADOW RIDGE BY CHAD J. JOHNSON PLS 9367. RECORDED IN BOOK J OF PLAT, PAGE 299 UNDER INSTRUMENT NO. 2019246000.
- R-3 QUIET RIDGE BY CHAD J. JOHNSON PLS 9367. RECORDED IN BOOK L OF PLAT, PAGE 529 UNDER INSTRUMENT NO. 2794079000.
- R-4 SATRE ESTATES BY ROBERT L. STRATTON PLS 10677. RECORDED IN BOOK L OF PLAT, PAGE 865 UNDER INSTRUMENT NO. 2953680000.
- R-5 RECORD OF SURVEY BY DARREL G. RAMUS PLS 11187. RECORDED IN BOOK 29 OF SURVEYS AT PAGE 401, UNDER INSTRUMENT NO. 2595581000.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS S00°20'57"W
ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28.

VICINITY MAP



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	5.00'	4.41'	50°28'44"	N65°52'49"E	4.26'
C2	50.00'	166.64'	190°57'27"	N43°52'49"W	99.54'
C3	5.00'	4.41'	50°28'44"	S26°21'33"W	4.26'
C4	50.00'	42.34'	48°31'16"	S64°54'06"W	41.09'
C5	50.00'	50.45'	57°48'38"	N61°55'57"W	48.34'
C6	50.00'	73.85'	84°37'33"	N9°17'08"E	67.32'
C7	41.50'	65.19'	90°00'00"	N43°52'49"W	58.69'
C8	10.00'	15.71'	90°00'00"	N43°52'49"W	14.14'
C9	10.00'	15.72'	90°04'27"	N46°09'25"E	14.15'
C10	10.00'	15.69'	89°55'33"	N43°50'35"W	14.13'
C11	145.00'	93.17'	36°48'56"	N19°31'39"E	91.58'
C12	145.00'	14.03'	5°32'44"	N3°53'33"E	14.03'
C13	145.00'	79.14'	31°16'12"	N22°18'01"E	78.16'
C14	175.00'	112.45'	36°48'56"	N19°31'39"E	110.52'
C15	205.00'	131.72'	36°48'56"	N19°31'39"E	129.47'
C16	205.00'	62.24'	17°23'46"	N9°49'04"E	62.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C17	205.00'	69.48'	19°25'10"	N28°13'32"E	69.15'
C18	205.00'	34.16'	9°32'49"	S33°09'43"W	34.12'
C19	20.00'	27.25'	78°03'54"	N67°25'15"E	25.19'
C20	188.50'	50.25'	15°16'24"	N81°11'00"W	50.10'
C21	188.50'	28.51'	8°39'58"	N77°52'47"W	28.48'
C22	188.50'	21.74'	6°36'26"	N85°30'59"W	21.73'
C23	172.00'	60.41'	20°07'23"	N78°45'31"W	60.10'
C24	148.50'	36.86'	14°13'20"	N81°42'32"W	36.77'
C25	20.00'	28.79'	82°29'28"	N33°21'08"W	26.37'
C26	205.00'	26.81'	7°29'32"	S4°08'49"W	26.79'
C27	175.00'	114.64'	37°32'04"	S19°10'05"W	112.60'
C28	175.00'	58.80'	19°15'09"	S28°18'33"W	58.53'
C29	175.00'	55.84'	18°16'55"	S9°32'31"W	55.60'
C30	145.00'	93.39'	36°54'02"	S19°29'06"W	91.78'
C31	145.00'	18.09'	7°08'53"	S34°21'41"W	18.08'
C32	145.00'	75.30'	29°45'09"	S15°54'40"W	74.45'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°56'07"W	10.40'
L2	S68°41'49"E	30.84'
L3	S25°07'09"W	33.36'
L4	S12°19'48"W	40.03'

FAIR ESTATES

PTN TRACTS 65 AND 80 OF GREENACRES IRRIGATION DISTRICT PLAT #4
NE 1/4 OF THE NE 1/4 OF SEC. 28, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: OCTOBER 2022	DRAFTED BY: DTL	PLOT DATE: 06/20/2024	SHEET
FILE NAME: 22-230 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-230	2 3

P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

FAIR ESTATES

A PORTION OF TRACTS 65 AND 80 OF GREENACRES IRRIGATION DISTRICT PLAT #4
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 51 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING EAST GREENACRES IRRIGATION DISTRICT AND THE CITY OF POST FALLS AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

PANHANDLE HEALTH DISTRICT DATE

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF POST FALLS, IDAHO, THIS DAY OF , 20 .

CITY OF POST FALLS, MAYOR
RONALD G. JACOBSON

CITY OF POST FALLS, CLERK
SHANNON HOWARD

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS DAY OF , 20 .

ROBERT S. PALUS PE #10039
CITY OF POST FALLS, ENGINEER

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS DAY OF , 20 , THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

KOOTENAI COUNTY TREASURER

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS DAY OF , 20 ,

AT M. AND DULY RECORDED IN BOOK OF PLATS AT PAGE(S) AND UNDER INSTRUMENT NO. AT THE REQUEST OF .

KOOTENAI COUNTY CLERK BY: DEPUTY CLERK FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF , 20 .

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367 DATE

	FAIR ESTATES				
	PTN TRACTS 65 AND 80 OF GREENACRES IRRIGATION DISTRICT PLAT #4 NE 1/4 OF THE NE 1/4 OF SEC. 28, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: OCTOBER 2022	DRAFTED BY: DTL	PLOT DATE: 06/20/2024	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
	FILE NAME: 22-230 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-230	3 3	

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Approval of the Quail View Twin Homes Final Plat

ITEM AND RECOMMENDED ACTION:

Staff recommends approval of the final plat of the Quail View Twin Homes subdivision. Approval of this item will authorize the mayor to sign the final plat.

DISCUSSION:

Quail View is a 22-lot subdivision located at the southwest corner of Creative Way and Expo Parkway that was preliminarily approved by the Planning Commission in May 2023. Engineer staff reviewed the submitted final plat documents to ensure that they are consistent with the preliminary plat approval, the Master Development Agreement (approved in September 2023) and the city's subdivision construction standards. Construction plans were approved, and a Construction Improvement Agreement was executed on September 19, 2023, authorizing the developer to construct the required subdivision improvements. The final step in the subdivision approval process is the approval of the final plat, which creates the legal lots for sale. Under the city's subdivision ordinance, the final plat is returned to the city council for authorization of the mayor's signature. As required by our code, city engineering staff certifies that infrastructure improvements have been completed, or that surety has been provided to guarantee the completion of the improvements. The plat has been reviewed by staff and found to be in conformance with City Standards and the requirements of the Subdivision Master Development Agreement that was completed in September 2023. Because the developer of Quail View is platting prior to completion of the subdivision improvements, they have provided surety for the remaining public improvements associated with the subdivision.

***Approved plat attached. Original Mylars to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

September 19, 2023 - Construction Improvement Agreement

APPROVED OR DIRECTION GIVEN:

Approved.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Acceptance of operations and maintenance costs for public roadway, sanitary sewer infrastructure with completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

1. Final Approved Plat - Quail View

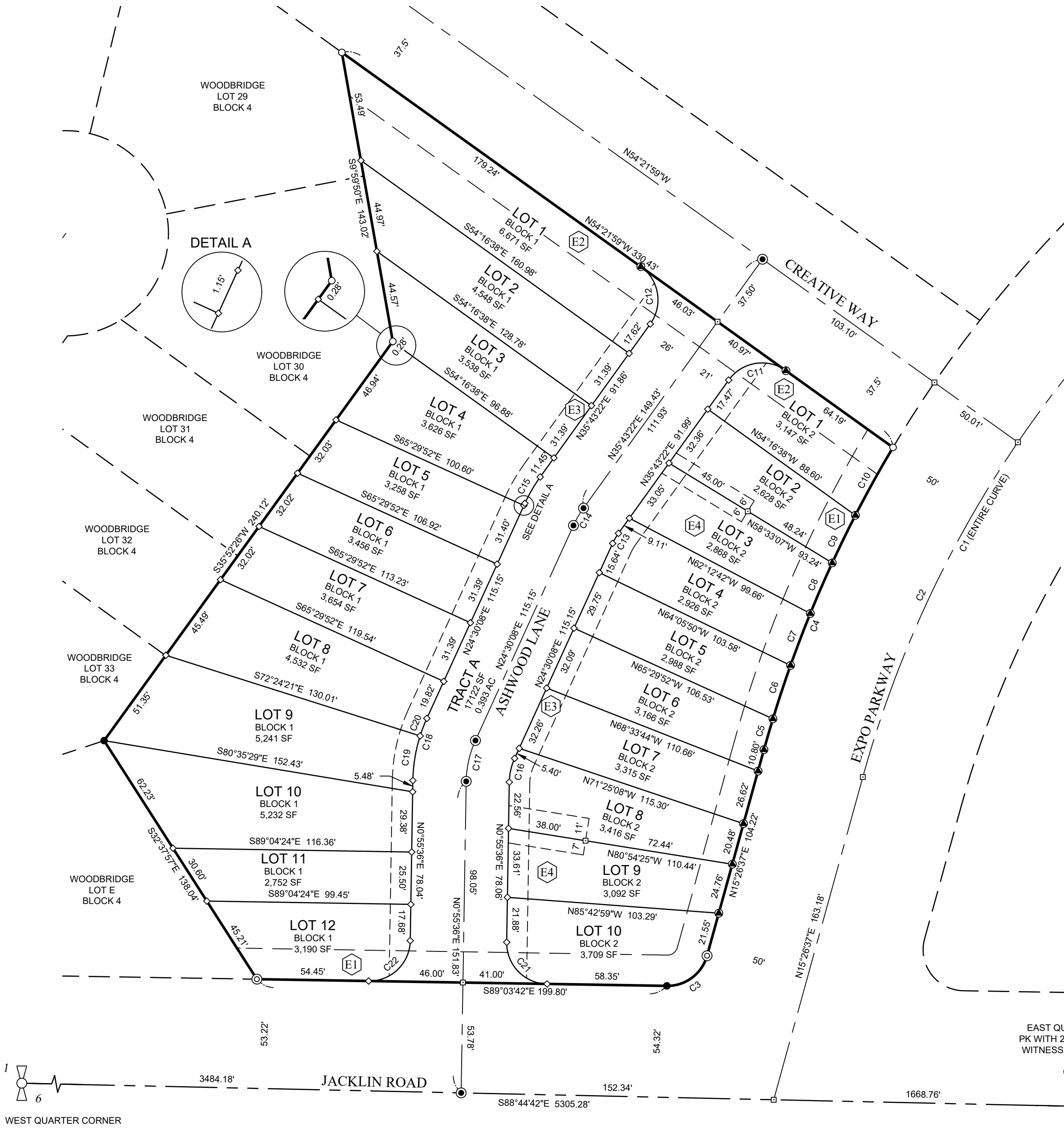
QUAIL VIEW TWIN HOMES

A REPLAT OF LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION

LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 50 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

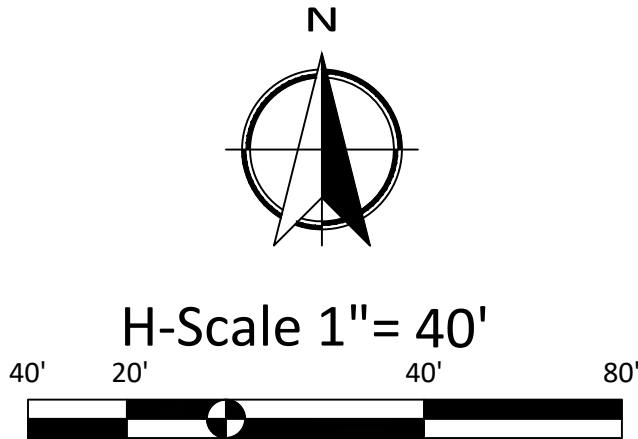
BOOK PAGE

INST.#



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	550.00'	413.27'	43°03'06"	S36°58'10"W	403.61'
C2	550.00'	180.58'	18°48'44"	S24°50'59"W	179.77'
C3	20.00'	26.35'	75°29'41"	N53°11'28"E	24.49'
C4	600.00'	160.64'	15°20'25"	N23°06'50"E	160.16'
C5	600.00'	15.67'	1°29'48"	S16°11'31"W	15.67'
C6	600.00'	27.39'	2°36'55"	S18°14'53"W	27.38'
C7	600.00'	27.10'	2°35'16"	S20°50'58"W	27.10'
C8	600.00'	26.86'	2°33'54"	S23°25'33"W	26.86'
C9	600.00'	25.79'	2°27'46"	S25°56'23"W	25.79'
C10	600.00'	37.83'	3°36'47"	S28°58'39"W	37.83'
C11	20.00'	31.38'	89°54'40"	S80°40'41"W	28.26'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C12	20.00'	31.45'	90°05'20"	S9°19'19"E	28.31'
C13	29.00'	5.68'	11°13'13"	S30°06'45"W	5.67'
C14	50.00'	9.79'	11°13'13"	S30°06'45"W	9.78'
C15	76.00'	14.88'	11°13'13"	S30°06'45"W	14.86'
C16	29.00'	11.93'	23°34'32"	S12°42'52"W	11.85'
C17	50.00'	20.57'	23°34'32"	S12°42'52"W	20.43'
C18	76.00'	31.27'	23°34'32"	S12°42'52"W	31.05'
C19	76.00'	22.11'	16°40'03"	S9°15'37"W	22.03'
C20	76.00'	9.16'	6°54'30"	S21°02'54"W	9.16'
C21	20.00'	31.41'	89°59'18"	S44°04'03"E	28.28'
C22	20.00'	31.42'	90°00'42"	S45°55'57"W	28.29'



LEGEND

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 4182
- ⊙ FOUND 5/8" REBAR WITH NO CAP
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ◇ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- ⊙ SET 5/8" x 24" REBAR WITH 1-1/2" ALUMINUM CAP, P.L.S. 9367
- ⊙ SET COPPER DISK DRILLED IN CONCRETE OR ASPHALT, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ E-W 1/4 SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)

NOTES

- EXCEPT AS SHOWN HEREON, THERE WAS NO ATTEMPT MADE TO SHOW THE PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY UNRECORDED EASEMENTS.

REFERENCES

IN RECORDS OF KOOTENAI COUNTY, IDAHO:

- R-1 PLAT OF WOODBRIDGE BY DAVID E. SCHUMANN, PLS 4182, RECORDED IN BOOK I OF PLATS, PAGE 288, UNDER INSTRUMENT NO. 1683906.
- R-2 PLAT OF EXPO AT POST FALLS, 6TH ADDITION BY RUSSELL G. HONSAKER, PLS 5289, RECORDED IN BOOK K OF PLATS, PAGE 29, UNDER INSTRUMENT NO. 2112378000.
- R-3 PLAT OF EXPO AT POST FALLS 7TH ADDITION BY DAVID E. SCHUMANN, PLS 4182, RECORDED IN BOOK L OF PLATS, PAGE 352, UNDER INSTRUMENT NO. 2698699000.

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103), PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,207,202.68, E: 2,314,035.84) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.0000559 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF - 00°56'01"

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION. SURVEY MONUMENTS WERE FOUND/HELD AS DEPICTED HEREON.

PERSUANT TO IDAHO STATUTE TITLE 50-1331, ALL MONUMENTATION TO BE COMPLETED WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

EASEMENT INDEX

- E1 EXISTING 15' PUBLIC UTILITY EASEMENT PER INSTRUMENT NUMBER 1682467, AS DEPICTED ON THE PLAT OF EXPO AT POST FALLS 7TH ADDITION.
- E2 EXISTING 15.07' UTILITY, SIDEWALK AND DRAINAGE EASEMENT PER PLAT OF EXPO AT POST FALLS 7TH ADDITION.
- E3 10' UTILITY, SIDEWALK AND DRAINAGE EASEMENT HEREIN GRANTED.
- E4 DRAINAGE EASEMENT, AS NOTED, HEREIN GRANTED.

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT GUARANTEE NO.: 5010500-1125511-C, ISSUED BY FIRST AMERICAN TITLE, THAT FOR THE REASON INDICATED, CANNOT BE DISPLAYED ON THE MAP.

- 1. NONE NOTED.



QUAIL VIEW TWIN HOMES				
LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION NE 1/4, SECTION 6, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: 10/10/2022	DRAFTED BY: DTL	PLAT DATE: 05/24/2024	SHEET 1 / 2	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 21-327 PLAT	CHECKED BY: CJJ	PROJECT No.: 21-327		

QUAIL VIEW TWIN HOMES

A REPLAT OF LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION
LOCATED IN THE NE 1/4 OF SECTION 6, TOWNSHIP 50 N., RANGE 5 W., BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO

BOOK PAGE

INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT BUILDRIGHT HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "QUAIL VIEW TWIN HOMES", SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK L OF PLATS, PAGE 352, UNDER INSTRUMENT NO. 26986899000, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONTAINING 2.251 ACRES, MORE OR LESS.

1. THE OWNER SHALL DEED TRACT A (ASHWOOD LANE) TO THE QUAIL VIEW TWIN HOMES HOME OWNERS ASSOCIATION.
2. THE OWNER HEREBY GRANTS A UTILITY EASEMENT OVER THE ENTIRETY OF TRACT A, AS DEPICTED HEREON, TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
3. THE OWNER HEREIN GRANTS THE 10' UTILITY, SIDEWALK AND DRAINAGE EASEMENTS IDENTIFIED HEREON AS E3 TO THE HOME OWNERS ASSOCIATION. THE OWNER FURTHER GRANTS A UTILITY EASEMENT IDENTIFIED HEREON AS E3 TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS.
4. THE OWNER HEREIN GRANTS THE DRAINAGE EASEMENTS, IDENTIFIED HEREON AS E4 TO THE QUAIL VIEW TWIN HOMES HOME OWNERS ASSOCIATION. MODIFICATIONS TO THE DRAINAGE EASEMENT ARE PROHIBITED WITHOUT WRITTEN APPROVAL OF THE CITY OF POST FALLS.
5. DIRECT ACCESS TO JACKLIN ROAD, EXPO PARKWAY AND CREATIVE WAY FOR ALL LOTS IN THIS PLAT IS PROHIBITED.

A DOCUMENTATION FOR HOMEOWNER'S ASSOCIATION HAS BEEN FILED UNDER INSTRUMENT NO. _____

SEWER TO BE PROVIDED BY THE CITY OF POST FALLS.
WATER SERVICE TO BE PROVIDED BY EAST GREENACRES IRRIGATION DISTRICT.

DAVID MOJZIS, MANAGER
BUILDRIGHT HOMES, LLC,
AN IDAHO LIMITED LIABILITY COMPANY

DATE

NOTARY PUBLIC

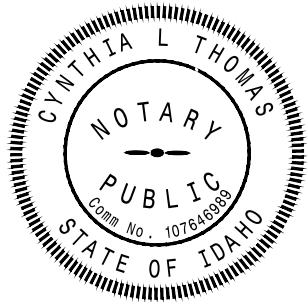
ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BY DAVID MOJZIS AS MANAGER OF BUILDRIGHT HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : JUNE 7, 2028



PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY THE QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF POST FALLS AND EAST GREENACRES IRRIGATION DISTRICT. THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

PANHANDLE HEALTH DISTRICT

DATE

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF POST FALLS, IDAHO, THIS ____ DAY OF _____, 20____.

CITY OF POST FALLS, MAYOR
RONALD G. JACOBSON

CITY OF POST FALLS, CLERK
SHANNON HOWARD

CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS ____ DAY OF _____, 20____.

WILLIAM F. MELVIN
CITY OF POST FALLS, ENGINEER

PE #8203

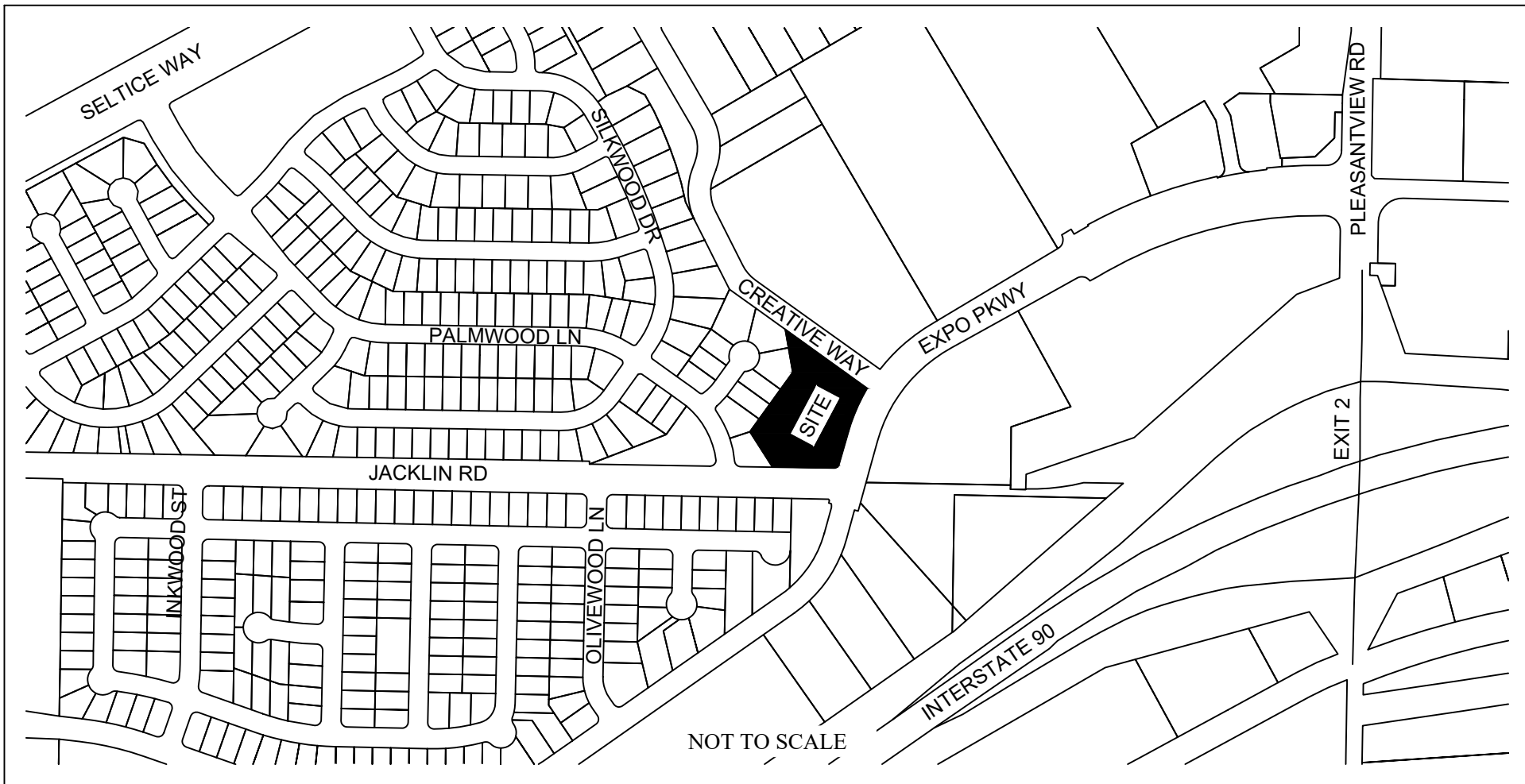
TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS ____ DAY OF _____, 20____, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH

_____.

KOOTENAI COUNTY TREASURER

VICINITY MAP



RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS ____ DAY OF _____, 20____.

AT ____ M. AND DULY RECORDED IN BOOK ____ OF PLATS AT PAGE(S) _____ AND UNDER INSTRUMENT NO. _____ AT THE REQUEST

OF _____.

KOOTENAI COUNTY CLERK

BY:

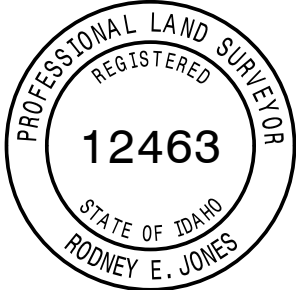
DEPUTY CLERK

FEE PAID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS ____ DAY OF _____, 20____.

RODNEY E. JONES PLS 12463
KOOTENAI COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, PLS 9367, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

CHAD J. JOHNSON PLS 9367

DATE

	QUAIL VIEW TWIN HOMES				
	LOT 1, BLOCK 3, EXPO AT POST FALLS 7TH ADDITION NE 1/4, SECTION 6, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, POST FALLS, KOOTENAI COUNTY, IDAHO				
	DATE SURVEYED: 10/10/2022	DRAFTED BY: DTL	PLOT DATE: 05/24/2024	SHEET	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
	FILE NAME: 21-327 PLAT	CHECKED BY: CJJ	PROJECT No.: 21-327	2	
				2	

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: North Place Subdivision - File No. APL-24-1

ITEM AND RECOMMENDED ACTION:

This agenda item is a public hearing on a request for subdivision approval, which would create 1,125 lots on 238.52 acres, in multiple phases, within the Residential Mixed (RM) zoning district. The planning commission approved the requested subdivision approval on August 13, 2024, which was appealed to the city council. Under the city's subdivision code, the city council hearing on the appeal is a new hearing. Staff requests that the city council evaluate the testimony and evidence submitted during the public hearing process and determine if the proposed subdivision meets the adopted subdivision review criteria.

DISCUSSION:

The applicant, Schneidmiller Brothers, is requesting subdivision approval for 1,102 lots on 238.52 acres in the Residential Mixed (RM) zoning district. The property is located south of Prairie Avenue between Idaho and Greensferry Streets. Subdivision approval is a quasi-judicial decision, meaning that the City Council can only consider whether the adopted subdivision criteria have been met based only on the evidence received during the hearing process. The adopted criteria are:

Subdivision (Quasi-Judicial):

1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality, for the type of subdivision proposed.
2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive plan.
4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to the other requirements found in this code.
6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts for streets, parks, and for other public facilities within the community. It is the expectation that, in most cases, off-site mitigation will be dealt with through the obligation to pay development impact fees.

The attached staff report provides an analysis of the above criteria.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. City Council Staff Report

**CITY OF POST FALLS
AGENDA REPORT**

DATE: OCTOBER 24, 2024

TO: CITY COUNCIL

FROM: JON MANLEY, PLANNING MANAGER, jmanley@postfalls.gov

SUBJECT: STAFF REPORT FOR THE NOVEMBER 5, 2024 CITY COUNCIL MEETING
-THE NORTH PLACE EAST 2024 SUBDIVISION

PROJECT NAME: The North Place East 2024 Subdivision

FILE NUMBER: SUBD-23-7

APPLICANT: Kevin Schneidmiller, Schneidmiller Brothers, 1551 N. Chase Rd., Post Falls, Idaho, 83854

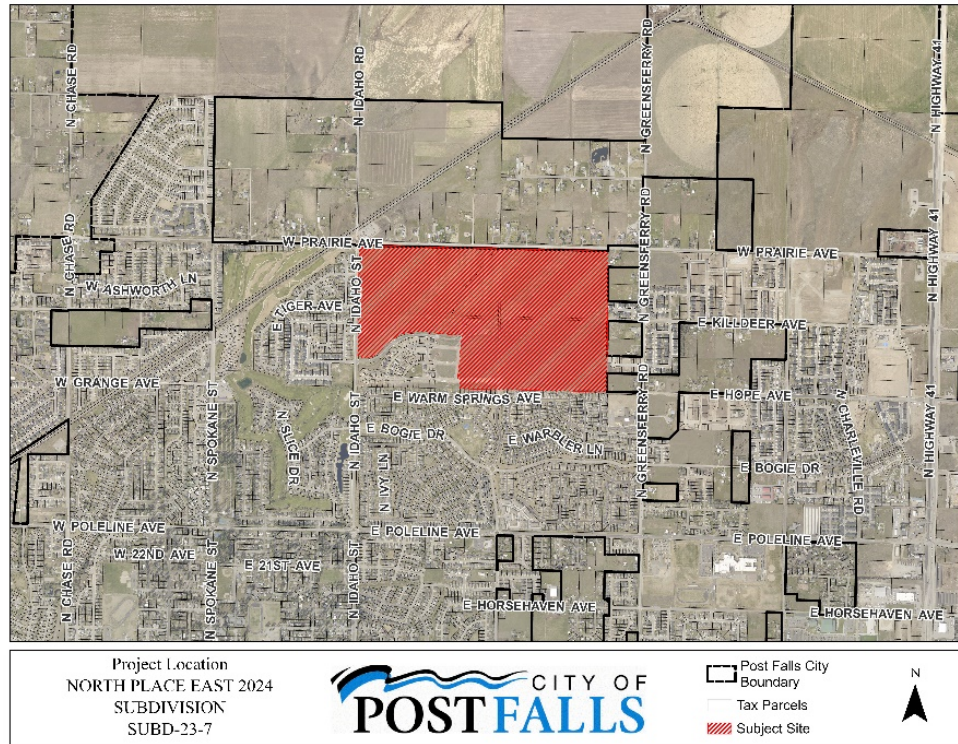
OWNER: Kevin Schneidmiller, Schneidmiller Brothers, 1551 N. Chase Rd., Post Falls, Idaho, 83854

PROJECT DESCRIPTION: This item was brought before the Planning and Zoning Commission June 11, 2024. Of which, the Planning Commission approved per the attached Reasoned Decision (Exhibit S-5) and per Exhibit S-7. The applicant requested to subdivide approximately 238.52 acres into 1125 lots within the Residential Mixed (RM) zoning district. The intent is to construct the Subdivision generally consistent with the Preliminary Plat (Exhibit A-3) and as requested in the narrative (Exhibit A-2). The Subdivision is intended to be constructed in multiple phases over time with typical lots being as called out on Sheet 1 of the Preliminary Plat (Exhibit A-3). Staff will review each phase to be consistent with the associated Residential Mixed (RM) Zone Change Development Agreement (Exhibit S-4).

An appeal request was timely filed in accordance with City Code Section 18.20.060, (Exhibit S-6). The appeal applicant is appealing the removal of the Planning and Zoning Commissions original condition to restrict multi-family on parcel 7 or the Preliminary Plat (Exhibit A-3) per Exhibit S-7. The appeal applicant is not opposed to multi-family housing, just the current lifted restriction at Penrose Avenue and Idaho Road.

REQUESTED ACTION: Municipal Code Section 18.20.060 (E) authorizes appeals to the City Council from Quasi-Judicial Procedures rendered by the Planning and Zoning Commission. The City Council shall conduct a De Novo Public Hearing; of which, means a redo, a new hearing. The City Council is being asked to review the proposal, determine that the Subdivision meets the requirements of the City's ordinances and associated agreements, and approve the Subdivision with appropriate conditions.

PROJECT LOCATION: The project is located south of Prairie Avenue, between Idaho Road and Greensferry Road (See following image).



PARCEL INFORMATION:

Property Size: 238.52 acres

Current Land Use: Undeveloped Lands

Current Zoning: Residential Mixed (RM)

Proposed Land Use: Mixed Residential Community with some neighborhood commercial per associated Development Agreement.

Surrounding Land Use: The surrounding land uses are other single-family homes at varying densities.

Surrounding Zoning Districts: Within the City are mostly Single Family Residential (R-1) zoned single-family homes. At the northeast corner there is a 5-acre Community Commercial Services lot and to the east is another 5-acres Residential Mixed (RM) subdivision called Britton Place.

Proposed Density: Applicant is required to be consistent with associated Development Agreement (Exhibit S-4).

Water Provider: West of Syringa is the City of Post Falls, east of Syringa is Ross Point Water District.

Sewer: City of Post Falls

SUBDIVISION REVIEW CRITERIA (Post Falls Municipal Code Title 17.12.060, Subsection H):

1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.

Staff's Response: Water service to the project would be provided by the City of Post Falls west of Syringa Street. The City has adequate capacity to provide service to the project as proposed. Existing facilities in Penrose Ave. and Syringa St. have sufficient pressure and available fire flow to meet the projected needs. Proposed improvements would not reduce service below applicable standards. East of Syringa is served by Ross Point Water District and a Will Serve Letter (Exhibit A-5) is included within this Staff Report. Water rights associated with this property were

conveyed in accordance with the Annexation Agreement and distributed between the City and Ross Point Water District with the initial North Place development.

2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.

Staff's Response: The City of Post Falls has adequate capacity to provide service to the subdivision as proposed. The proposed layout removes a previously identified "future lift station" that would have been located in the northeast quadrant of the project. Removal of this lift station is seen as a benefit to the overall operations and maintenance of the City's Sewer Collection System. 11 acres in the far northwest corner of the project is shown as changing sewer flow basins from the Fisher Lift Station to the 3rd Ave. Lift Station. The change of service basin areas for the 11 acres is anticipated to increase flows by up to 17gpm (6% pipe capacity) for existing downstream infrastructure, during peak flows, and would not be detrimental to the overall operation within the 3rd Ave Lift Stations basin. The layout of the sanitary sewer system as proposed is adequate.

3. Proposed streets are consistent with the transportation element of the comprehensive plan.

Staff's Response: The subdivision and proposed layout accommodate connectivity and will not have a negative impact on the local transportation system. The roadways shall dedicate rights of way and easements and be constructed to the roadway standards as outlined within the City Transportation Master Plan.

- Prairie Ave. – Principal Arterial. Preliminary plans did not include a cross section for Prairie Ave. Prairie Ave. improvements shall be constructed in conformance with the City Standards for a Principal Arterial (SD2006). No access will be allowed to Prairie Ave. from the subdivision, except for the intersection of Syringa St, as shown on the plans. The intersection of Prairie Ave. and Syringa St. shall be constructed as a ¾-turn restricted access (no left turns from Syringa St. to Prairie Ave.). Prairie Ave. is subject to access restrictions from the Critical Arterial Corridor Policy of the Kootenai Metropolitan Planning Organization (KMPO).
- Trail Plan – The following revisions to the trail plan will need to be implemented during design:
 - Syringa St. – Extend the existing 10-foot trail on the east side of Syringa St. (from the Fieldstone Subdivision) to Allenby Ave.
 - Penrose Ave. – Construct a 10-foot trail along the south side of Penrose Ave. from Allenby Ave. to the project's eastern limits. This is to provide additional pedestrian and bicycle access to the Greensferry Elementary School.
 - The intersection of Penrose Ave. and Syringa St. shall include Rectangular Rapid Flashing Beacons (RRFB's) for the legs on the intersection without stop control.
- Phasing – The project identifies 6 proposed Areas that will be built out in smaller phases. Each phase is required to construct adjoining frontage improvements and internal roadways to operation as a "stand alone" project and provide adequate utilities and emergency services. As development occurs, the phases within each Area should take into consideration the following to be in place at completion of an Area:

- o Area 1 construction extending Heton Ave. to Syringa St. and the either Syringa connecting to Prairie Ave. or southerly to Penrose Ave.
 - o Area 2 the completion of Heton Ave. within Area 1 prior or concurrent with Area 2 construction.
 - o Area 3 completion of Syringa St. from Prairie Ave. to Penrose Ave.
 - o Area 4 completion of Area 3 and Area 5 improvements to Heton Ave., Syringa St. and Penrose Ave.
 - o Area 5 completion of Area 6 improvements or the completion of Area 3 and 4 improvements to Heton Ave. and Syringa St.
 - All new street names shall be confirmed with Kootenai County prior to construction plan approval.
4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.

Staff's Response: There are no soil or topographical conditions which have been identified as presenting hazards.

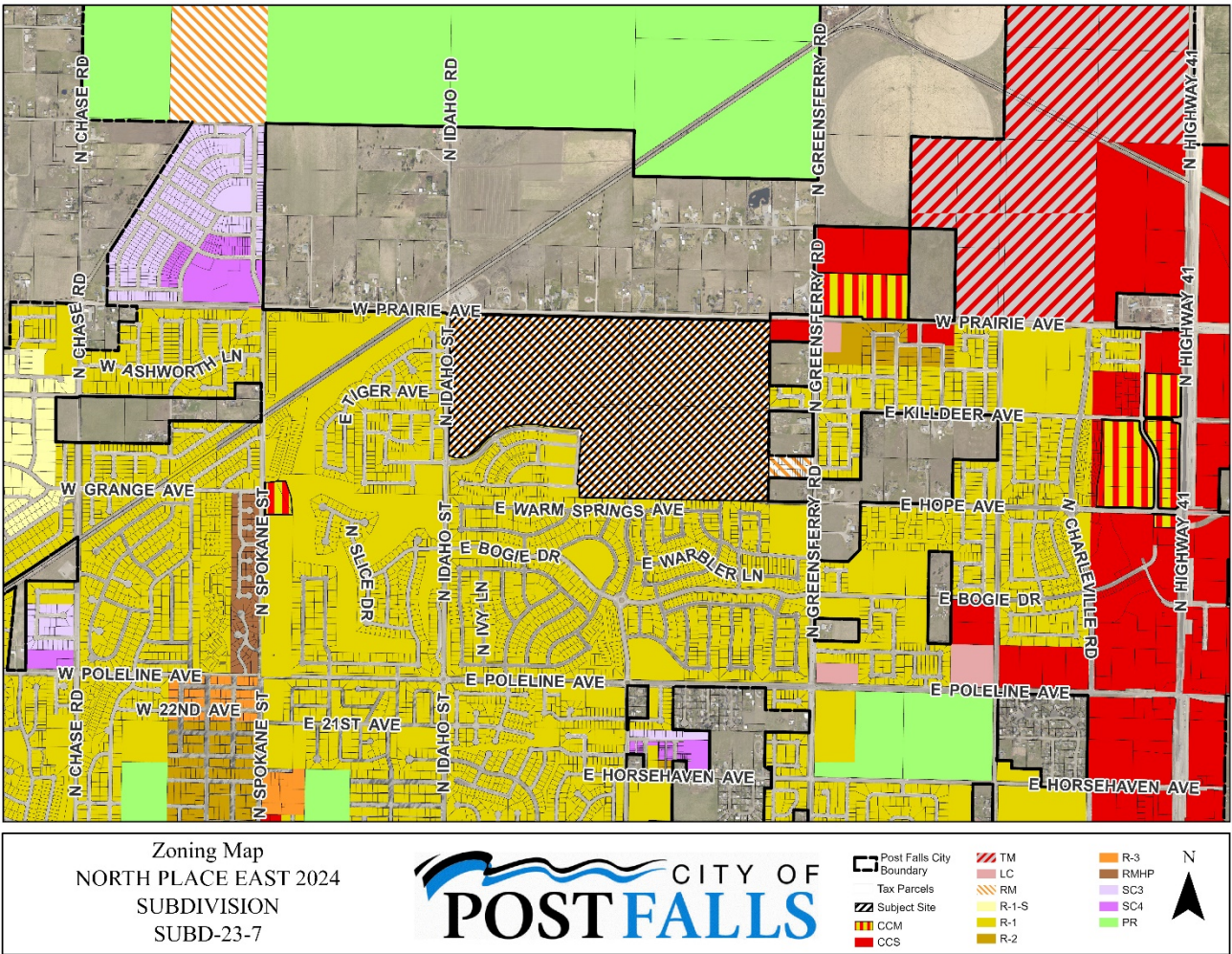
5. The area proposed for subdivision is zoned for the proposed use and the use conforms to other requirements found in this code.

Staff's Response: This subdivision request is located in an appropriately zoned area (refer to following map). This proposed subdivision is in an area designated as Residential Mixed (RM), Staff has reviewed the proposed preliminary plat and has found that the proposal is consistent with the associated Development Agreement (Exhibit S-4). Being an RM zone, lot sizes may vary. The following table represent the variability the applicant is seeking. Each phase prior to platting would be reviewed to be consistent with this table.

TYPICAL LOT SIZE

FRONT ENTRY DETACHED: 50'-70' X 100'-160'
 FRONT ENTRY ATTACHED: 50'-70' X 100'-160'
 REAR ENTRY DETACHED: 35'-60' X 90'-120'
 REAR ENTRY ATTACHED: 20'-50' X 80'-120'
 MULTIFAMILY: 10,000 S.F.-70,000 S.F.

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.



6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.

Staff's Response: Impact fees will be assessed on individual building permits to assist in mitigating the off-site impacts to parks, public safety, and streets. Additionally, as part of being a Residential Mixed development, a minimum of 7% Open Space shall be provided.

Agencies Notified:

PF Park & Rec	East Greenacres Irr. District	TransCanada GTN
Kootenai County Fire (KCFR)	Kootenai Electric	Time Warner Cable
PF Highway District (PFHD)	Ross Point Water	PF Police Department
PF School District (PFSD)	Verizon	Utilities (W/WW)
Avista Corp. (WWP-3)	Idaho Department of Lands	Urban Renewal Agency
Department of Environmental Quality (DEQ)	Panhandle Health District	Kootenai County Planning
Conoco, Inc. (Pipeline Co.)	NW Pipeline Corp.	KMPO

Yellowstone Pipeline Co. (YPL)	Post Falls Post Office	TDS
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AGENCY COMMENTS RECEIVED FOR PLANNING AND ZONING HEARING:

- **PA-1: PFSD Comment** – Neutral with an MOU that would allow the PFSD to purchase a school site through a bond or a levy for an elementary school site.
- **PA-2: KCFR Comment** – To coordinate with the City through the coordinated development review processes.
- **PA-3: YPL Comment** – No impacts to YPL.
- **PA-4: PFPD Comment** – Neutral on the request.
- **PA-5: DEQ Comment** – No environment impact comment.
- **PA-6: PFHD Comment** - Recommends the City of Post Falls looks at traffic impacts to the existing road systems as each phase of the project occurs and develop a plan to mitigate any negative impacts in accordance with the City of Post Falls current CIP. Additionally, recommends the City of Post Falls coordinate with the Post Falls Highway District to annex Prairie Avenue to its northern boundary along the project boarder, between Idaho Street and Greensferry Rd, at a time that is reasonable.

AGENCY COMMENTS RECEIVED FOR CITY COUNCIL HEARING:

- **PA-1: PFSD Comment** – Neutral with an MOU that would allow the PFSD to purchase a school site through a bond or a levy for an elementary school site.
- **PA-2: KCFR Comment** – To coordinate with the City through the coordinated development review processes.

PUBLIC PROCESS: Municipal Code Section 18.20.060 (E) authorizes appeals to the City Council from Quasi-Judicial Procedures rendered by the Planning and Zoning Commission. The City Council shall conduct a De Novo Public Hearing; of which, means a redo, a new hearing.

Notice of the proposed subdivision appeal was mailed to property owners within 300 feet of the proposed project October 11, 2024. Notice has been published in the Post Falls Press on, October 15, 2024 and was sent to appropriate jurisdictions on October 15, 2024. The property was posted October 22, 2024 (three notices were placed) and October 23, 2024 (two more notices were placed).

MOTION OPTIONS: The Planning and Zoning Commission shall approve as presented, make an approval with conditions or modifications, or disapprove the proposed Subdivision. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a date certain. If the Commission has heard sufficient testimony but needs additional time to deliberate and make a recommendation, it may close the public hearing and move the deliberations to a date certain.

FINDINGS & CONCLUSIONS: The Planning & Zoning Commission should adopt Findings and Conclusions when forming a reasoned decision. Staff proposes the following conditions upon a potential recommendation of approval of the proposed Subdivision. The Commission may adopt additional conditions from review of the application or from discussion at the Commission meeting.

SUBDIVISION CONDITIONS: Should the Planning & Zoning Commission move to recommend approval; staff proposes the following conditions:

1. Corrections and additions, if any, to the Subdivision requested by staff and/or the Planning & Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. The proposed subdivision will be completed in multiple phases. Sequencing of phases shall account for utility and emergency access needs.
3. A Master Development Agreement shall be prepared by staff, reviewed and approved by the City Council, and signed by the parties prior to commencement of any construction.
4. Submitted Preliminary Plans were reviewed from a conceptual basis only. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
5. Except where an exception is granted, all streetlights and roadways shall be designed and constructed in accordance with City standards. No exceptions were requested.
6. The intersection of Prairie Ave. and Syringa St. shall be constructed as a $\frac{3}{4}$ -Turn restricted access.
7. All alley's will be owned and maintained by the HOA.
8. A private association shall be responsible for maintenance of Community common areas, and all open space tracts and associated improvements and amenities within such; including snow removal from sidewalks and the irrigation and maintenance of swales and right-of-way landscaping along Idaho St. and Prairie Ave.
9. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
10. Residential access to Penrose Ave. and Syringa St. shall be restricted on the plat.
11. Residential and commercial access to Prairie Ave. shall be restricted on the plat.
12. Residential access to Idaho St. shall be restricted on the plat.
13. All stormwater swales within any tract, receiving stormwater from public rights-of-way, shall include the appropriate easement to the City of Post Falls allowing for treatment, storage, and disposal of storm water.

ATTACHMENTS:

Applicant's Exhibits:

Exhibit A-1	Subdivision Application
Exhibit A-2	Applicant Narrative
Exhibit A-3	North Place East 2024 Preliminary Plat
Exhibit A-4	Owner Authorization Letter
Exhibit A-5	Ross Point Will Serve Letter
Exhibit A-6	Legal Description

Staff Exhibits:

Exhibit S-1	Vicinity Map
Exhibit S-2	Zoning Map
Exhibit S-3	Future Land Use Map
Exhibit S-4	North Place East Development Agreement
Exhibit S-5	Planning and Zoning Reasoned Decision
Exhibit S-6	Appeal Letter
Exhibit S-7	Legal Memo

Exhibit S-8 Planning and Zoning Minutes

Planning and Zoning Commission Testimony Received:

Exhibit PA-1	PFSD Comment
Exhibit PA-2	KCFR Comment
Exhibit PA-3	YPL Comment
Exhibit PA-4	PFPD Comment
Exhibit PA-5	DEQ Comment
Exhibit PA-6	PFHD Comment
Exhibit PC-1	Larsen Comment
Exhibit PC-2	Sarah Stevens Comment
Exhibit PC-3	Matt Stevens Comment

City Council Testimony Received:

Exhibit PA-7	PFPD Comment
Exhibit PA-8	DEQ Comment

Subdivision Application · 476 – NORTH PLACE EAST 2024 PRELIMINARY PLAT/SUBDIVISION

 **Expiration Date**

Active

Request Changes
(/#/explore/request-changes/43953)



SUBD-23-7

- 

Details
Submitted on Nov 30, 2023 at 10:33 am
- 

Attachments
13 files
- 

Activity Feed
Latest activity on Apr 22, 2024



Applicant
Kevin Schneidmiller

 1



Location
Point Location: 47.7426, -116.9266

View

Edit Workflow

- 

Completeness Review
Completed Mar 29, 2024 at 3:12 pm

 Due: 12/07/2023


- 

Completeness Review
Completed Feb 21, 2024 at 11:53 am

 Due: 12/07/2023

 RP



- 

Application Fee
Paid Apr 01, 2024 at 9:34 am



 **GIS Review**

Exhibit A-1



On Hold

Due: 04/08/2024

BF

**Polygon Creation**

Completed Apr 22, 2024 at 8:15 am

Due: 04/08/2024

**Maps created**

Completed Apr 22, 2024 at 1:28 pm

POSTFALLS

**Schedule Planning & Zoning Hearing**

Completed Apr 01, 2024 at 10:49 am

NT

**Draft Staff Report**

In Progress

**Draft Development Agreement**

In Progress

**Engineering Review**

Review

**Engineering Review**

Review

**Parks Review**

Review

**Wastewater Review**

Review

**Draft PHN**

Review

**Legal Review of Agreement**

Review

**Review PHN**

Review

**Planning Review of Agreement**

Review



**P&Z Notice**

Review

**Site Posting**

Review

**Staff Report to Media**

Review

**PowerPoint to Media**

Review

**Applicant Review of Agreement**

Review

**Reasoned Decision**

Review

**P&Z Minutes**

Review

**MDA Coordination**

Review

**P&Z Consent Item**

Review

**Engineering Review of Agreement**

Review

**Applicant Signatures on Agreement**

Review

**City Council Consent Item**

Review





Route Recorded Documents

Review



Route Development Agreement to GIS

Review



Kevin Schneidmiller

View Profile



Email Address

kschneidmiller@greenstonehomes.com (mailto:kschneidmiller@greenstonehomes.com)

Phone Number

5095999255

Address

N.1421 Meadowwood Lane Ste 200, Liberty Lake, Washington 99019

Guests

Other users that have the ability to add attachments, request inspections, and pay fees on this record.

Guest's Email

Enter guest's email here...

Grant Access

Guests with access to this record



Invited Guest

ddesmond@greenstonehomes.com

Added Mar 27, 2024 at 11:51am

Revoke Access

North Place East Preliminary Subdivision Narrative 2023

Overview

The North Place Zone change was approved in 2021. The zone change request was to rezone 239 acres of North Place from R-1 to the RM zone. The purpose of the zone change request was to allow for a more diverse neighborhood, that will allow a variety of housing types as well as small-scale neighborhood commercial.

Overall Concept and Proposed Changes

The preliminary subdivision request is consistent with the RM zone in the fact it provides different types of housing including single family detached, single family attached, small scale Multi-family, senior type housing and a location for small neighborhood commercial. Trails and open space are being proposed. The trail system will be designed to accommodate the needs of the people living in North Place as well as the surrounding neighborhoods. Open space is proposed to be both publicly and privately owned and maintained. The proposal is bordered by Idaho Street to the West, Prairie Avenue to the North and the Fieldstone subdivision the south.

Zoning

The proposal is consistent with current zoning which is RM. It is also consistent with surrounding zoning and uses.

Streets

The streets associated with this proposal will be designed in conformance with the city of Post Falls approved street standards. The proposed project is served by two arterials, Idaho Street and Prairie Avenue. Two residential collectors will serve the project. Penrose running east and west from Idaho Street to the eastern boundary of the project and Syringa Street running north and south from Prairie Avenue to the southern boundary of the project where it connects to Fieldstone. A network of local residential streets both public and privately owned and maintained will complete the street design.

Utilities

Sewer Plan: Sewer Service of the project will flow to Syringa at the southern boundary and north to Idaho Street.

Water Plan: Water is available to serve the project from the City of Post Falls west of Syringa Street and Ross Point Water District for the area located east of Syringa Street. Water mains will be design per each water provider's standards. The City of Post Falls

water service has begun with a mainline located in Penrose to serve the subdivisions underdevelopment south of Penrose.

Storm Water: Storm Water will be contained on-site using required management practices. A centralized collection and treatment system will be utilized.

Dry Utilities: Avista is the electrical and natural gas provider. Communication providers include Spectrum, Ziply and TDS.

Open Space

The RM zones requirement of seven percent open space will be attained through development of different type of open spaces. These include community parks, both privately and publicly owned, pocket parks, linear open space with multi use trails. The use of street trees and evergreens will help to create neighborhoods that are aesthetically pleasing.

Conclusion

Our design philosophy is to provide a place for people to live where a strong sense of community is important. A place where people can live a healthy life style and enjoy a social fabric that leads to a stronger community. This proposal will continue that philosophy. This proposal is consistent with the City of Post Falls Comprehensive plan and RM zone.

SUBMITTAL DATE

DECEMBER, 2023

ENGINEER

GREENSTONE CORPORATION – DOUG DESMOND, P.E.
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

CONTACT

GREENSTONE KOOTENAI II – KEVIN SCHNEIDMILLER
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WASHINGTON 99019
PHONE (509) 458-5860

OWNER

SCHNEIDMILLER BROTHERS INC. – GARY SCHNEIDMILLER
1924 NW BLVD.
COEUR D'ALENE, ID 83814
PHONE (208) 664-1461

DATA

TOTAL # OF LOTS	1102
GROSS AREA	238.52 ACRES
OPEN SPACE	21.0 ACRES
% OPEN SPACE	8.80%
PROPOSED USE	MIXED USE
EXISTING ZONING	MU
PROPOSED ZONING	MU

TYPICAL LOT SIZE

FRONT ENTRY DETACHED: 50'-70' X 100'-160'
FRONT ENTRY ATTACHED: 50'-70' X 100'-160'
REAR ENTRY DETACHED: 35'-60' X 90'-120'
REAR ENTRY ATTACHED: 20'-50' X 80'-120'
MULTIFAMILY: 10,000 S.F.-70,000 S.F.

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.

LEGAL DESCRIPTION

TRACTS 2 THRU 5, TRACTS 11 THRU 15, TRACTS 18 THRU 21, AND TRACTS 28 THRU 31 OF POST FALLS IRRIGATION TRACTS, RECORDED IN BOOK C OF PLATS, PAGE 78, TOGETHER WITH ALL RIGHTS OF WAY LYING ADJACENT TO SAID TRACTS.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN LYING NORTHWESTERLY OF NORTHPLACE EAST, RECORDED IN BOOK L OF PLATS, PAGES 615 THRU 615C AND NORTHPLACE EAST 1ST ADDITION, RECORDED IN BOOK L OF PLATS, PAGES 782 THRU 782B.

ALSO TOGETHER WITH A PORTION OF TRACTS 22 AND 27 OF SAID POST FALLS IRRIGATION TRACTS, LYING NORTHERLY AND EASTERLY OF SAID NORTHPLACE EAST 1ST ADDITION.
EXCEPT IDAHO STREET AND PRAIRIE AVENUE RIGHTS OF WAY.

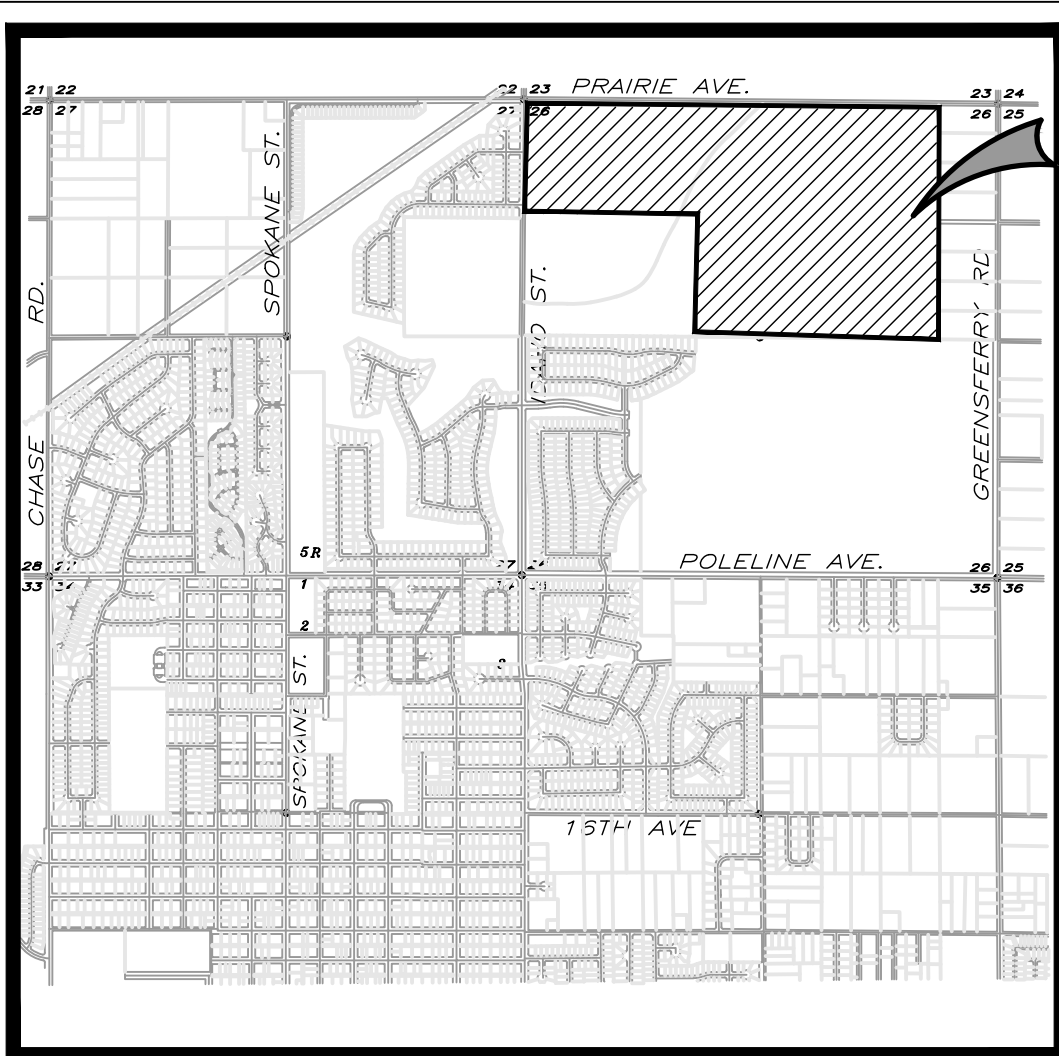
SUBJECT TO ALL EASEMENTS OF RECORD

CONTAINING 238.53 ACRES MORE OR LESS

SITUATE IN THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO.

TABLE OF CONTENTS

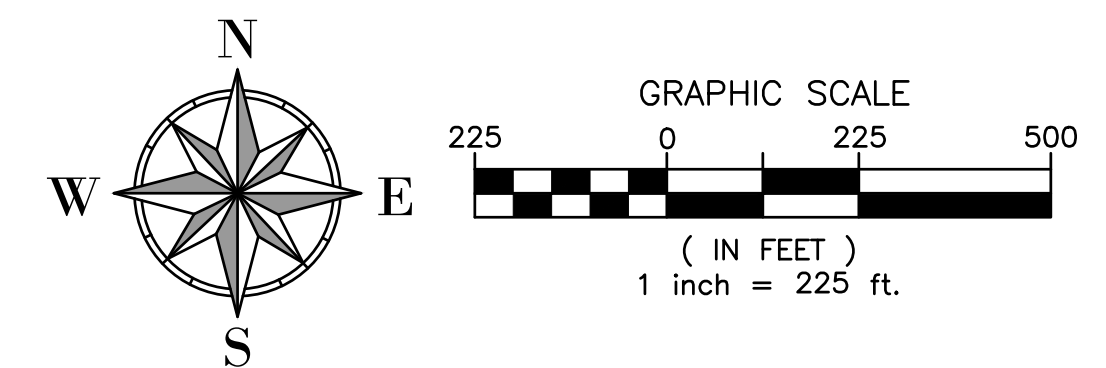
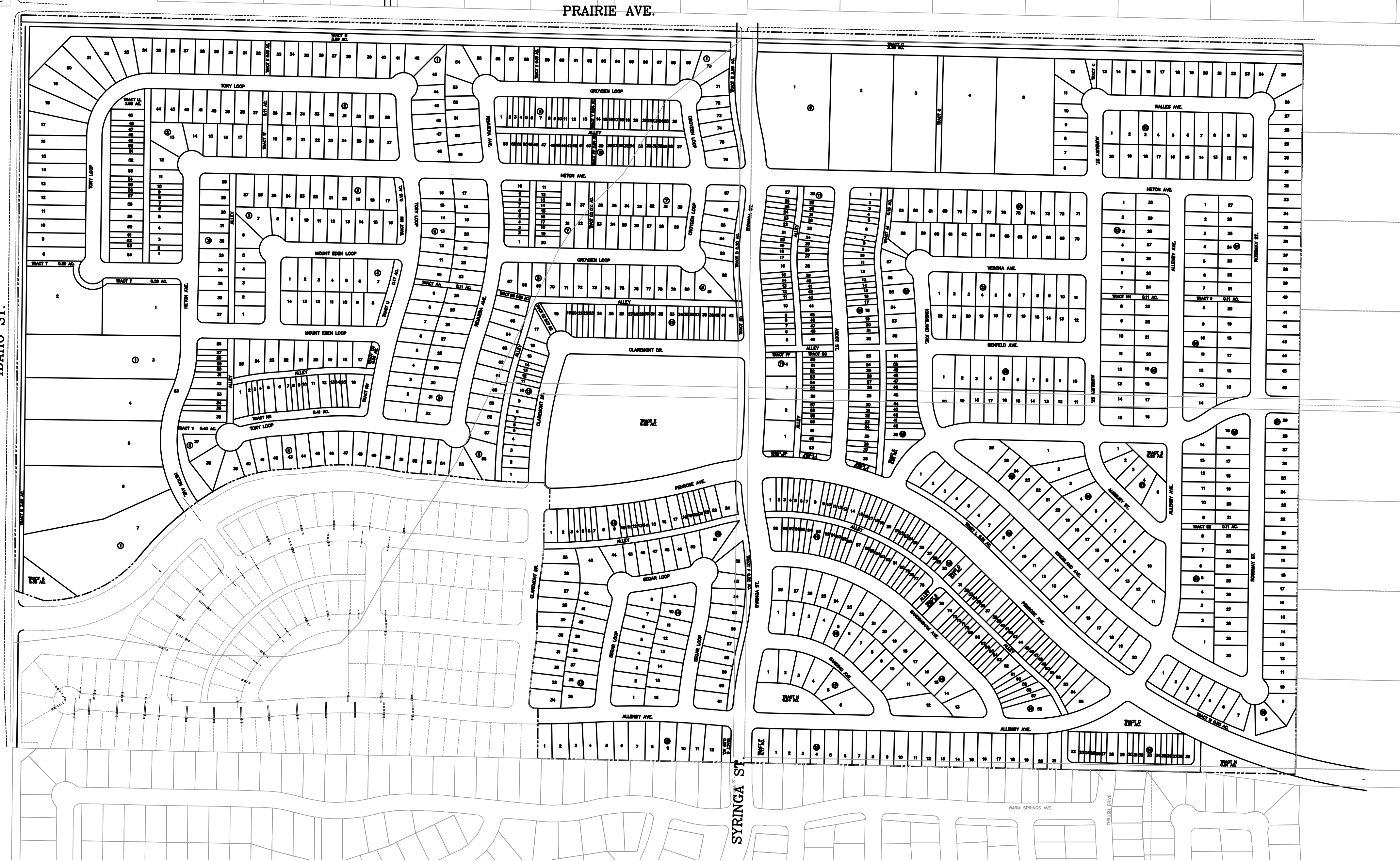
SUBDIVISION COVER	SHEET 1
SUBDIVISION SITE PLAN	SHEETS 2-4
SUBDIVISION SEWER & WATER PLAN	SHEET 5-7
PHASING PLAN	SHEET 8
TRAIL PLAN	SHEET 9
SECTIONS & DETAILS	SHEET 10
TYPICAL BUILDING ELEVATIONS	SHEETS 11-12

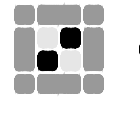


VICINITY MAP

PROPOSED SUBDIVISION

9.57 2290



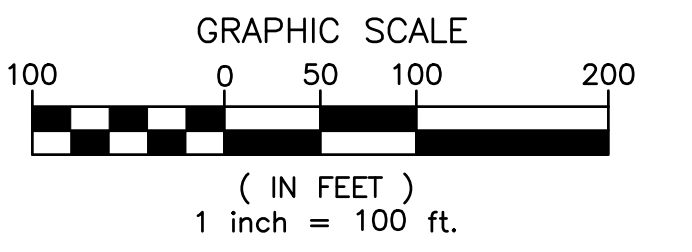
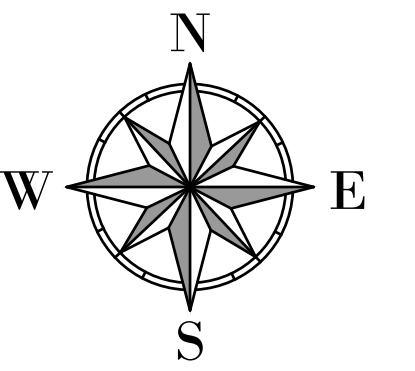
**Greenstone**
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862

COVER SHEET
FOR
NORTH PLACE EAST
2024
POST FALLS, IDAHO
SHEET 1 OF 12

Exhibit A-3

THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.

Page 76 of 236



GENERAL NOTES:

① MINIMUM 15' WIDE TRACT WITH A MINIMUM OF 8' WIDE PAVED PEDESTRIAN CONNECTION.

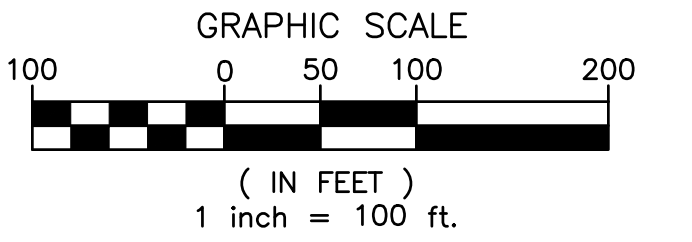
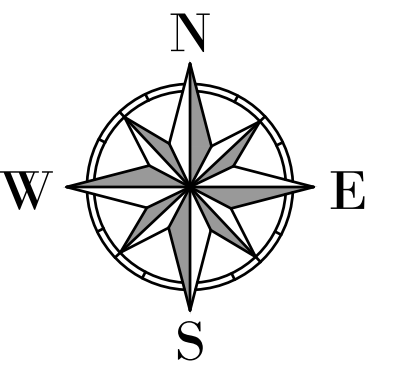
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THERE MAY BE TIMES WHEN PROPOSED LOTS MAY DIFFER FROM THE PRESCRIBED TYPICAL LOT SIZE BUT WILL ADHERE TO THE RESIDENTIAL MIXED (RM) ZONE AND DEVELOPMENT AGREEMENT.

SUBDIVISION SITE PLAN
FOR
NORTH PLACE EAST
2024
POST FALLS IDAHO
SHEET 3 OF 12





GENERAL NOTES:

- ① MINIMUM 15' WIDE TRACT WITH A MINIMUM OF 8' WIDE PAVED PEDESTRIAN CONNECTION.

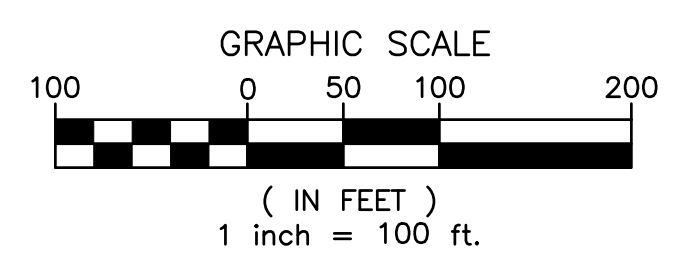
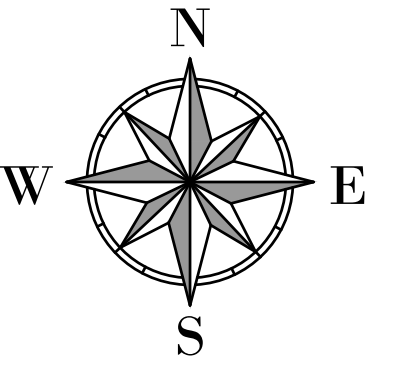
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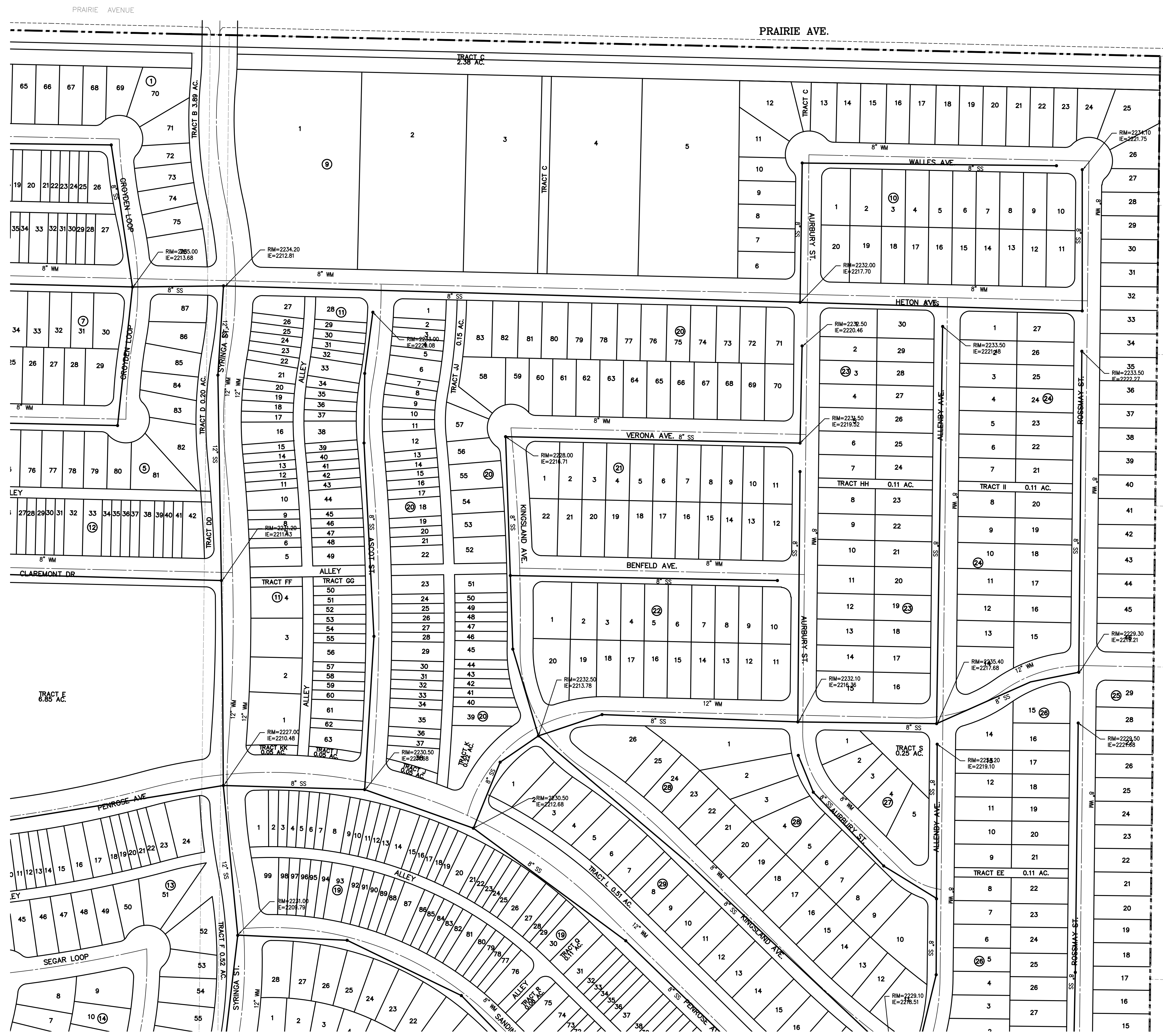
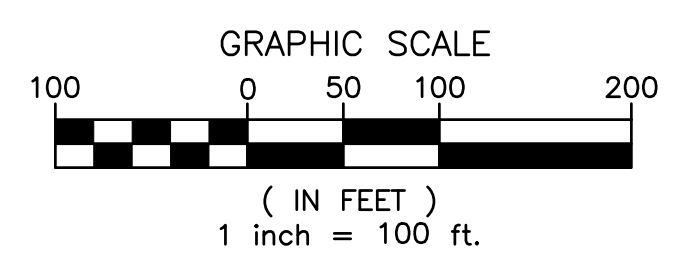
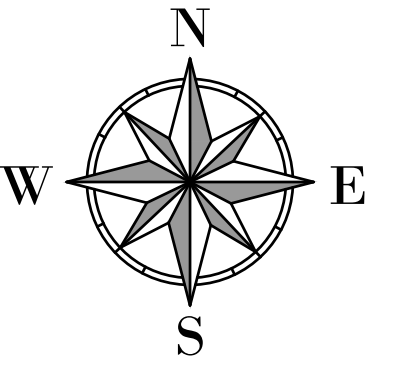
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SUBDIVISION SITE PLAN
FOR
NORTH PLACE EAST
2024
POST FALLS IDAHO
SHEET 4 OF 12

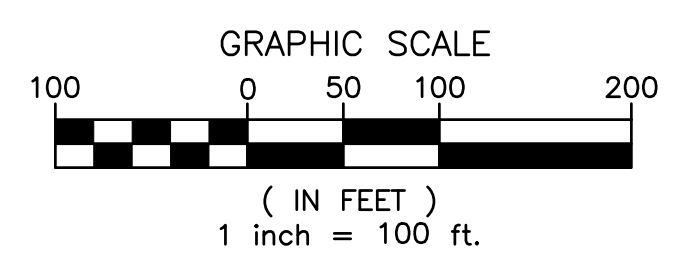
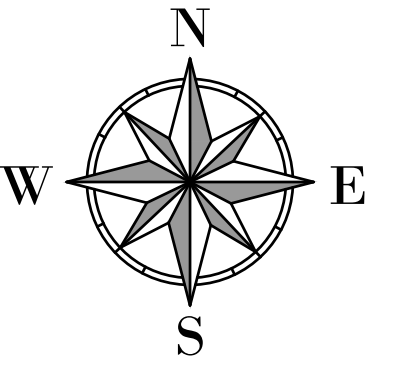




SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 5 OF 12



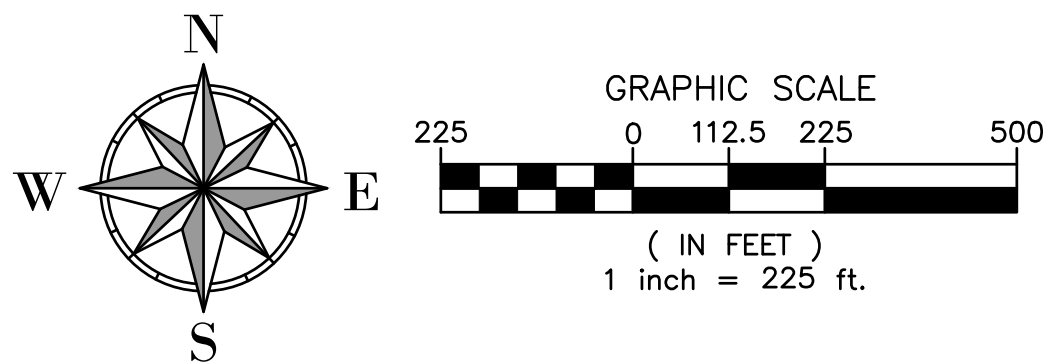
SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 6 OF 12



SEWER & WATER PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 7 OF 12

GENERAL NOTES

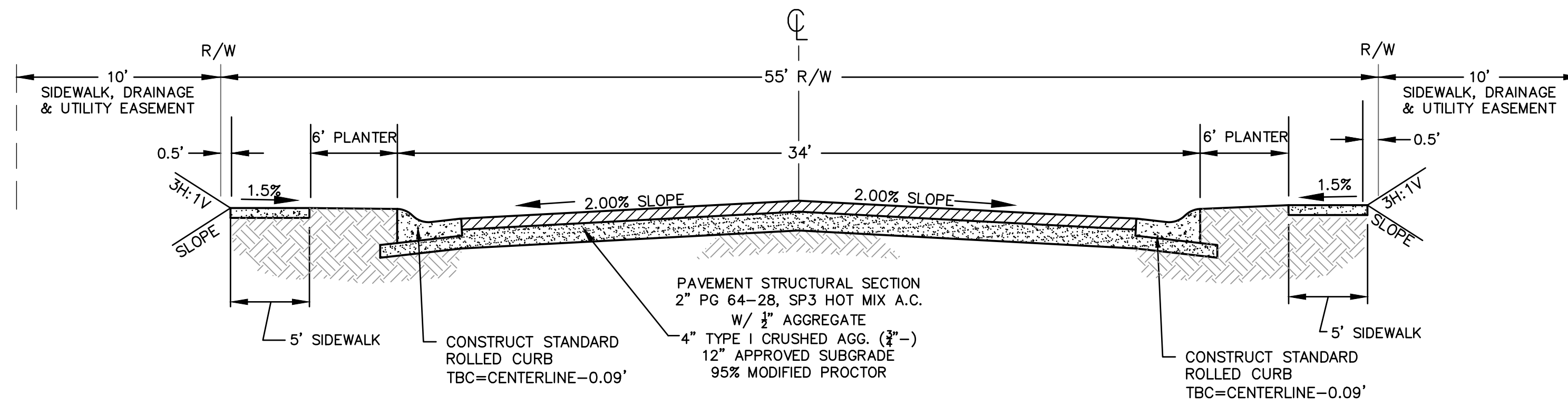
AREAS SHOWN ARE ENTIRELY A BEST ESTIMATE. PHASE TIMING AND SIZE ARE DEPENDENT ON MARKET CONDITIONS. DEVELOPMENT MAY TAKE PLACE IN MORE THAN ONE AREA SIMULTANEOUSLY.



Greenstone
HOMES & NEIGHBORHOODS
1421 N. MEADOWWOOD LN., SUITE 200
LIBERTY LAKE, WA. 99019
PHONE: (509)-458-5860
FAX: (509)-458-5862



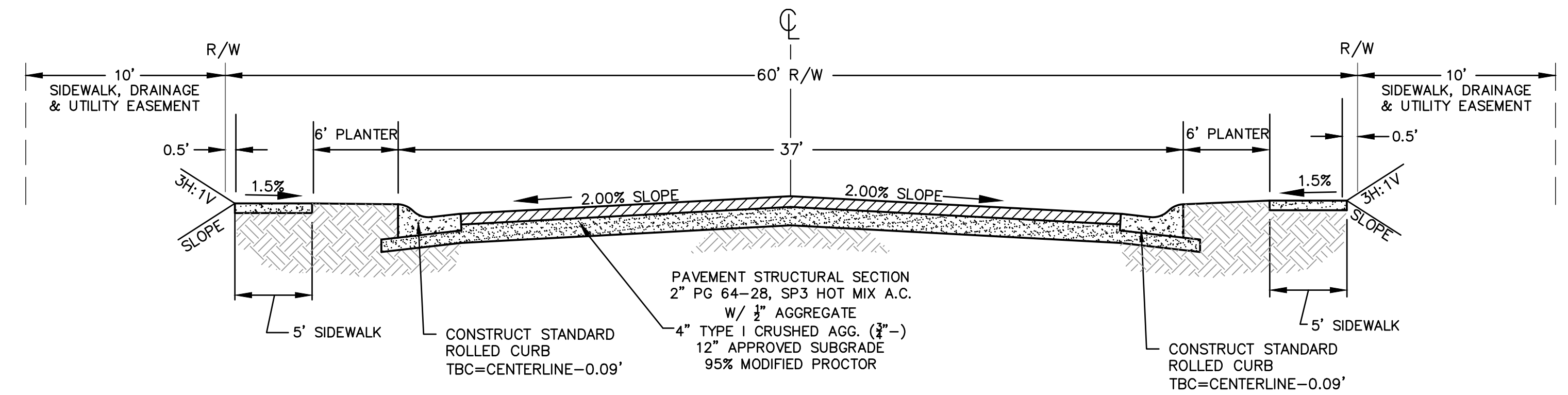
SUBDIVISION PHASING PLAN
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 8 OF 12



TYPICAL CROSS SECTION – ROLLED CURB
NOT TO SCALE

LOCAL ACCESS STREETS

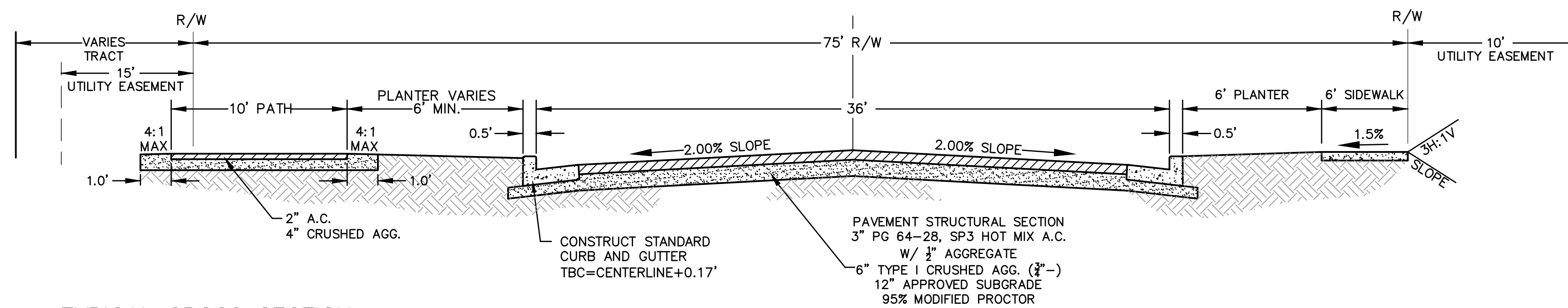
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TYPICAL CROSS SECTION – ROLLED CURB
NOT TO SCALE

LOCAL COLLECTOR ACCESS STREETS

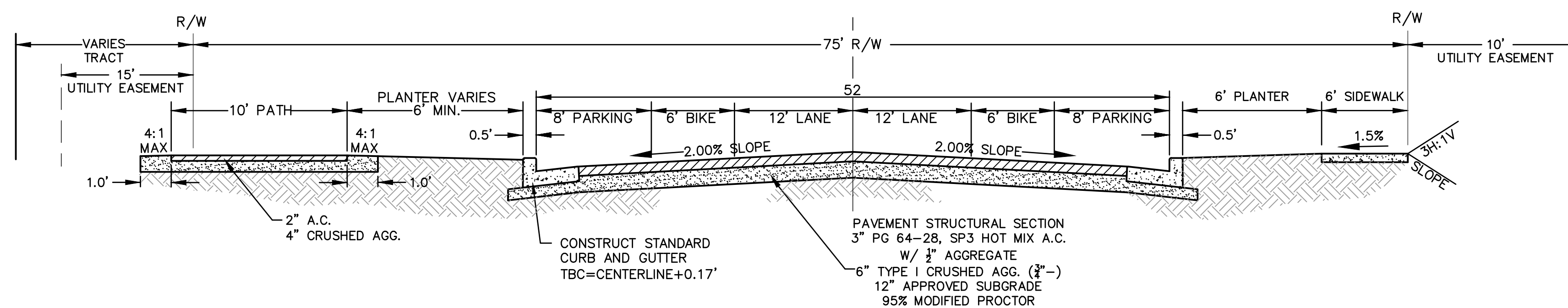
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TYPICAL CROSS SECTION
NOT TO SCALE

SYRINGA ST. SOUTH OF PENROSE

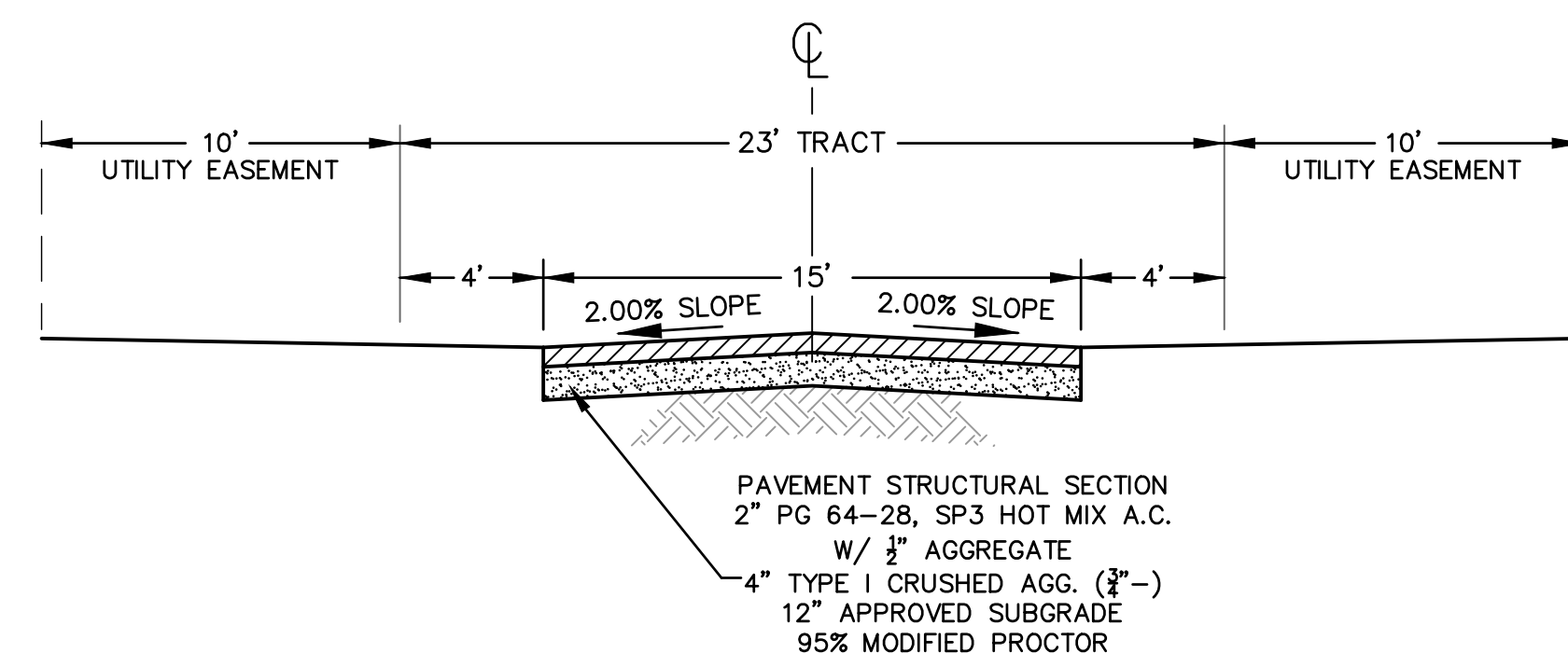
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TYPICAL CROSS SECTION
NOT TO SCALE

PENROSE AVE.
SYRINGA ST.

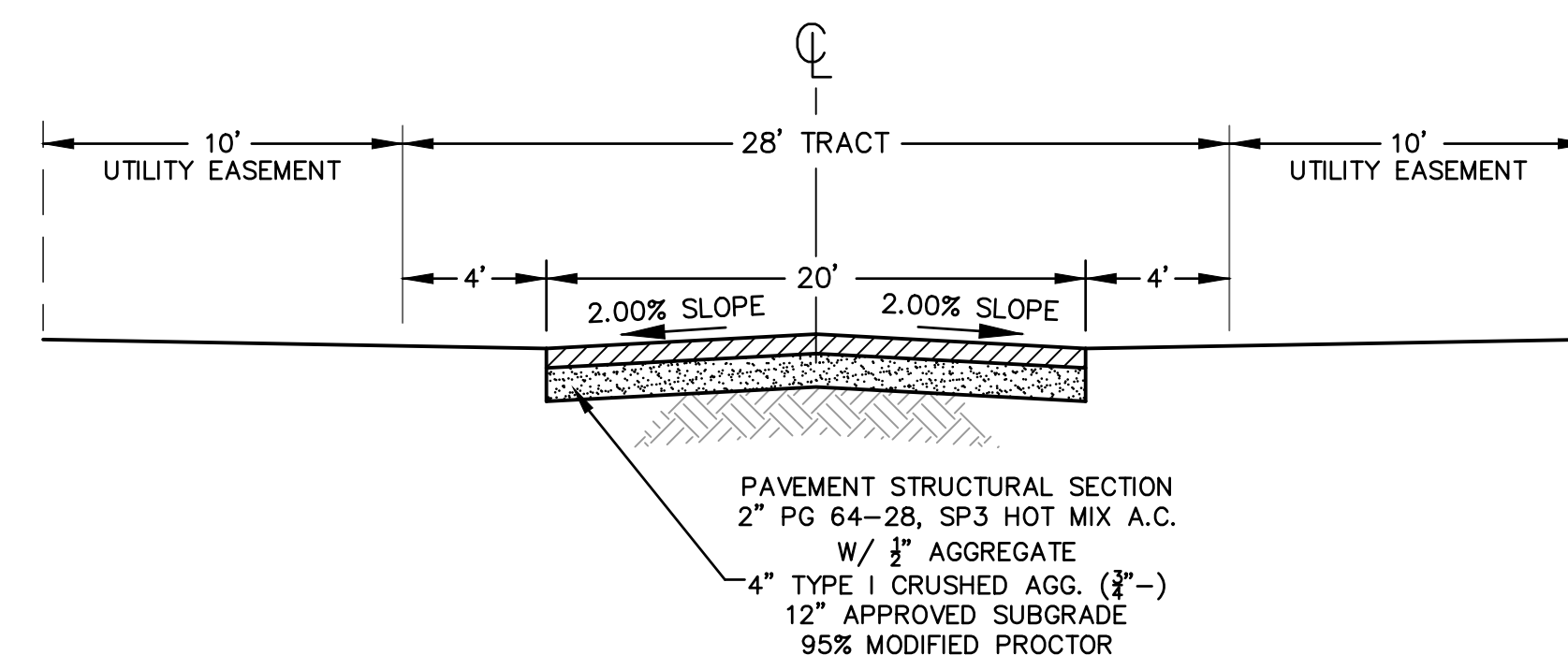
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TYPICAL CROSS SECTION – ALLEY
NOT TO SCALE

ALLEY

D

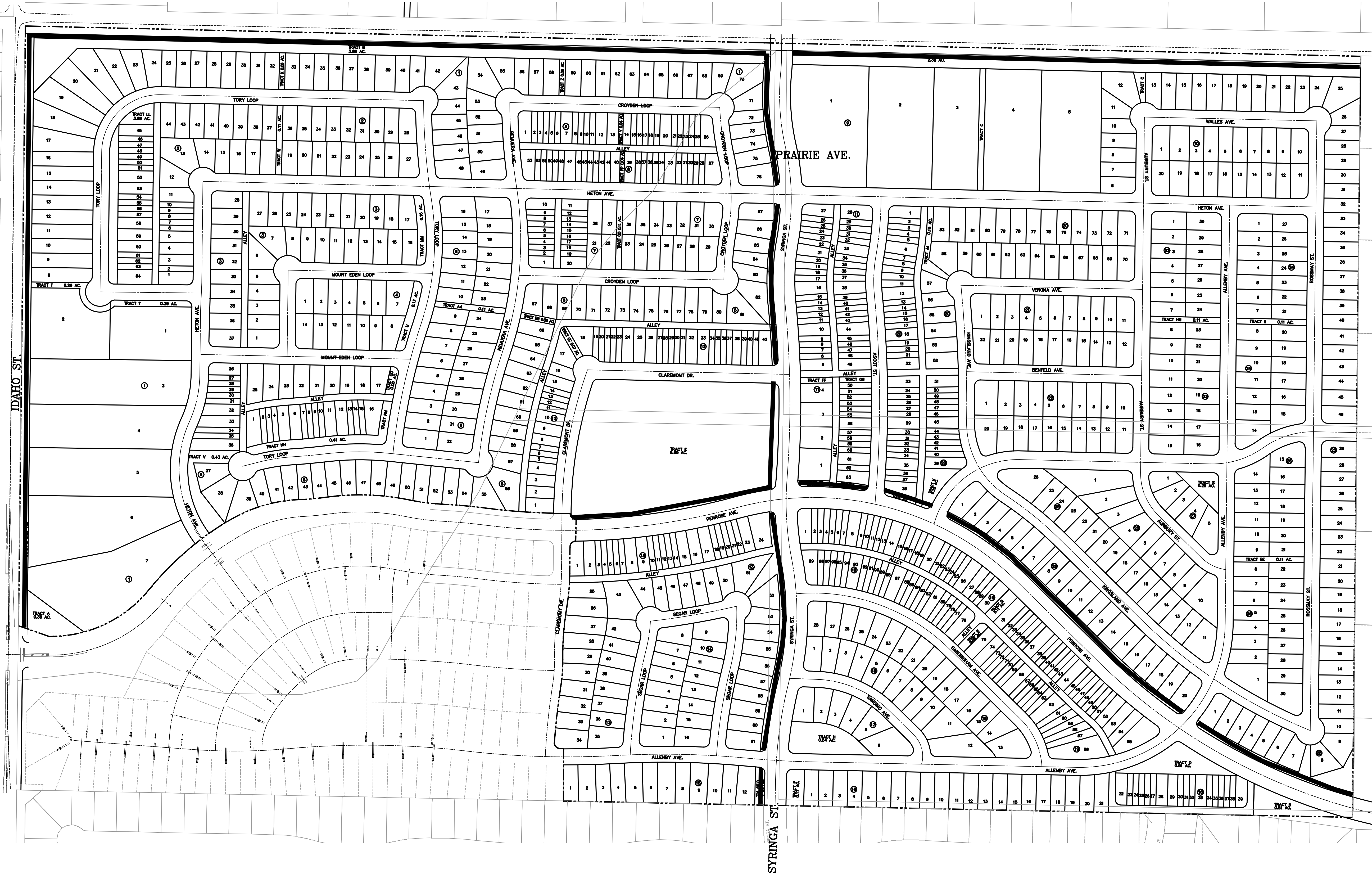
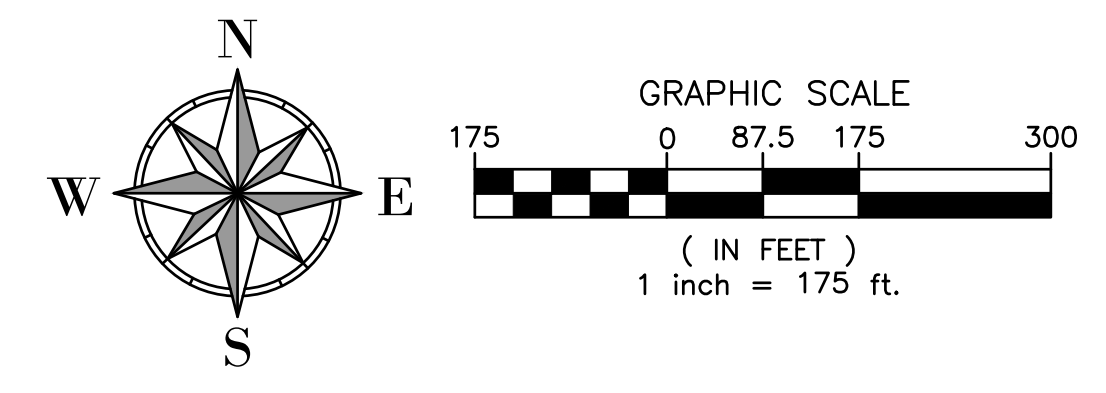


TYPICAL CROSS SECTION – ALLEY (FIRE ACCESS)
NOT TO SCALE

ALLEY

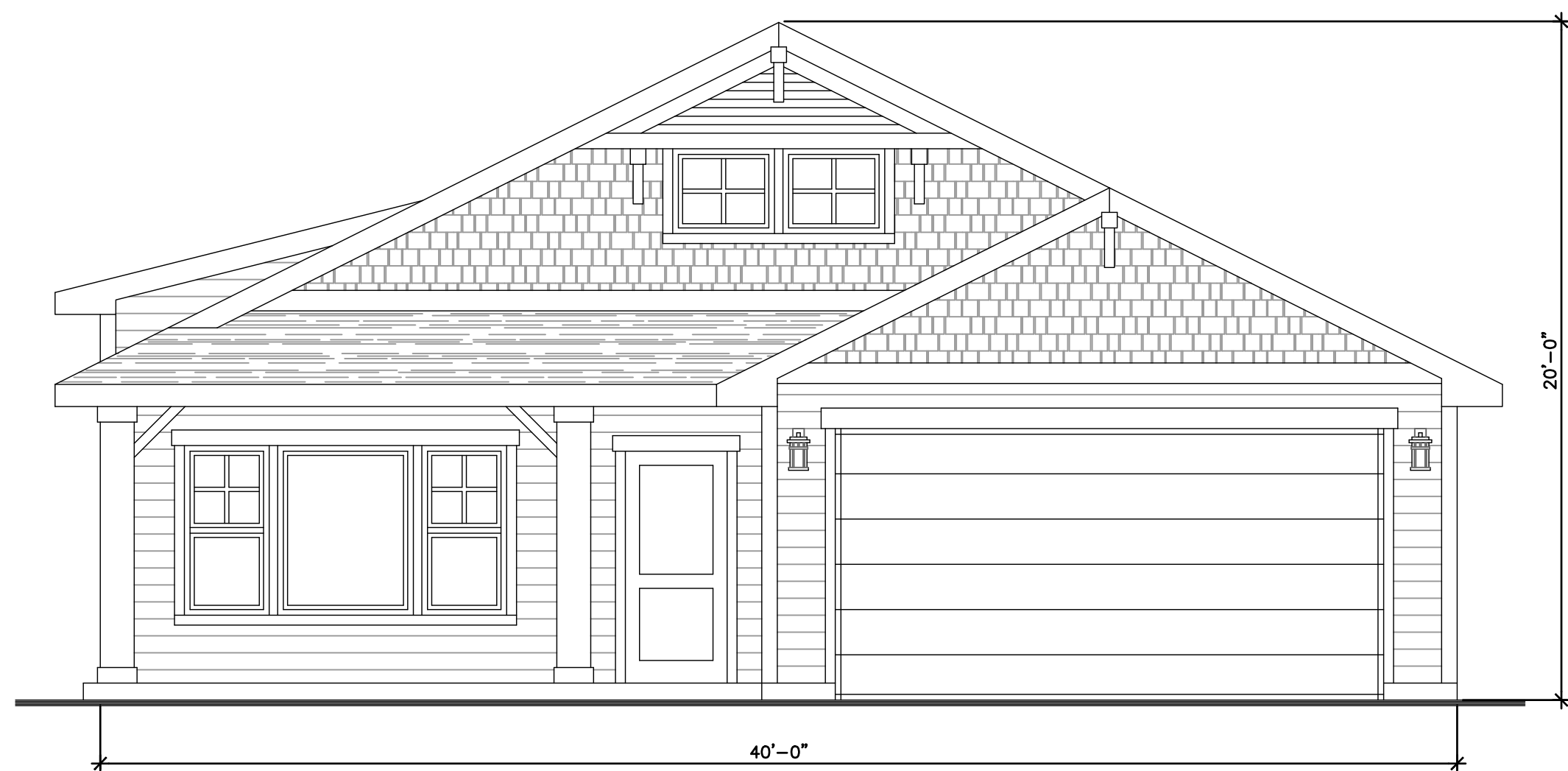
E

TYPICAL STREET DETAILS
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 10 OF 12



SUBDIVISION TRAIL PLAN
FOR
NORTH PLACE EAST 2024
(A PLANNED UNIT DEVELOPMENT)
KOOTENAI COUNTY, IDAHO
SHEET 9 OF 12

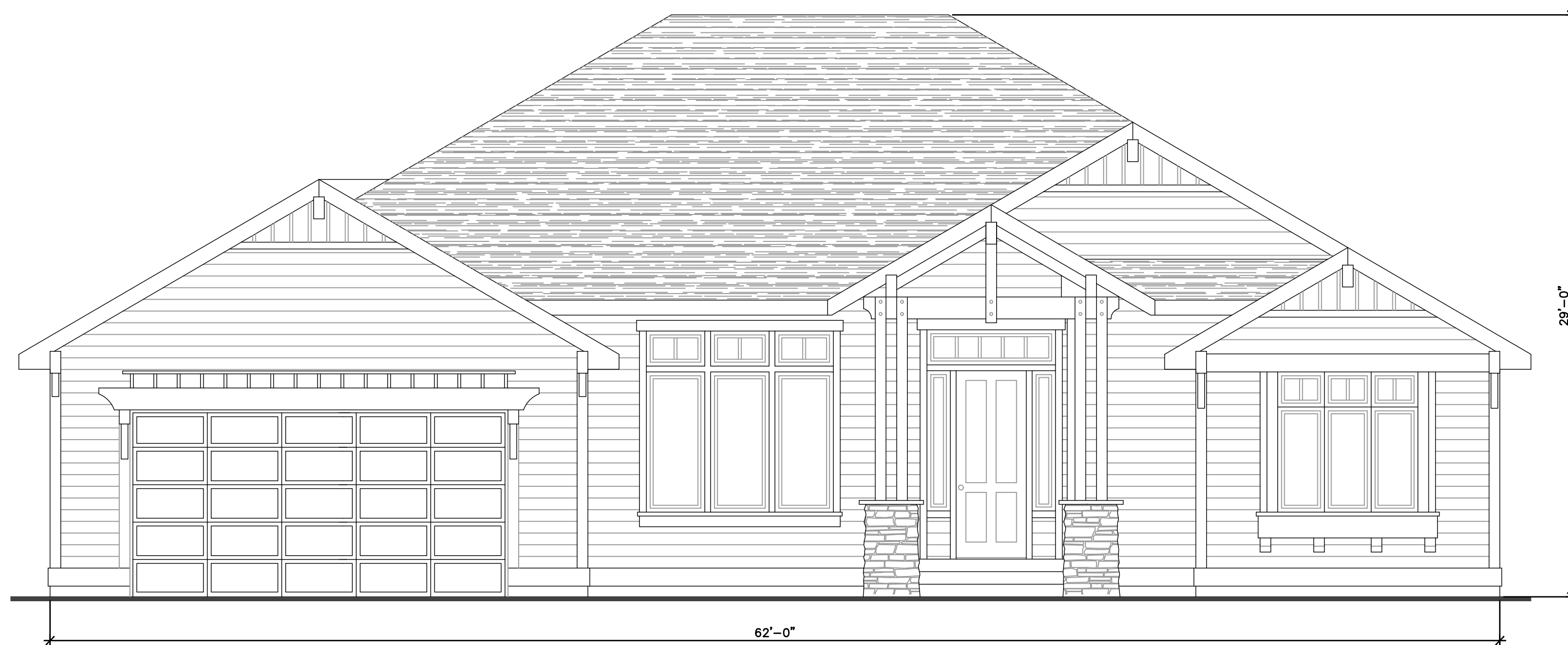
10' WIDE TRAIL



TYPICAL
ENTRY LEVEL HOME



TYPICAL
MID RANGE HOME



TYPICAL
HIGH END HOME



TYPICAL
COTTAGE

TYPICAL HOUSE PLANS
FOR
**NORTH PLACE EAST
2024**
(A PLANNED UNIT DEVELOPMENT)
KOOTENAI COUNTY, IDAHO
SHEET 11 OF 12



TYPICAL
TOWNHOME



TYPICAL
TOWNHOME

TYPICAL HOUSE PLANS
FOR
NORTH PLACE EAST
2024
KOOTENAI COUNTY, IDAHO
SHEET 12 OF 12

Schneidmiller Brothers

N. 1551 Chase Road
Post Falls, Idaho 83854

Jon Manley
Post Falls Planning Department
City of Post Falls
408 N. Spokane Street

Mr. Manley,

This letter is authorization for Greenstone-Kootenai, on behalf of Schneidmiller Brothers to submit a preliminary subdivision application for North Place East. The site is generally located west of Idaho Street south of Prairie Avenue and north of the Fieldstone subdivision.

Sincerely,



Kevin Schneidmiller

ROSS POINT WATER DISTRICT

November 27, 2023

TO: Bill Melvin, P.E.
City Engineer, City of Post Falls
408 Spokane Street
Post Falls ID 83854

RE: NORTH PLACE EAST

Dear Mr. Melvin:

Ross Point Water District has reviewed the preliminary plans for on-site improvements for the above referenced project and found them to be acceptable. We will need to review the completed construction plans before we can give final approval of the water system.

Ross Point Water District's Consulting Engineer, Whipple Consulting Engineers, Inc., have completed a study, which analyses the impact the proposed subdivision will have on our water supply and distribution system. The study identifies improvements that if made by the Developer, will allow the District to provide service to the subject project and maintain the existing level of service in the Ross Point Water District.

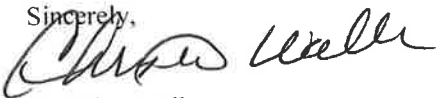
This letter is to advise you that Ross Point Water District is willing and able to provide water service to the proposed North Place East, to the extent of its readily available capacity if the following prerequisites are met:

Additional requirements include:

1. Annexation of the subdivision into the Ross Point Water District service area, if applicable.
2. Satisfactory completion and dedication of approved on-site and off-site water system improvements.
3. Payment of all applicable fees and charges.
4. Compliance with all Ross Point Water District policies, rules and regulations.
5. Transfer of all water rights associated with project property, if applicable.
6. The Applicant must petition to annex into the District, and such annexation must be approved by the District's Board at a properly noticed public hearing.
7. All cost associated with the annexation process will be covered by the applicant.
8. The Applicant must agree to be bound by the terms and conditions set by the Board if annexation is granted.

If work on the project is not begun within one year this "Will Serve" letter becomes void. If you have any questions, please feel free to contact the District.

Sincerely,



Christine Waller
Ross Point Water District

Cc: Ray Kimball, Whipple Consulting Engineers, Inc.
Idaho Department of Quality
Panhandle Health District
Kevin Schneidmiller, Greenstone Homes & Development

Legal Description
For
Northplace East 2023 Preliminary Subdivision

Tracts 2 thru 5, Tracts 11 thru 15, Tracts 18 thru 21, and Tracts 28 thru 31 of Post Falls Irrigation Tracts, Recorded in Book C of Plats, Page 78, together with all Rights of Way lying adjacent to said Tracts.

TOGETHER with that portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian lying Northwesterly of Northplace East, Recorded in Book L of Plats, Pages 615 thru 615C and Northplace East 1st Addition, recorded in Book L of Plats, Pages 782 thru 782B.

ALSO TOGETHER with a portion of Tracts 22 and 27 of said Post Falls Irrigation Tracts, lying Northerly and Easterly of said Northplace East 1ST Addition.

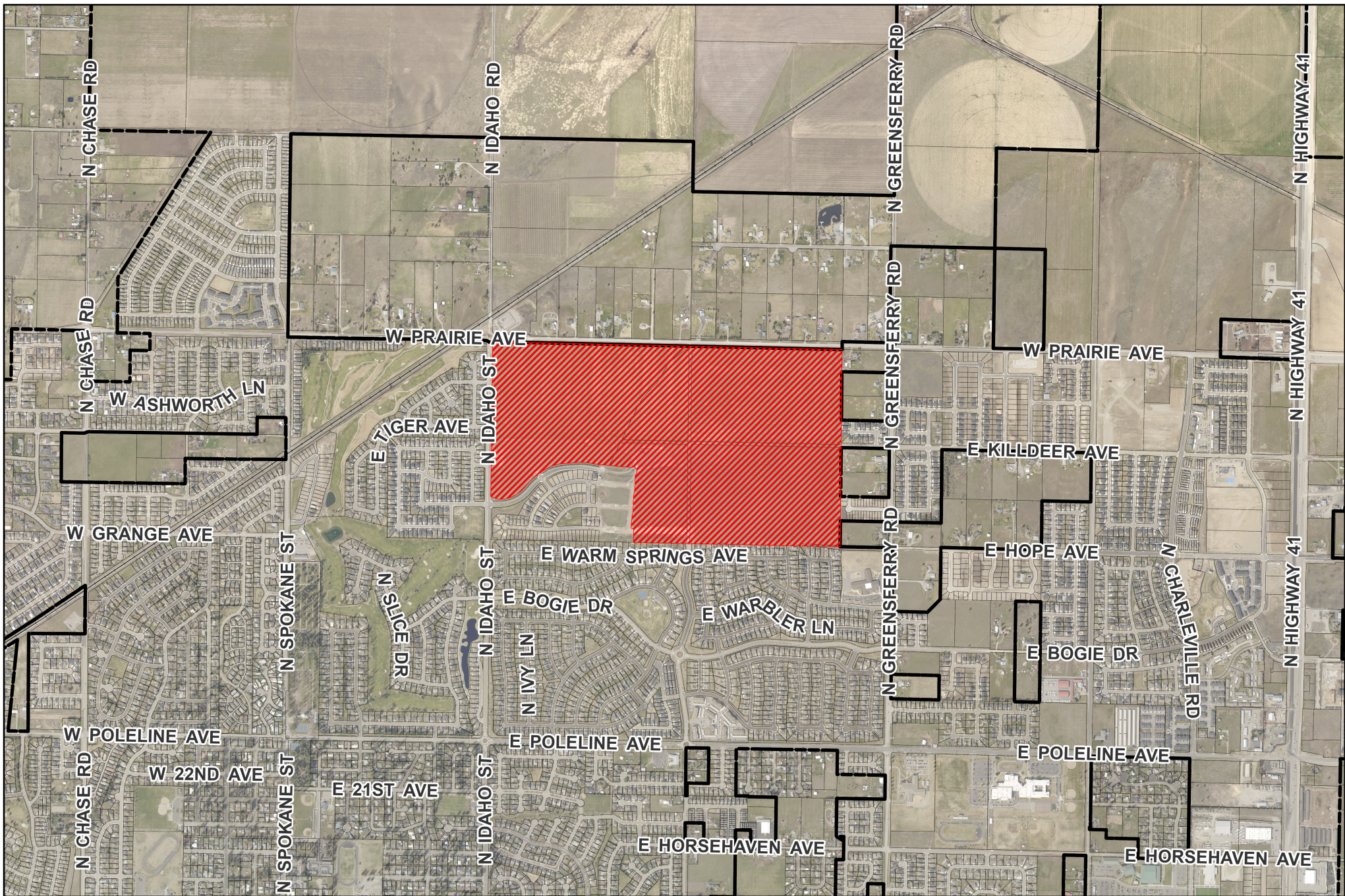
EXCEPT Idaho Street and Prairie Avenue Rights of Way.

Subject to all easements of record

Containing 238.53 Acres more or less

Situate in the City of Post Falls, Kootenai County, Idaho,



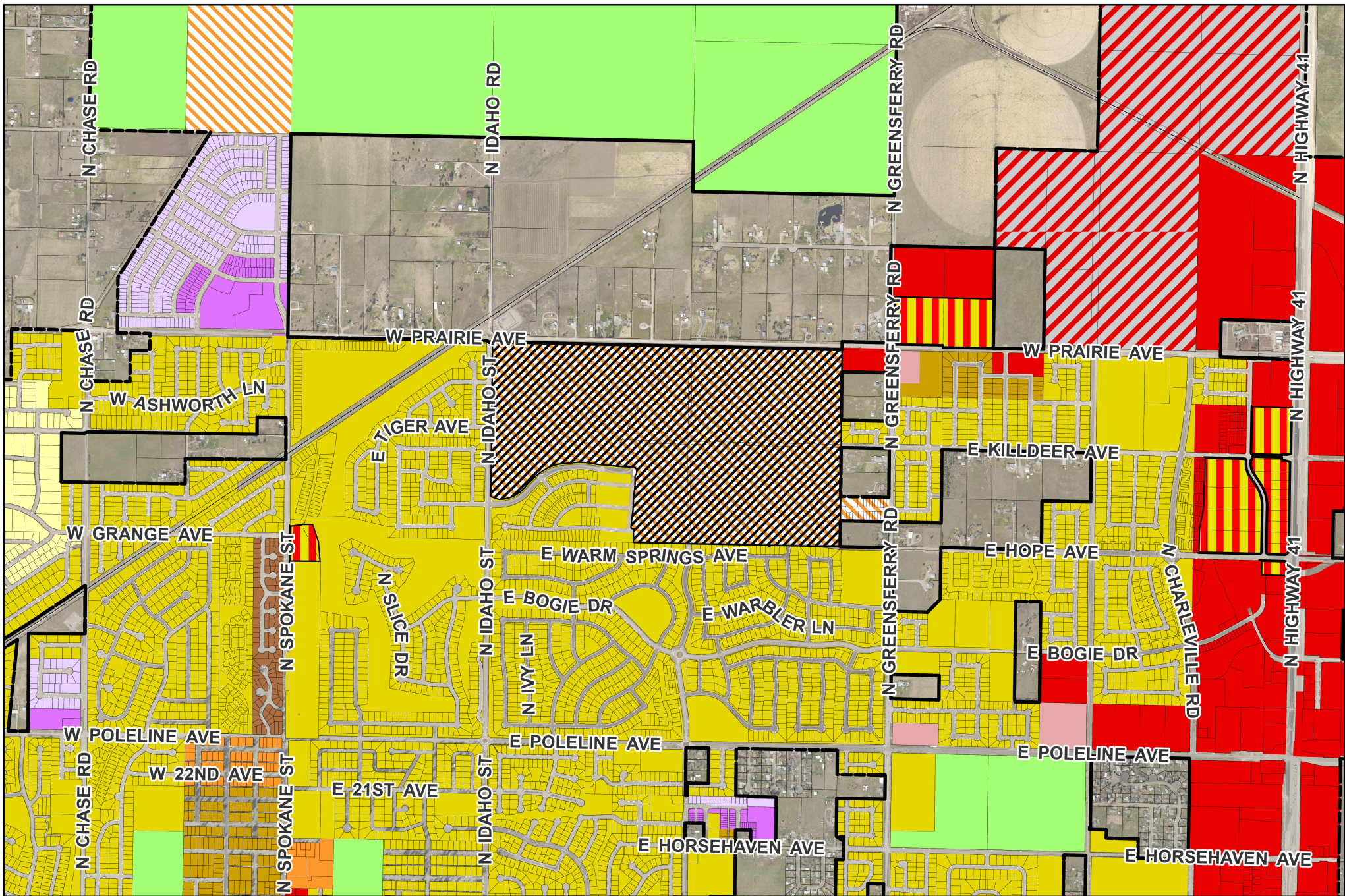


Project Location
NORTH PLACE EAST 2024
SUBDIVISION
SUBD-23-7



- Post Falls City Boundary
- Tax Parcels
- Subject Site





Zoning Map
NORTH PLACE EAST 2024
SUBDIVISION
SUBD-23-7

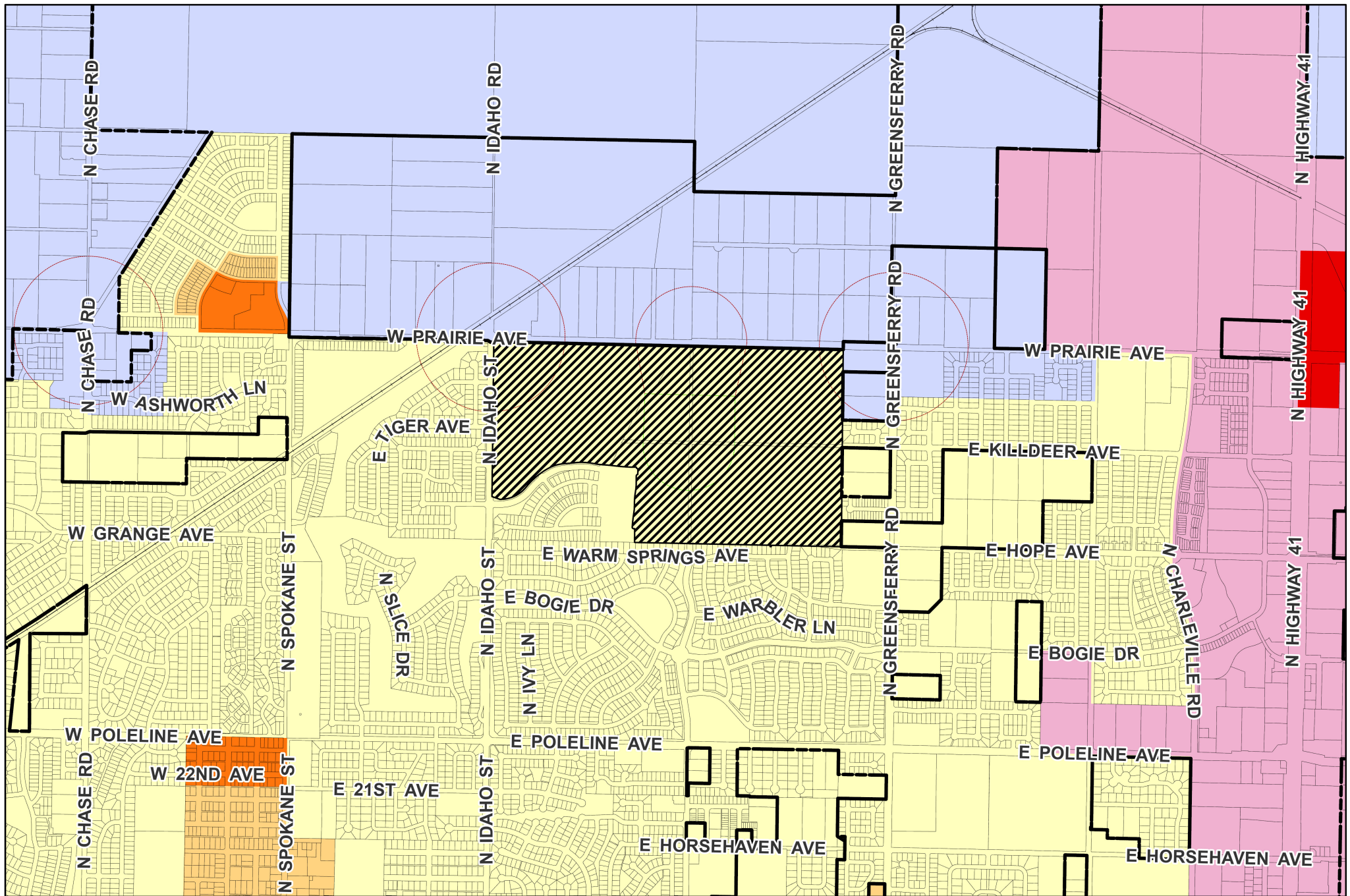


- Post Falls City Boundary
- Tax Parcels
- Subject Site
- CCM
- CCS

- TM
- LC
- RM
- R-1-S
- R-1
- R-2

- R-3
- RMHP
- SC3
- SC4
- PR





Future Land Use Designation
NORTH PLACE EAST 2024
SUBDIVISION
SUBD-23-7



- Post Falls City Boundary
- Tax Parcels
- Subject Site
- Commercial Activity Node
- Residential Activity Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business/Commercial
- Commercial
- Transitional



DEVELOPMENT AND ZONING AGREEMENT
North Place East Residential Mixed (RM) Zone Change
(File No. ANNEX-0007-2020)

THIS AGREEMENT is made this 5th day of Oct, 2021, by and between the **City of Post Falls**, a municipal corporation organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at 408 N. Spokane Street, Post Falls, ID, and **Schneidmiller Bothers, INC.**, an Idaho Corporation company organized and existing pursuant to the laws of the State of Idaho, with its principal place of business at PO Box 3477, Coeur d'Alene, ID 83816.

WHEREAS, Schneidmiller Brothers, INC., (hereinafter the "Owner") owns a tract of land (hereinafter the "Property") within the city limits of the City of Post Falls (hereinafter the "City"), which the Owner wishes to change the zoning designation from Single Family Residential (R-1) to Residential Mixed (RM) and develop within the City consistent with this agreement; and

WHEREAS, the legal description and depiction of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the Mayor and City Council of the City have determined it to be in the best interests of the City to rezone the Property to the Residential Mixed (RM) zone subject to the Owner performing the covenants and conditions in this Agreement.

NOW THEREFORE, IN CONSIDERATION of the covenants and conditions set forth herein, the parties agree as follows:

ARTICLE I: PURPOSE AND DESCRIPTION OF PROPERTY

- 1.1. Purpose: Owner enters into this Agreement to obtain rezoning of the Property while the City seeks to obtain surety regarding the manner in which the Property will be developed as contemplated by Idaho Code § 67-6511A. Owner acknowledges that City has no duty to rezone the Property and that the promises of Owner contained in this Agreement are an inducement for City to do so. The term "Owner" includes any successor in interest in the Property.
- 1.2. Description of the Property: The Property is generally located south of Prairie Avenue, east of Idaho Rd., west of Greensferry Rd.; and is more particularly described in Exhibit "A".

ARTICLE II: STANDARDS

- 2.1. Construct to City Standards: Owner agrees that all improvements required by this Agreement or by City codes will be built to City standards or to the standards of any public

agency providing service to the Property. Owner agrees to adhere to all City policies and procedures; including, but not limited to sanitary sewer improvements, water lines, fire hydrants, parks, flood works, storm water management, curbs, sidewalks, street trees, streetlights, pedestrian/bicycle facilities and roads. Such policies include extending utility lines in a manner acceptable to the City to make service available to adjoining lands and limitations on gaining site access from arterial and collector roadways (including the KMPO Critical Access Corridor Policy).

- 2.2. Applicable Standards: Owner agrees that all laws, standards, policies, and procedures regarding public improvement construction that the Owner is required to comply with or otherwise meet pursuant to this Agreement or City codes are those in effect when construction is commenced. If Owner fails to comply with applicable laws while constructing improvements, public or otherwise, on the Property, the Owner consents to the City withholding further development approvals for the Property including, but not limited to, building permits, certificates of occupancy, site plan approval, and subdivision approval until such compliance is attained. Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section.
- 2.3. Inspection and Testing: Owner agrees that it will retain the services of a civil engineer, licensed by the State of Idaho, to perform construction inspection and testing during the construction of all public improvements on the Property. Owner agrees to provide copies of all field inspection reports and test results to the City Engineer accompanied by a certification that the improvements have been installed in compliance with applicable City requirements prior to requesting that the City accept the public improvements for ownership and maintenance. The inspection, testing and certification reports must be provided at no cost to the City and comply with City submittal standards. Owner agrees that a representative of the City must be present at the pressure testing of water mains and sanitary sewer mains. Owner agrees to provide the City with at least twenty-four (24) hours-notice before such testing.
- 2.4. As-Built Drawings: Owner agrees to provide accurate "as-built" drawings, conforming with City submittal standards, of public improvements to the City within thirty (30) days of the date of substantial completion of construction of any public improvement on the Property. If as-builts are not provided as required by this Agreement, the Owner agrees that the City may withhold further development approvals for the Property as provided in Section 2.2 and waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approvals. The Owner understands and agrees that the City will not accept public improvements for maintenance or allow occupancy of constructed improvements on the Property until accurate "as-builts" are provided and until planned improvements have complied with the inspection requirements contained in Section 2.3 and have been accepted for public maintenance or approved for private use.

ARTICLE III. UTILITIES AND PUBLIC SERVICES

- 3.1. Water: Owner agrees to use a public water supply system for any development of the Property and to pay all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. If water service cannot be obtained from a public water supply system that has the legal authority to provide service to the Property, the Owner may seek to obtain water service from any lawful source whether public or private beginning 90 days after the date that the Owner requested water service from each public water supply system that has legal authority to serve the Property.
- 3.1.1. Water Rights: Prior to commencement of development of the Property, Owner agrees to grant, in a form acceptable to the grantee, to the public water supply system agreeing to provide water service to the Property all water rights associated with the Property to assure that the public water supply system has adequate water rights to supply domestic water to the Property.
- 3.2. Wastewater Reclamation: The Owner agrees to use the Post Falls Sanitary Sewer system for all development of the Property and to be responsible for all required fees and charges including all connection and/or capitalization charges generally applicable at the time service is requested. Sanitary sewer service will be provided in accordance with rules and regulations of the City. The City does not warrant that sanitary sewer capacity will be available at the time Owner requests connection to the sanitary sewer system. If sanitary sewer capacity cannot be assured within 180 days of the date that service is requested by the Owner, the Owner is temporarily authorized to provide service by resorting to any lawful public or private alternative so long as legal requirements can be met. Upon the availability of treatment capacity, the owner shall disconnect from the temporary service and connect to and divert flows to the public system. Any proposed alternative must not frustrate the progression and continuity of the City's wastewater collection system.
- 3.2.1. Connection of Existing Structure to Sanitary Sewer Infrastructure: Any existing structures located on the Property at the time of this Agreement that are serviced by a septic system must be connected to the Post Falls Sanitary Sewer system or removed from the Property at the time of any development on the Property and the existing septic system abandoned in compliance with all legal requirements. Owner is solely responsible for the costs of connecting to the sanitary sewer and abandoning the septic system.
- 3.3. Maintenance of Private Sanitary Sewer and Water Lines: The Owner acknowledges that the City is not responsible for maintenance of any private sanitary sewer lines or water lines, including appurtenances, within the Property.
- 3.4. Size of Water and Sewer Mains: The Owner agrees on-site water and sewer mains will be adequately sized to provide service to the Property as determined by the entity providing water or sewer service to the Property. For water and sewer lines to be dedicated to the City, the City will determine the appropriate main size based on adopted City master plans and may require the Owner to oversize the mains or to construct the mains with increased depth beyond the size/depth needed to serve the Property. If required to oversize water or

sewer mains (including additional depth), the Owner may request reimbursement for oversizing costs during the subdivision or other development approval process.

- 3.5. Garbage Collection: The Owner agrees that upon the expiration of the term of any contract to provide garbage collection services to the Property, that the Owner will begin using the garbage collection service in effect with the City of Post Falls.

ARTICLE IV. PUBLIC PROPERTY DEDICATIONS

- 4.1. Rights of Way and Easements: As partial consideration for this Agreement, Owner agrees to dedicate grants of rights of way and easements to the City at the time of platting, according to the following:
- 4.1.1. Idaho Street (Minor Arterial) – 95 Foot right-of-way (measured from existing western right-of-way line) with a 15 Foot Easement dedicated to the City of Post Falls for Sidewalk, drainage, and utility purposes.
- 4.1.2. Penrose Avenue (Major Collector) – 75 Foot right-of-way (minimum) with a 15 Foot Easement on the north and 10-foot easement on the south. Easement shall be dedicated to the City of Post Falls for Sidewalk, drainage, and utility purposes. The right-of-way dedication increases to 85 feet where a center roadway landscape island or center turn lane is provided.
- 4.1.3. Syringa Street (Minor Collector – City Standard SD 2003)
- 4.1.4. Local Access Roadway (Local Residential – City Standard SD 2001) from Penrose Ave. heading northeasterly towards Killdeer Ave. 70' right-of-way with 36-foot paved road width. The right-of-way width may be reduced by 10-feet if appropriately located community swales are used in place of continuous street side swales. (sidebar: the 70' right-of-way with a 36-foot street width is from City Code 17.28.040.B, along with the ability to reduce by 10-feet as noted with note 1 of the same referenced City Code Section.
- 4.1.5. Alleys (Private) – if alleyways are designed with a center crown, stormwater treatment facilities can be negated as the available landscaping along the edge of the alley will handle treatment and infiltration of stormwater. When alleys are designed with an inverted crown (center channel), the concentrated flows with the stormwater from the public rights-of-way creates a larger long-term cost to the City for mitigation of failing stormwater facilities.
- 4.2. No Impact Fee Credit for Dedication: Owner agrees that it is not entitled to any credit of the City's then currently adopted Impact Fees because of its dedication of street right way and easements. As such, Owner waives, on behalf of itself and its successors in interest, all claims it may have against the City for not granting an Impact Fee credit relating to the dedication of rights of way and easements as provided in Section 4.2. The parties agree that this agreement is entered into in good faith by both parties and is intended to comply with Idaho Code §67-8209(4).

ARTICLE V. DEVELOPMENT OF THE PROPERTY

- 5.1. Midblock Walkways: A pedestrian access easement or tract must be provided at the end of cul-de-sacs or closed end streets and at the approximate midpoint of any block exceeding six hundred feet (600') in length, or in any block of lesser length which is adjacent to an arterial or collector roadway to provide pedestrian circulation and access within and to surrounding neighborhoods, schools, playgrounds, shopping centers, transportation lines and other community facilities. The required access easements or tracts must be a minimum of fifteen feet (15') wide and contain a paved path at least eight feet (8') wide.
- 5.2. Limitation to Development: Owner agrees that the Property will be developed in compliance with the City's zoning regulations and have a density cap of 1400 dwelling units and be completed consistent with the intent of the conceptual plan (Exhibit A-3). Additionally, Owner agrees to comply with the additional restrictions contained in this Agreement to help ensure that the development of the Property results in an attractive, safe, and healthy environment for future residents.
- 5.2.1 All primary structures constructed on lots less than 30' in width shall front a public street and be rear loaded.
- 5.2.2 Rear loaded duplex lots shall be minimum of 40' in width.
- 5.2.3 Front loaded duplex lots must be a minimum of fifty feet (50') wide.
- 5.2.4 Front loaded duplex lots at a knuckle or cul-de-sac must have a minimum width of fifty feet (50') measured at the front setback line.
- 5.2.5 Duplexes that do not provide a garage must provide a minimum of a 10' X 20' parking area (covered or uncovered) adjacent to each unit set behind the building principal plane of the building.
- 5.2.6 The primary entrances for duplexes or single-family residential structures shall front the addressed public or private street.
- 5.2.7 No more than 65% of the primary residence(s) shall be occupied by garage(s) along the massing of the front façade. Garage area to be measured from inside the side walls to the top plate line of the garage.
- 5.2.8 Detached garages shall be set back from the front plane of the primary residence at a minimum of 15'.
- 5.2.9 The enhanced corridor depicted within Exhibit A-6 shall be completed generally consistent as submitted.
- 5.2.10 Multi-family uses are limited to two stories.
- 5.3 Site Plan: Owner agrees that the development of the Property will generally conform to the conceptual site plan attached to this Agreement as Exhibit "B", which depicts the general disposition of uses and infrastructure on the Property. The parties agree that the

location of major public infrastructure such as collector and arterial streets through the Combined Property cannot be relocated in a manner inconsistent with Exhibit "B" without written approval of the City Council evidenced by an amendment to this Agreement. The location of private uses may be relocated on the Property to meet market demands provided that the overall development of the site generally complies with Exhibit "B". The Owner agrees on behalf of itself, its successors and assigns, that if the Owner submits building or other development plans that do not comply with this Section, that the City may withhold approval of such building or other development permits and Owner waives, on behalf of itself and its successors in interest, all claims against the City relating to the City withholding development approval as authorized by this Section. In the event of a disagreement about whether a proposed use or development project on the Property complies with Exhibit "B", the parties agree to meet and confer regarding the disagreement as contemplated by Section 7.12.

- 5.4 Site Access: Individual Residential Lot Access for vehicles to/from Prairie Avenue, Idaho Street, Syringa Avenue or Penrose Avenue will be prohibited on the face of the Plat.
- 5.5 Homeowners Association: A homeowner's association must be formed for the subdivision and be responsible for the following items:
 - 5.5.1 Maintenance of Community Common Areas and all open space tracts and associated improvements and amenities within such. This includes clearing of snow from sidewalk and trails, along with irrigation Street Trees and other landscaping areas.
 - 5.5.2 Maintenance of stormwater swales, planting strips, sidewalks, trails, and right-of-way landscaping areas along Prairie Avenue, Penrose Avenue, Syringa Street and Idaho Street
 - 5.5.3 Private Alley maintenance

ARTICLE VI. FEES

- 6.1. Fees: Additionally, the Owner agrees to pay all required fees and charges including but not necessarily limited to water hook-up fee(s), water connection (capitalization) fee(s), sanitary sewer connection (capitalization) fee(s), annexation fees, building permit fees and any applicable impact fees that may be imposed. Fees referred to in this Section are established by City ordinance and/or resolution and arise independent of this Agreement.

ARTICLE VII. MISCELLANEOUS

- 7.1. Subdivision: The parties acknowledge that in the event the Owner desires to sell a portion of the Property rather than the Property as a whole, that a plat may be necessary. Owner agrees that in the event a plat is necessary, Owner will submit a proper subdivision plat and comply with the subdivision ordinance in effect at the time of the desired division.
- 7.2. Default: Owner agrees that in the event the Owner fails to comply with the terms of this Agreement, defaults, or is otherwise in breach of this Agreement, the City may terminate this Agreement in its sole judgment and pass an ordinance rezoning the property to the pre-

existing zone or otherwise rezone the Property. Execution of this Agreement by the Owner will be deemed to be written consent to rezone the Property should the Owner default on this Agreement. Owner waives, on behalf of itself and any successors in interest, any claims it may have against the City for declaring a default of this Agreement and rezoning the Property as allowed by this Section.

- 7.3. Owner to Hold City Harmless: The Owner further agrees it will indemnify, defend (in the City's sole option, and hold the City harmless from all causes of action, claims and damages that arise, may arise, or are alleged, because of the Owner's development, operation, maintenance, and use of the Property. Owner further agrees to pay City's legal costs, including reasonable attorney fees in the event this annexation is challenged in a court of law. Payment for City's legal costs will be remitted within thirty (30) days after receipt of invoice from the City for legal expenses.
- 7.4. Time is of the Essence: Time is of the essence in this Agreement.
- 7.5. Merger and Amendment: All promises and prior negotiations of the parties' related to the approval of the RM zone merge into this Agreement and the representations, warranties, covenants, conditions, and agreements of the parties contained in the Agreement shall survive the acceptance of any deeds and/or easements. The parties agree that this Agreement may only be amended by a written instrument that is signed by both parties. The parties agree that this Agreement will not be amended by a change in law.
- 7.6. Effect on City Code: The parties agree that Agreement is not intended to replace any other requirement of City Code and that its execution does not constitute a waiver of requirements established by City ordinance or other applicable provisions of law.
- 7.7. Recordation: The Owner agrees this Agreement will be recorded by the City at the Owner's expense.
- 7.8. Section Headings: The section headings of this Agreement are for clarity in reading and not intended to limit or expand the contents of the sections to which they apply.
- 7.9. Incorporation of Recitals and Exhibits: The recitals to this Agreement and all exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 7.10. Compliance with Applicable Laws: Owner agrees to comply with all applicable laws.
- 7.11. Covenants Run with the Land: The covenants contained herein to be performed by the Owner are binding upon the Owner and Owner's heirs, assigns and successors in interest, and shall be deemed to be covenants running with the land.
- 7.12. Promise of Cooperation: Should circumstances change, operational difficulties arise or misunderstandings develop, the parties agree to meet and confer at the request of either party to discuss the issue and proposed solutions. Further, each party agrees not to bring a claim, initiate other legal action, or suspend performance without meeting directly with the

7.13. Severability: Should any provision of this Agreement be declared invalid by a court of competent jurisdiction the remaining provisions continue in full force and effect and must be interpreted to effectuate the purposes of the entire Agreement to the greatest extent possible.

7.14. Enforcement - Attorney's Fees: Should either party require the services of legal counsel to enforce compliance with the terms of this Agreement, the prevailing party will be entitled to its reasonable attorney's fees and related costs of enforcement.

SCHNEIDMILLER BROTHERS, INC.

By: 
Gary T. Schneidmiller, President

Page 100 of 236



[Signature]

Notary Public for the State of Idaho
Residing at: Post Falls
Commission Expires: 10.12.24

STATE OF IDAHO)

: ss

County of Kootenai)

On this 25 day of August, 2021, before me, a Notary for the State of Idaho, personally appeared **Gary T. Schneidmiller**, President of Schneidmiller Brothers, Inc., known, or identified to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same on behalf of the corporation.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the date and year in this certificate first above written.



[Signature]

Notary Public for the State of Idaho
Residing at: COEUR D'ALENE ID
Commission Expires: August 19, 2022

Legal Description
For
NorthPlace East Rezone
(12-9-20)
(Revised 1-7-21)
(Revised 1-14-21)

All of Lots 2 thru 5, Lots 11 thru 15, Lots 18 thru 22, and Lots 27 thru 31 of Post Falls Irrigation Tracts, Recorded in Book C of Plats, Page 78, together with all Rights of Way lying adjacent to said Lots and together with that portion of the Northwest Quarter of Section 26, Township 51 North, Range 5 West, Boise Meridian, in the City of Post Falls, Kootenai County, Idaho, lying Northwesterly of said Post Falls Irrigation Tracts.

EXCEPT Idaho Street and Prairie Avenue Rights of Way.

ALSO EXCEPT portions of Lots 22 and 27 of said Post Falls Irrigated Tracts, and a portion of the Northwest Quarter of said Section 26, described as follows:

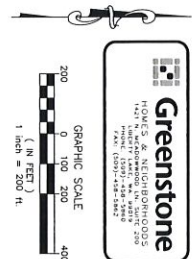
COMMENCING at the West Quarter corner of said Section 26; thence S88°48'49"E along the South Line of the Northwest Quarter of said Section 26 a distance of 30.00 feet to the Easterly Right of Way Line of Idaho Road and the POINT OF BEGINNING; thence N00°39'55"E along said Right of Way line a distance of 585.14 feet; thence leaving said Right of Way Line S56°04'36"E a distance of 64.93 feet; thence S70°43'20"E a distance of 60.97 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 589.17 feet and a chord bearing and distance of N68°10'03"E, 343.48 feet; thence Northeasterly along said curve through a central angle of 33°53'44" an arc distance of 348.54 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 435.50 feet and a chord bearing and distance of N42°02'21"E, 41.39 feet; thence Northeasterly along said curve through a central angle of 05°26'49" an arc distance of 41.40 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 1097.50 feet and a chord bearing and distance of N45°11'39"E, 224.80 feet; thence Northeasterly along said curve through a central angle 11°45'24" an arc distance of 225.20 feet; thence N52°40'12"E a distance of 57.00 feet to the beginning of a non-tangent curve concave to the Southeast and having a radius of 897.50 feet and a chord bearing and distance of N57°42'39"E, 102.73 feet; thence Northeasterly along said curve through a central angle of 6°33'43" an arc distance of 102.79 feet to the beginning of a compound curve concave to the Southeast and having a radius of 510.00 feet and a chord bearing and distance of N74°21'39"E, 235.85 feet; thence Northeasterly along said curve through a central angle of 26°44'17" an arc distance of 238.00 feet to the beginning of a reverse curve concave to the North and having a radius of 941.50 feet and a chord bearing and distance of N84°56'38"E, 91.53 feet; thence Easterly along said curve through a central angle of 05°34'20" an arc distance of 91.56 feet to the beginning of a reverse curve concave to the South and having a radius of 858.50 feet and a chord bearing and distance of S88°28'15"E, 279.59 feet; thence Easterly along said curve through a central angle of 18°44'35" an arc distance of 280.84 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 4107.32 feet and a

chord bearing and distance of S87°31'52"E, 62.64 feet; thence Southeasterly along said curve through a central angle of 00°52'26" an arc distance of 62.64 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3420.03 feet and a chord bearing and distance of S85°57'56"E, 134.74 feet; thence Southeasterly along said curve through a central angle of 02°15'27" an arc distance of 134.75 feet to the beginning of a compound curve concave to the Southwest and having a radius of 3289.68 feet and a chord bearing and distance of S84°06'16"E, 84.07 feet; thence Southeasterly along said curve through a central angle of 01°27'51" an arc distance of 84.07 feet to the beginning of a reverse curve concave to the North and having a radius of 478.17 feet and a chord bearing and distance of S88°35'22"E, 86.96 feet; thence Easterly along said curve through a central angle of 10°26'02" an arc distance of 87.08 feet to the beginning of a reverse curve concave to the South and having a radius of 551.08 feet and a chord bearing and distance of N89°36'36"E, 65.68 feet; thence Easterly along said curve through a central angle of 06°49'57" an arc distance of 65.72 feet; thence S86°58'25"E a distance of 9.02 feet; thence S87°12'45"E a distance of 9.02 feet; thence S88°12'18"E a distance of 65.95 feet; thence S00°55'18"W a distance of 32.50 feet; thence S12°29'33"E a distance of 47.26 feet; thence S05°08'07"W a distance of 43.73 feet to the beginning of a non-tangent curve concave to the Southwest and having a radius of 3536.31 feet and a chord bearing and distance of S13°30'26"E, 82.80 feet; thence Southeasterly along said curve through a central angle of 01°20'30" an arc distance of 82.80 feet to the beginning of a compound curve concave to the Southwest and having a radius of 732.50 feet and a chord bearing and distance of S01°27'09"E, 289.16 feet; thence Southeasterly along said curve through a central angle of 22°46'04" an arc distance of 291.08 feet to the beginning of a non-Tangent curve concave to the Southeast and having a radius of 2585.03 feet and a chord bearing and distance of S10°18'03"W, 98.90 feet; thence Southwesterly along said curve through a central angle of 02°11'32" an arc distance of 98.91 feet to the beginning of a compound curve concave to the Southeast and having a radius of 2267.50 feet and a chord bearing and distance of S06°38'19"W, 203.05 feet; thence Southwesterly along said curve through a central angle of 05°07'56" an arc distance of 203.11 feet; thence S22°36'42"E a distance of 85.03 feet; thence S00°12'15"W a distance of 143.75 feet to intersection with the South Line of said Northwest Quarter; thence N88°48'49"W along said South Line a distance of 1895.25 feet to the POINT OF BEGINNING.

Subject to all easements of record

Containing 239.63 Acres more or less





Page 104 of 236

**North Place East 2024 Subdivision
File No. SUBD-23-7
Planning and Zoning Commission
Reasoned Decision**

A. INTRODUCTION:

APPLICANT: Kevin Schneidmiller, Schneidmiller Brothers Inc.

LOCATION: South of Prairie Avenue, between Idaho Road and Greensferry Road.

REQUEST: To subdivide approximately 238.53 acres into 1125 lots within the Residential Mixed (RM) zoning district.

B. RECORD CREATED:

1. A-1 Subdivision Application.
2. A-2 Applicant Narrative.
3. A-3 North Place East 2024 Preliminary Plat
4. A-4 Owners Authorization
5. A-5 Ross Point Will Serve Letter
6. A-6 Legal Description
7. S-1 Vicinity Map
8. S-2 Zoning Map
9. S-3 Future Land Use Map
10. S-4 North Place East Development Agreement
11. PA-1 PFSD Comments
12. PA-2 KCFR Comments
13. PA-3 YPL Comments
14. PA-4 PFPD Comments
15. PA-5 DEQ Comments
16. PA-6 PFHD Comments
17. P&Z Staff Report
18. Testimony at the June 11, 2024, Planning and Zoning public hearing:

The Planning and Zoning Commission (hereinafter "commission") conducted a public hearing in-person which was live-streamed on the City of Post Falls YouTube Channel. The request was for the Commission to review the subdivision of approximately 238.53 acres into 1125 lots within the Residential Mixed zoning designation. The request is evaluated under the standards of Post Falls Municipal Code § 17.12.060.

Jon Manley, Planning Manager

Mr. Manley presented the staff report and testified that the applicant, Kevin Schneidmiller, is requesting to subdivide approximately 238.53 acres into 1125 lots within the Residential Mixed (RM) zoning district in multiple phases consistent with the associated RM Zone Change Development Agreement (File No. ANNX-0007-2020). Mr. Manley explained the current land use is a large undeveloped lot zoned RM.

The surrounding zoning districts within the City are mostly Single Family Residential (R-1) zoned

parcels, with exception to the northeast corner, there is a 5-acre Community Commercial Services lot, to the east is another 5-acre Residential Mixed (RM) subdivision called Britton Place. The water service provider west of Syringa Road is the City of Post Falls, while east of Syringa is Ross Point Water District. The City of Post Falls will be providing sanitary sewer and has adequate capacity to provide service to the subdivision as proposed. Further that the proposed streets and layouts are consistent with the city's plan and standards and there were no known soil or topographical hazards known or identified. Mr. Manley also testified that the proposed area was zoned appropriately for the proposed uses as such use confirmed with both other provisions of the city code and the existing development agreement. Finally, that impact fees would be assessed at the time of issuance of any building permits to mitigate any adverse off-site impacts on public services.

Rob Palus, City Engineer

Mr. Palus testified regarding the timing of the impacts the proposed development would have on the existing roadways in conjunction with the Transportation Master Plan and the capacities of the adjacent roadways to handle traffic. Mr. Palus described the initial recommended restrictions for access onto Prairie from Syringa. Mr. Palus addressed questions regarding the traffic at the railroad tracks located on Idaho Street north of Prairie.

Kevin Schneidmiller, Schneidmiller Brothers, Applicant

Mr. Schneidmiller testified the project is approximately a 15 to 20 year build out on 238.50-acres of Residential Mixed (RM) zoned property with a proposed 1125 lots capped at 1400 units. It contains 20.88-acres of open space being approximately 8.75% of the project. The Residential Mixed (RM) zone requires 7%. The lot density is 4.72 lots per acre. The proposed trail system has 4 to 5 connections from the residential development and additional connections throughout the community. Open space will be controlled by the HOA. There are two locations for multi-family. One is along Prairie Avenue and Syringa Street and the other is along Idaho Street and Penrose Avenue. There is a Public Park (Tract E in Exhibit A-3) being collaborated with the Parks Department. There is a designated 55-plus community with some multifamily units (at Idaho Street and Penrose Avenue) for those that prefer to rent. There will be a club house with amenities for those residents and that community will be maintenance free. The commercial sites will be scaled to a residential setting without large two-story commercial facilities allowing them to blend in with the residential areas. No residential homes will be taller than a two-story home.

Mr. Schneidmiller testified in conclusion that the proposal is supported by the Comprehensive Plans Goals and Policies, that it conforms substantially to the zone change request processed and approved in 2021. Additionally that it allows for the creation of economically diverse housing types and active residential neighborhoods and creates neighborhoods that fit in scale with one another and are aesthetically pleasing.

He also responded to Commission questions regarding phasing of the development, numbers of units in the 55-plus housing and potential locations for the neighborhood commercial development and limitations on the height of neighborhood commercial.

The hearing was opened for public comment.

Steve Busch, Neutral

Mr. **Busch** testified as to concerns that there was no discussion of utilities' confirming their ability to provide adequate energy for the rapidly growing region.

Don Barker, Neutral

Mr. Barker testified concern regarding traffic, emergency vehicle access, type of housing, and the

congestion the train tracks create on Idaho Street.

Daniel Loebal, Neutral

Mr. Loebal testified concerns regarding the types of housing and the location and timing of each phase. He also raised concerns regarding safety in accessing the park across from Idaho from the North Place development and number of commercial location potentials.

Neil Uhrig, Neutral

Mr. Uhrig testified his concerns with the school district's current capacity and its ability to adequately plan for the growing student body needs. He expressed frustration about the perceived lack of communication from the city.

Ashley Hurst, Opposed (wishing not to speak)

Ms. Hurst is opposed to any apartments or commercial on Idaho and Penrose.

Joshua Ernisse, Opposed (wishing not to speak)

Mr. Ernisse does not want multiple-story homes as they could eliminate the view of the mountains.

Catherine Zimmerman, Opposed (wishing not to speak)

Ms. Zimmerman opposes any commercial or multifamily at the corner of Idaho and Penrose based on traffic.

Heather Conway, Opposed (wishing not to speak)

Gail Puris, Opposed (wishing not to speak)

Ms. Puris was told future development was for cottage homes for over 55 and no plans for commercial.

John Puris, Opposed (wishing not to speak)

Same comment as Ms. Puris

Logan Storm, Opposed (wishing not to speak)

Kyle Storm, Opposed (wishing not to speak)

Mr. Storm opposes any multifamily, single family attached or commercial based on traffic concerns.

Julie Hensley, Opposed

Ms. Hensley testified that the proposed development did not meet the transportation element of the comprehensive plan because she believes at full build out Syringa Street will exceed its capacity. She also believes the development fails to make adequate plans to insure the community bears its own share of the impacts, as the impacts on the schools are not mitigated by the collection of impact fees, and taxpayers will be obligated if a bond levy were passed to build new schools to address added populations.

Dale Gibboney, Opposed

Mr Gibboney testified as to his concerns with the planning process of the city and the comprehensive plan, the rapid growth, the impacts of on the taxpayers and Greensferry Elementary.

Sarah Gaudio Opposed

Ms. Gaudio testified her opposition to commercial and townhomes and the limited access to the development and health and safety from fire and police access.

Susan Vendetti, Opposed

Ms. Vendetti testified there was not transparency or notice provided of the proposed development.

Bob Hamon, Opposed

Mr. Hamon testified he would like the multi-family portion relocated to a different area than where it is proposed. He has safety concerns with the railroad crossing.

Peter Xhodo, Opposed

Mr. Xhodo testified he believed this is not the right time for this proposed development as there is still development occurring. Additionally, traffic is a concern and will be re-routed to neighborhood side streets.

Jill Strom, Opposed

Ms. Storm testified her concern for transparency and definitive plans, and the proposal seems fluid in design.

Dirk Wiggers, Opposed

Mr. Wiggers testified that he believed the density is too high and road infrastructure is not ready to handle the population growth.

Rebuttal Kevin Schneidmiller, Schneidmiller Brothers, Applicant

Mr. Schneidmiller responded with information regarding utilities and capacity and reaffirmed prior commitments to limiting the development to two story multifamily throughout the project. He expanded on the phasing anticipated.

Deliberations: The Chair closed the hearing upon completion, and the Commission progressed to deliberations to discuss their interpretation of the information presented both orally and in the written record and to apply that information to the approval criteria contained in PPMC § 17.12.060.

The Commission also discussed the feasibility of restricting high density multi-family on parcel number 7 at the corner of Idaho Street and Penrose Avenue.

C. SUBDIVISION REVIEW CRITERIA: (Post Falls Municipal Code Title 17.12.060, Subsection H): No subdivision shall receive approval unless findings and conclusions are made that:

C1. Definite provision has been made for a water supply system that is adequate in terms of quantity, and quality for the type of subdivision proposed.

Based on the testimony supplied and the staff report, the Commission finds that water service to the project would be City of Post Falls west of Syringa Street and east of Syringa Street would be served

by Ross Point Water District

- C2. Adequate provisions have been made for a public sewage system and that the existing municipal system can accommodate the proposed sewer flows.**

The Commission determines that the city of Post Falls has adequate capacity to provide service to the subdivision as proposed.

- C3. Proposed streets are consistent with the transportation element of the comprehensive plan.**

The Commission finds that the subdivision and proposed layout are consistent with the City's Transportation Master Plan and Design Standards and public testimony in opposition to the development based on potential traffic impacts was unpersuasive. The Commission finds that the existing street infrastructure projections for capacity were within the estimates of the future capacity at full build out and that the proposed connectivity with existing streets would not have negative impacts on the transportation system. Additionally proposed restrictions on access to Prairie Avenue from Syringa were appropriate at this time. The roadways are designed to accept the increased traffic volume as projected by this development. Further, the phasing of the development will require each section's frontage and connectivity improvements to be completed prior to the next phase.

- C4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.**

The Commission determines that no testimony or evidence was presented that identified any soil or topographical conditions that would prevent or hinder the development of the property.

- C5. The area proposed for subdivision is zoned for the proposed uses and the uses conforms to other requirements found in this code.**

The Commission determines that this subdivision and proposed lots conform to Title 17 and Title 18 requirements for the Residential Mixed (RM) zoning district and the associated Development Agreement.

- C6. The developer has made adequate plans to ensure that the community will bear no more than its fair share of costs to provide services by paying fees, furnishing land, or providing other mitigation measures for off-site impacts to streets, parks, and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay development impact fees.**

The Commission determines that impact fees will be assessed and collected on individual building permits to assist in mitigating the off-site impacts to parks, public safety, streets, Kootenai County Fire and Rescue and Kootenai County Emergency Management Services.

- C7. Additional Recommended Conditions necessary to ensure compliance with the adopted standards:**

1. Corrections and additions if any, to the Subdivision requested by staff and/or the Planning and Zoning Commission should be completed by the applicant and reviewed by staff prior to approval by the City Council.
2. The proposed subdivision will be completed in multiple phases. Sequencing of phases shall account for utility and emergency access needs.
3. A Master Development Agreement shall be prepared by staff, reviewed, and approved by the City Council, and signed by the parties prior to commencement of any construction.

4. Submitted Preliminary Plans were reviewed from a conceptual basis only. Final construction plans of the streets and utilities shall be reviewed and approved by the Engineering Division prior to any street or utility construction. Such plans shall also include driveway approaches and location of proposed mailboxes. Construction limits shall correspond with the improvements indicated on the Preliminary Plat.
5. Except where an exception is granted, all streetlights and roadways shall be designed and constructed in accordance with City standards. No exceptions were requested.
6. The intersection of Prairie Ave. and Syringa Street shall be constructed as a ¾ - Turn restricted access.
7. All alleys will be owned and maintained by the HOA.
8. A private association shall be responsible for maintenance of Community common areas, and all open space tracts and associated improvements and amenities within such; including snow removal from sidewalks and the irrigation and maintenance of swales and right-of-way landscaping along Idaho St. and Prairie Ave.
9. Final landscaping plans for the street trees will be submitted for review and approval as part of the construction plans. Street trees shall be planted by the developer in the spring and fall following construction of homes. The Urban Forester shall be notified prior to planting.
10. Residential access to Penrose Ave. and Syringa St. shall be restricted on the plat.
11. Residential and commercial access to Prairie Ave. shall be restricted on the plat.
12. Residential access to Idaho St. shall be restricted on the plat.
13. All stormwater swales within any tract, receiving stormwater from public rights-of-way, shall include the appropriate easement to the City of Post Falls allowing for treatment, storage, and disposal of storm water.

D. STEPS THE APPLICANT CAN TAKE TO OBTAIN APPROVAL:

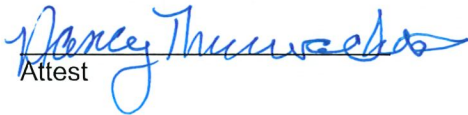
Not applicable, approval has been granted

E. CONCLUSION

SUBD-23-7: Based on the record placed before the Commission, the testimony received at the properly noticed public hearing, and with the imposition of the conditions below, it is the conclusion of the Post Falls Planning and Zoning Commission that the requested subdivision meets the standards of City Code, and the Idaho Local Land Use Planning Act, and is hereby approved subject to the applicant complying with the conditions contained herein:

8/13/24
Date


Chairman


Attest

NOTICE OF RIGHTS:

Any affected person aggrieved by a final decision of the Planning and Zoning Commission may submit a written notice of appeal along with the required fees in accordance with the City's adopted fee schedule, to the City Clerk for appeal to the Post Falls City Council within fourteen (14) days of the date of the written decision, pursuant to Post Falls City Code 18.20.60.E

The final decision of the Planning and Zoning Commission is not a final decision for purposes of judicial review until the City Council has issued a final decision on appeal and the party seeking judicial review has requested reconsideration of that final decision as provided by Idaho Code 67-6535(2)(b), pursuant to Post Falls City Code 18.20.60.E.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

To: The city of Post Falls planning and zoning commission.

North Place East Subdivision

The residents of North Place (located east of Idaho Road and south of Penrose Avenue)

We would like to appeal the recent decision made on Tuesday the 13th of August 2024, by the planning and zoning commission, "to remove a condition previously imposed on Schneidmiller Brothers' North Place East Subdivision". The original condition restricted multi family structures on parcel seven near Penrose Avenue and Idaho Road.

Residents, prior to purchasing their new homes south of Penrose Avenue, were told that there would not be multifamily housing at that location. They were assured that based on the restrictions already in place in 2021.

The residents are not opposed to multifamily housing, just the current lifted restriction at Penrose Avenue and Idaho Road.

We would be more than willing to discuss other locations in the current 235 acre proposed development area.

Daniel Sweet

Representing residents of North Place



Field K. Herrington
City Attorney
fherrington@postfalls.gov
Phone: (208) 773-0215
Fax: (208) 773-0214

July 24, 2024

To: Planning and Zoning Commission
Re: Legal Implications of Condition Restricting Multi-Family Development on Parcel #7.

Dear Commission,

This memorandum addresses the condition added by the Commission on June 11, 2024, restricting multi-family development on Parcel #7 at the corner of Idaho Street and Penrose Avenue. The condition conflicts with the existing Development Agreement between the City of Post Falls and Schneidmiller Brothers, Inc. Therefore, including this condition would place the City in breach of contract.

The City entered into a Development and Zoning Agreement with Schneidmiller Brothers, Inc., on October 5, 2021, to rezone and develop the property known as North Place East. The zoning designation was changed from Single Family Residential (R-1) to Residential Mixed (RM), permitting various types of residential development, including multi-family units in designated areas.

That Agreement is a legally binding contract outlining the permitted uses of the property, including, specifically multi-family residential development. Conditioning subdivision approval on the restriction of that multi-family development on Parcel #7 would contravene the terms of the City's earlier Agreement. This would constitute a breach of contract by the City, exposing it to a potential claim. The Commission's added condition, being in direct conflict with the Agreement, cannot supersede the contractual obligations already established.

I recommend that the Planning and Zoning Commission approve the Reasoned Decision for the North Place East subdivision without the condition restricting multi-family development on Parcel #7, as including it would be violative of the City's existing commitments. Therefore, removing this condition allows the City to remain compliant with its legal obligations and avoid potential claims.


Field K. Herrington
City Attorney



**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

**June 11, 2024
5:30 PM**

Location: City Council Chambers, 408 N. Spokane Street, Post Falls, ID 83854

CALL TO ORDER - 5:30 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Vicky Jo Carey, Kibbee Walton, Ray Kimball, James Steffensen, Ross Schlotthauer, Nancy Hampe, Bobby Wilhelm

REGULAR MEETING

**CEREMONIES, ANNOUNCEMENTS, APPOINTMENTS, PRESENTATION
ACTION ITEM**

- a. National German Chocolate Cake Day

AMENDMENTS TO THE AGENDA

Final action cannot be taken on an item added to the agenda after the start of the meeting unless an emergency is declared that requires action at the meeting. The declaration and justification must be approved by motion of the Council.

Jon Manley, Planning Manager: Item number 8 on the agenda, The Development Impact Fee Committee meeting, is not going on this evening. We will be moving that report to another meeting in the future.

DECLARATION OF CONFLICT, EX-PARTE CONTACTS AND SITE VISITS

Commission members are requested to declare if there is a conflict of interest, real or potential, pertaining to items on the agenda.

None.

1. CONSENT CALENDAR

The consent calendar includes items which require formal Commission action, but which are typically routine or not of great controversy. Individual Commission 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 Commission agenda packet regarding these items and any contingencies are part of the approval.

ACTION ITEMS:

- a. Meeting Minutes May 14, 2024 Planning and Zoning Meeting



POST FALLS

SCHOOL DISTRICT #273

DISTRICT OFFICE
P.O. Box 40
Post Falls, ID 83877
PHONE 208-773-1658
FAX 208-773-3218
www.pfsd.com

May 30, 2024

Members of Post Falls Planning and Zoning Commission, City Council, and Mayor Ron Jacobson,

I am writing to express a neutral position on the North Place East 2024 Subdivision which will be heard by the planning and zoning commission on the 11th of June. With 1125 lots proposed to build out this subdivision, the impact to the school district is quite significant. More consideration of school district needs during the re-zoning phase of this project would have been helpful. The lack of a school site and its repercussions on Post Falls' taxpayers in the future could be an issue. It is no secret a supermajority is needed in Idaho to build school buildings, and even with the passage of HB521, taxpayers will still absorb the majority of the cost.

That being said, the Post Falls School District and Greenstone have an MOU which would allow the district (through a bond or levy) to purchase an elementary school site, if needed, in the future. The district sincerely appreciates Greenstone's willingness to work with us at this stage in the process. In the future, the district would very much appreciate a "seat at the table" when developments are being considered.

Respectfully,

Dena Naccarato
Superintendent
Post Falls School District #273

***Our school community will develop relationships, skills, and knowledge
to become responsible citizens who think critically to solve problems.***

Kootenai County Fire & Rescue

Fire Marshal's Office

5271 E. Seltice Way
Post Falls, ID 83854
Tel: 208-777-8500
Fax: 208-777-1569
www.kootenaifire.com

January 18, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

RE: Notice to Jurisdiction Response

Nancy,

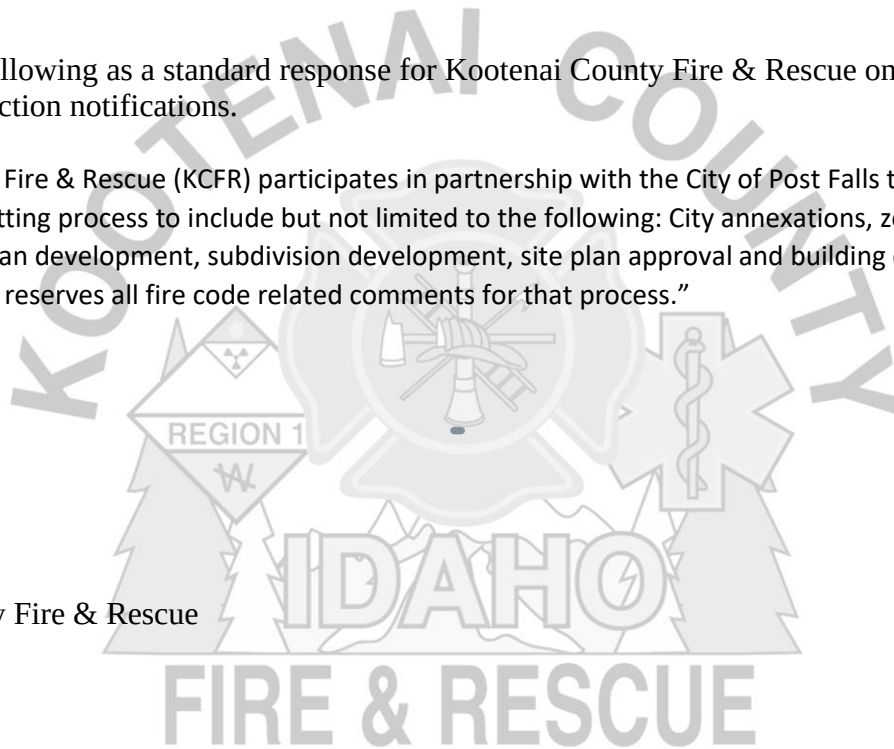
Please use the following as a standard response for Kootenai County Fire & Rescue on all applicable Notice to Jurisdiction notifications.

"Kootenai County Fire & Rescue (KCFR) participates in partnership with the City of Post Falls throughout the review and permitting process to include but not limited to the following: City annexations, zoning issues, comprehensive plan development, subdivision development, site plan approval and building construction code compliance. KCFR reserves all fire code related comments for that process."

Respectfully,



Jeryl Archer II
Kootenai County Fire & Rescue
Division Chief
Fire Marshal



Nancy Thurwachter

From: Polak, Chad M <Chad.M.Polak@p66.com>
Sent: Tuesday, May 21, 2024 10:14 AM
To: Nancy Thurwachter
Subject: FW: Notice to Jurisdictions - North Place East 2024 SUBD-23-7
Attachments: Exhibit PH-2 NTJ_North Place East 2024_PZ.pdf

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Nancy,

Based on the location, there is no impact to the YPL ROW and we do not have any questions/comments.

Sincerely,

Chad M. Polak
Agent, Real Estate Services
O: (+1) 303.376.4363 | M: (+1) 720.245.4683
3960 East 56th Avenue | Commerce City, CO 80022
Phillips 66

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, May 21, 2024 10:00 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Brenda Marshall <brenda.marshall@williams.com>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carriann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Polak, Chad M <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth <Jordan.T.Wirth@usps.gov>; Karen Phillips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aeacom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway District <contactus@postfallshd.com>; Robert Beachler <Robert.Beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Anna Staal <astaal@postfalls.gov>; Bill Melvin <bmelvin@postfalls.gov>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <reporter@postfalls.gov>; Field Herrington



1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

May 21st, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: North Place East 2024 SUBD-23-7

The Police Department has reviewed the above listed subdivision plan and will remain Neutral on this request. The Police Department will continue to participate in the planning process through build out and will reserve any public safety issues for those meetings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

From: [Kristie May](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions - North Place East 2024 SUBD-23-7
Date: Tuesday, May 28, 2024 10:10:35 AM
Attachments: [image001.png](#)

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Good Morning,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, May 21, 2024 9:00 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynnette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Brenda Marshall <brenda.marshall@williams.com>; Carey Borchardt <carey.borchardt@charter.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; Chad Ingle <cingle@kcgov.us>; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; Dena Naccarato <dena.naccarato@sd273.com>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth

<Jordan.T.Wirth@usps.gov>; Karen Philips <Karen.Phillips@avistacorp.com>; Kevin Linville <kevin.linville@tdstelecom.com>; Kevin Teo <kevin.teo@ziply.com>; Kristen Rondo <krondo@phd1.idaho.gov>; Kristie May <Kristie.May@deq.idaho.gov>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; Post Falls Highway District <contactus@postfallshd.com>; Robert Beachler <robert.beachler@itd.idaho.gov>; Ron Wilson <Ron@eastgreenacres.org>; Ross Point Water <rosspointwater@yahoo.com>; Ryan Goff <ryan.goff@tdstelecom.com>; Sherman <Sherman@cdagarbage.com>; Tess Reasor <tess@connectkootenai.org>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>

Cc: Anna Staal <astaal@postfalls.gov>; Bill Melvin <bmelvin@postfalls.gov>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <reporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kevin Ward <gatheredfamilyrestaurant@gmail.com>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions - North Place East 2024 SUBD-23-7

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning,

Please find attached the Notice to Jurisdictions for the North Place East 2024 SUBD-23-7 that is scheduled for the Planning and Zoning meeting on June 11, 2024. The draft staff report will be on the city's website shortly.

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



The City of Post Falls has changed our domain to POSTFALLS.GOV. Please adjust your contacts/links.

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From: [Jonie Anderson](#)
To: [Nancy Thurwachter](#); [Jon Manley](#)
Subject: PFHD amended comments - SUBD-23-7/North Place East Subdivision
Date: Wednesday, June 5, 2024 9:09:01 AM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Post Falls Highway District has the following amended comments and recommendations for your consideration in your review of SUBD-23-7 / North Place East Subdivision.

1. The Post Falls Highway District recommends the City of Post Falls looks at traffic impacts to the existing road systems as each phase of the project occurs and develop a plan to mitigate any negative impacts in accordance with the City of Post Falls current CIP.
2. The Post Falls Highway District recognizes annexation cannot happen during the subdivision process but recommends the City of Post Falls coordinate with the Post Falls Highway District to annex Prairie Avenue to its northern boundary along the project boarder, between Idaho Street and Greensferry Rd, at a time that is reasonable.

Regards,

Jonie

Jonie Anderson
Post Falls Highway District
208.765.3717
contactus@postfallshd.com





1717 E Polston Ave. ♦ Post Falls, ID 83854 ♦ Phone (208) 773-3517 ♦ Fax (208) 773-3200

October 16th, 2024

Nancy Thurwachter
Planning Administrative Specialist
nthurwachter@postfalls.gov

Re: North Place East 2024 File Nos. SUBD-24-7 - APL-24-1

The Police Department has reviewed the above listed subdivision plan and will remain Neutral on this request. The Police Department will comment further during the permitting process if approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark J. Brantl".

Mark J. Brantl
Captain
Post Falls Police Department

From: [DEQ Comments](#)
To: [Nancy Thurwachter](#)
Subject: RE: Notice to Jurisdictions North Place East 2024 File Nos. SUBD-24-7 - APL-24-1
Date: Monday, October 21, 2024 7:46:37 AM
Attachments: [image001.png](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Thank you for providing the opportunity to comment. DEQ has no environmental impact comments for the project listed above at this stage of development.

Thank you,

Idaho Department of Environmental Quality
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814
Office Line: 208.769.1422
www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Nancy Thurwachter <nthurwachter@postfalls.gov>
Sent: Tuesday, October 15, 2024 11:23 AM
To: Ali Marenau <AMarienau@kmpo.net>; Alynette Farley <abfarley@BPA.Gov>; Amanda Raymond <arraymond@bpa.gov>; Avista <c01_Real_Estate@avistacorp.com>; Avista <cdaconst@avistacorp.com>; Ben Tarbutton <btarbutton@kcgov.us>; Carey Borchardt <carey.borchardt@charter.com>; Carolyn Bostick <cbostick@cdapress.com>; Carrie Ann Hewitt <carrieann.hewitt@itd.idaho.gov>; CDA Garbage Reception <reception@cdagarbage.com>; cingle@kcgov.us; Chad Polak <Chad.M.Polak@p66.com>; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <Christine.Harmon@deq.idaho.gov>; Dan Ryan <danr@kootenaifire.com>; Dan Selden <danselden@hotmail.com>; Dan Zeck <dan@eastgreenacres.org>; Daniel Mavrinac <Daniel.Mavrinac@BNSF.com>; David Callahan <dcallahan@kcgov.us>; David Haggerty <David.Haggerty@tdstelecom.com>; dena.naccarato@sd273.com; DEQ Comments <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; Greta Gissel <greta@connectkootenai.org>; Jame Davis <jame.davis@intermaxteam.com>; Jason Cortes <JCortes@hbkengineering.com>; Jeff Boren <Jeffrey.Boren@charter.com>; Jeremy Hofer <jhofer@kec.com>; Jeryl Archer <jeryla@kootenaifire.com>; Jessie Holderman <JHolderman@kec.com>; John R. Price <John.Price1@charter.com>; Jordan Wirth

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Cc: Anna Staal <astaal@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Dave Fair <dfair@postfalls.gov>; Ethan Porter <eporter@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner <jfaulkner@postfalls.gov>; Jennifer Poindexter <jpoindexter@postfalls.gov>; John Beacham <jbeacham@postfalls.gov>; Jon Manley <jmanley@postfalls.gov>; Justin Miller <jmiller@postfalls.gov>; Kelly Russell <krussell@postfalls.gov>; Kibbee Walton <kibbee@artisanportrait.com>; Media Center <mediacenter@postfalls.gov>; Nancy Hampe <nancyradiantlake@gmail.com>; Naomi Tierney <ntierney@postfalls.gov>; Preston Hill <prestonh@postfalls.gov>; Ray Kimball <rkimball@whipplece.com>; Rob Palus <rpalus@postfalls.gov>; Robert Seale <rseale@postfalls.gov>; Ross Schlotthauer <ross@burlyproducts.com>; Shannon Howard <showard@postfalls.gov>; Shelly Enderud <senderud@postfalls.gov>; Stephanie Herman <sherman@postfalls.gov>; Tisha Gallop <tgallp@postfalls.gov>; Vicky Jo Carey <vjcarey@aol.com>; Wade Meyer <wmeyer@postfalls.gov>; Warren Wilson <wwilson@postfalls.gov>

Subject: Notice to Jurisdictions North Place East 2024 File Nos. SUBD-24-7 - APL-24-1

CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or onen, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning,

Please find attached the Notice to Jurisdictions for the North Place East 2024 File Nos. SUBD-24-7 - APL-24-1 that is scheduled for the City Council meeting on November 5, 2024. The draft staff report will be on the city's website shortly.

Thank you,

Nancy Thurwachter

Planning Administrative Specialist

408 N. Spokane Street

Post Falls, ID 83854

(208) 457-3338



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Nancy Thurwachter

From: Christopher Larson <larson4045@me.com>
Sent: Thursday, May 23, 2024 10:47 AM
To: Public Hearing Notice
Subject: Public Comments North Place East 2024 Subdivision (File No. SUBD-23-7)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Public Comments on North Place East Subdivision and Speed Reduction Proposal

To: City of Post Falls Planning Division

Address: 408 North Spokane Street, Post Falls, ID 83854

Email: phnotice@postfalls.gov

Subject: Support with Concerns for North Place East Subdivision and Speed Reduction on Prairie Avenue

Date: May 23, 2024

Dear Planning and Zoning Commission,

I am writing to express my support for the North Place East 2024 Subdivision (File No. SUBD-23-7) with significant concerns regarding the current traffic conditions and the proposed future impact on Prairie Avenue. The subdivision proposal to develop approximately 238.53 acres into 1,125 residential lots is a substantial development that will significantly impact the surrounding infrastructure and community.

Support for North Place East Subdivision

The North Place East project promises to bring much-needed housing and economic development to Post Falls. The planned subdivision aligns with the city's growth objectives and will enhance the community by providing new residential opportunities within the Residential Mixed (RM) zoning district. The project's provisions for adequate water supply and sewage systems and its adherence to zoning and comprehensive plan guidelines are commendable.

Concerns and Recommendations for Traffic Safety

However, I have significant concerns regarding the traffic implications of this development, particularly on Prairie Avenue between Idaho Road and Greensferry Road. The anticipated increase in traffic volume due to the North Place East subdivision necessitates a thorough reevaluation of the current speed limits on this stretch of road.

Traffic Volume Increase

The North Place East subdivision is expected to add approximately:

3,038 new residents (1,125 units * 2.7 people per unit)

2,250 additional vehicles (1,125 units * 2 cars per unit)

This substantial increase in both population and vehicle traffic will undoubtedly exacerbate congestion and pose heightened risks to public safety if not managed properly.

Personal Experiences and Safety Concerns

Both my neighbor and I have experienced motor vehicle crashes on our properties near the proposed intersection of Syringa and Prairie Avenue:

Last year, my neighbor was injured in a crash where their vehicle was totaled near this intersection.

In 2013, a vehicle crashed on my property due to a medical condition. The car narrowly missed hitting my son, who was standing behind my vehicle and house by inches, stopped only by a boulder.

Additionally, multiple vehicles have slid off the road in front of the properties in the Meadowland Estate property along Prairie Avenue. Despite improvements, numerous accidents occur at both the Idaho Road and Greensferry Road intersections. There have been multiple instances where vehicles have been observed speeding over 60 MPH, significantly above the current speed limit.

Braking Distances and Safety Considerations

Current speed limits pose a serious risk given the expected traffic increase. The braking distances at various speeds are as follows:

50 mph: Total stopping distance is 248 feet.

45 mph: Total stopping distance is 210 feet.

35 mph: Total stopping distance is 147 feet.

Reducing the speed limit from 45 MPH to 35 MPH can decrease stopping distances by 63 feet, providing a significant safety buffer and reducing the risk and severity of accidents.

Reduction in Accidents and Injuries

Numerous studies indicate that lowering speed limits can lead to a substantial reduction in both the frequency and severity of accidents. For example:

Lowering speeds by just 5 MPH can reduce accident rates by 10-20%.

Reduced speeds lead to less severe collisions, potentially decreasing fatalities and serious injuries by 20-40%.

Conclusion and Recommendations

In light of the above points, I recommend that the City of Post Falls consider reducing the speed limit on Prairie Avenue from 45 MPH to 35 MPH, particularly at the proposed intersection of Syringa and Prairie Avenue. This measure will significantly enhance safety for all road users and mitigate the impact of increased traffic from the North Place East subdivision.

I appreciate your consideration of these concerns and look forward to the Commission's proactive measures to ensure the safety and well-being of the Post Falls community.

Sincerely,

Christopher Larson

10251 W. Prairie Ave, Post Falls, ID 83854

larson4045@icloud.com

208-500-8210

Reference Material on Recent Research and Data on Reducing Speed Limits to Reduce Accidents and Injuries

Research on Speeds, Speed Limits and Safety

Source: SafeTREC

Summary: Research suggests that reducing the posted speed limit from 35 mph to 30 mph can reduce injuries to bicyclists by 17-32% and fatalities by 21-45%.

Link: SafeTREC Research

<https://safetrec.berkeley.edu/tools/california-safe-speeds-toolkit/california-safe-speeds-toolkit-research-speeds-speed-limits-and>

Setting Speed Limits on Local Roads

Source: Wisconsin Towns Association

Summary: Discusses the effects of lowering speed limits on local roads and includes crash and injury reduction data.

Link: Wisconsin Towns Association

https://www.wisctowns.com/documents/speed-limits-bulletin_2009.pdf

Reducing Speeding-Related Crashes Involving Passenger Vehicles

Source: National Transportation Safety Board (NTSB)

Summary: Highlights the importance of lowering speed limits in urban areas to minimize speeding-related crashes.

Date: July 25, 2017

Link: NTSB Study

<https://www.nts.gov/safety/safety-studies/documents/ss1701.pdf>

California Manual for Setting Speed Limits

Source: Caltrans

Summary: Examines the process and benefits of reducing speed limits, including a reduction from 45 mph to 40 mph and further to 35 mph.

Link: Caltrans Manual

<https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/2020-california-manual-for-setting-speed-limits-a11y.pdf>

Citywide Speed Limit Reduction Program

Source: City of Tampa

Summary: Describes the impact of reducing speed limits on pedestrian injuries and fatalities, showing that lower vehicle speeds can prevent many crashes.

Link: City of Tampa

<https://www.tampa.gov/visionzero/citywide-speed-limit-reduction-program>

Washington State Injury Minimization and Speed Management

Summary: Highlights the benefits of reducing speed limits for minimizing injuries, especially among bicyclists.

Link: Washington State Report

<https://wsdot.wa.gov/sites/default/files/2021-10/InjuryMinimization-SpeedManagement-PolicyElements-Recommendations.pdf>

Road Safety Factsheet: Inappropriate Speed

Source: RoSPA

Summary: This indicates that a one-mph reduction in average speed can reduce accident frequency by about 6% on urban main roads.

Date: April 20, 2021

<https://www.rospace.com/media/documents/road-safety/inappropriate-speed-factsheet.pdf>

Literature Review on Vehicle Travel Speeds and Pedestrian Injuries

Summary: Discusses the relationship between vehicle speeds and pedestrian injuries, showing significant benefits of reducing speed limits.

U.S. Department of Transportation National Highway Traffic Safety Administration

Literature Review on Vehicle Travel Speeds and Pedestrian Injuries

DOT HS 809 021 Date: October 11, 1999

These sources provide comprehensive insights and evidence on the positive impact of reducing speed limits from 45 to 35 mph on road safety, accidents, and injuries.

From: [Sarah Stevens](#)
To: [Public Hearing Notice](#)
Subject: North Place East 2024 Subdivision OPPOSED
Date: Monday, June 3, 2024 6:16:55 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to submit my written opposition to the current plan to subdivide 238.53 acres into 1125 lots located south of Prairie Avenue, between Idaho Road and Greensferry Road.

As current homeowners within sight of this planned development, we were assured that it would not be a commercial development but a residential one. The developer again assured us of this at our HOA meeting in September 2023.

I oppose the current plan for commercial lots and mixed residential.

Sarah Stevens

From: [Matt Stevens](#)
To: [Public Hearing Notice](#)
Cc: [Sarah McGarvey](#)
Subject: North Place Addition
Date: Monday, June 3, 2024 5:32:43 PM

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

I would like to comment on the notice that was received in the mail with proposed zoning in the addition in North Place, Post Falls. It seems that there are 5-6 large parcels on the north corner of Idaho and Penrose Ave. As a homeowner with my backyard facing that corner, I object to any and all commercial buildings/businesses that will be in my line of sight.

We have been told this would be a 55+ community in our last HOA meeting and when we purchased our home (and maybe it still is, I'm not sure). Any structure besides this would be a complete lie by Schneidmiller and the developer.

We were also told any mixed commercial, apartments, would be in the furthest back corner from Idaho and Penrose.

I also know many paid lot premiums for a view... view of 3 story buildings? Who knows, very in the dark of what's being planned.

It would make sense for the developer to now bait and switch all current homeowners, because who is going to want to buy a house with apartments or high traffic areas in their backyard? Seems sketchy.

I'm looking forward to the hearing next week, but anything other than single family homes or 55+ community I strictly oppose and will make sure everyone know to never buy from Greenstone, Schneidmiller, or any other affiliated parties that have deceived current homeowners. I hope I'm reading the zoning incorrectly and this is just a misunderstanding on my part.

Sincerely,
North Place Homeowner - Matt Stevens

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/5/2024

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robbie Quinn, Parks Planner
SUBJECT: Approval of Black Bay Boardwalk Revisions

ITEM AND RECOMMENDED ACTION:

The parks division is requesting council approval for the boardwalk revisions and an additional \$95,076 paid out of impact fees.

DISCUSSION:

Over the past year, the parks division has been working with our design team, Big Sky, and StanCraft on revising the boardwalk design. In January 2024, StanCraft was authorized to conduct additional pile testing to help inform any necessary design modifications. The test results showed an abundance of rock ranging from surface level to six feet deep. Due to the additional rock discovered, the pier and framing system needed to be modified from the additional design. Some of the modifications include; additional piles, new cross-beams for piles that can't be installed where originally planned, heavy-duty cross-bracing on all piles that don't meet depth requirements, and deadman anchors to provide lateral support for the bottom of the piles.

Knowing all the framing modifications would add substantial cost to the budget, staff and the design team looked at possible reductions in the size and layout of the boardwalk, that wouldn't detract from the overall look and feel of the original design. As a result, we have removed the floating boardwalk portion and the wing that extended further west along the shore.

Ultimately, with the increase in framing structure and construction plus the scope reductions, the overall price increase is \$95,076.00.

- Original Bid:

Boardwalk -	\$716,474.00
<u>Floating Boardwalk -</u>	<u>\$55,315.00</u>
Total:	\$771,789.00

- Revised Proposal:

Boardwalk -	\$866,865.00
<u>Floating Boardwalk -</u>	<u>\$0.00 Removed</u>
Total:	\$866,865.00

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

08-15-23: Black Bay Phase 1 Update
11-07-23: Black Bay LWCF Grant Acceptance
12-05-23: Black Bay Phase 1 Construction Agreement

APPROVED OR DIRECTION GIVEN:

The council approved or provided direction to proceed with the previously mentioned items.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

95,076.00 - Paid out of Park Impact Fees

BUDGET CODE:

038-443.0000.94070

ATTACHMENTS:

1. Updated Boardwalk Proposal
2. Design Comparison
3. Black Bay Boardwalk Revisions



BIG SKY
CORPORATION

10063 Navion Dr.
Hayden, ID 83835
208.772.9646

To:	City Of Post Falls	Contact:	
Address:	408 Spokane Street Post Falls, ID 83854 USA	Phone:	
		Fax:	
Project Name:	BLACK BAY PARK PHASE 1	Bid Number:	
Project Location:		Bid Date:	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8B	Updated Stancraft Option	1.00	LS	\$866,865.00	\$866,865.00

Notes:

- Proposed is priced to replace existing bid item #8 Boardwalk (\$716,474.00) and remove bid item #9 Floating Boardwalk (\$55,315.00).

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Big Sky Corporation, Inc.

Authorized Signature: _____

Estimator: _____

[illegible]

6.00'

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EDGE OF BOARDWALK
2131.0 TO

WELD TO END TUBE

CONCRETE FOOTING

GANGWAY SYSTEM
2131.0 TO

5.00'

10.00'

1.00'

10.00'

4.2%

0.00% P.V.L.

0.00% P.V.L.

STANDARD RAILING, TYP
START OF STANDBY BOARDWALK

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Black Bay Boardwalk Revisions

Robbie Quinn – Parks Planner
Parks and Recreation
November 5, 2024



Project Delays:

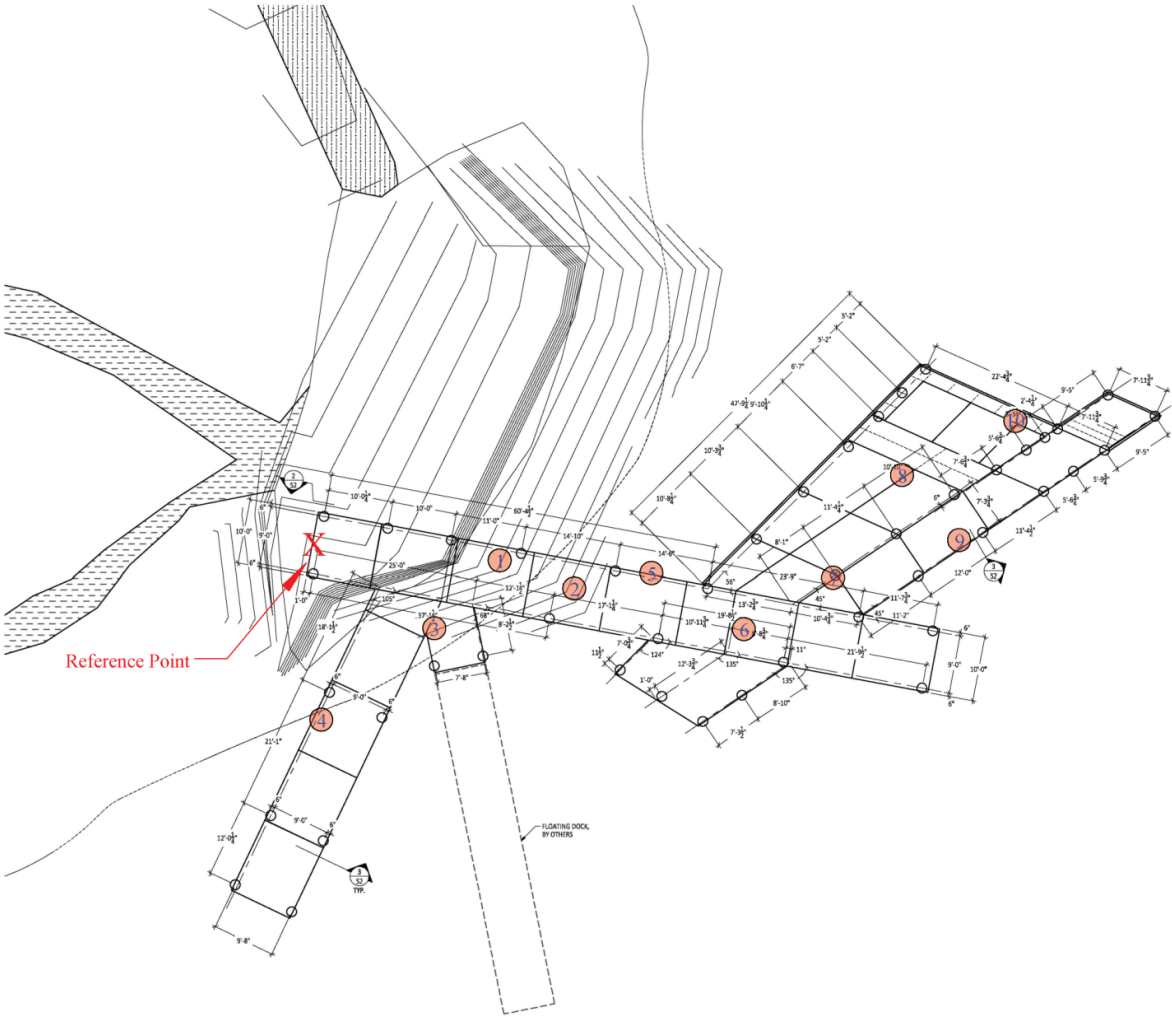
- Boardwalk Construction
- StanCraft Test Piles – Jan 2024



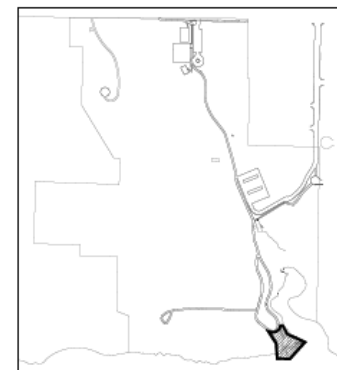
Project Delays:

- Boardwalk Construction
- StarCraft Test Piles – Jan 2024

Test Pile	LF from Reference point	Water Depth	Gravel Embedment	Rock Embedment
1	29'	2'	0'	0'
2	41'	10'	6'	0'
3	25'	2'	0'	0'
4	27'	3'	5'	0'
5	52'	10'	0'	0'
6	70'	15'	6'	0'
7	80'	14'	5'	0'
8	93'	10'	5'	0'
9	100'	17'	1'	0'
10	110'	9'	4'	0'

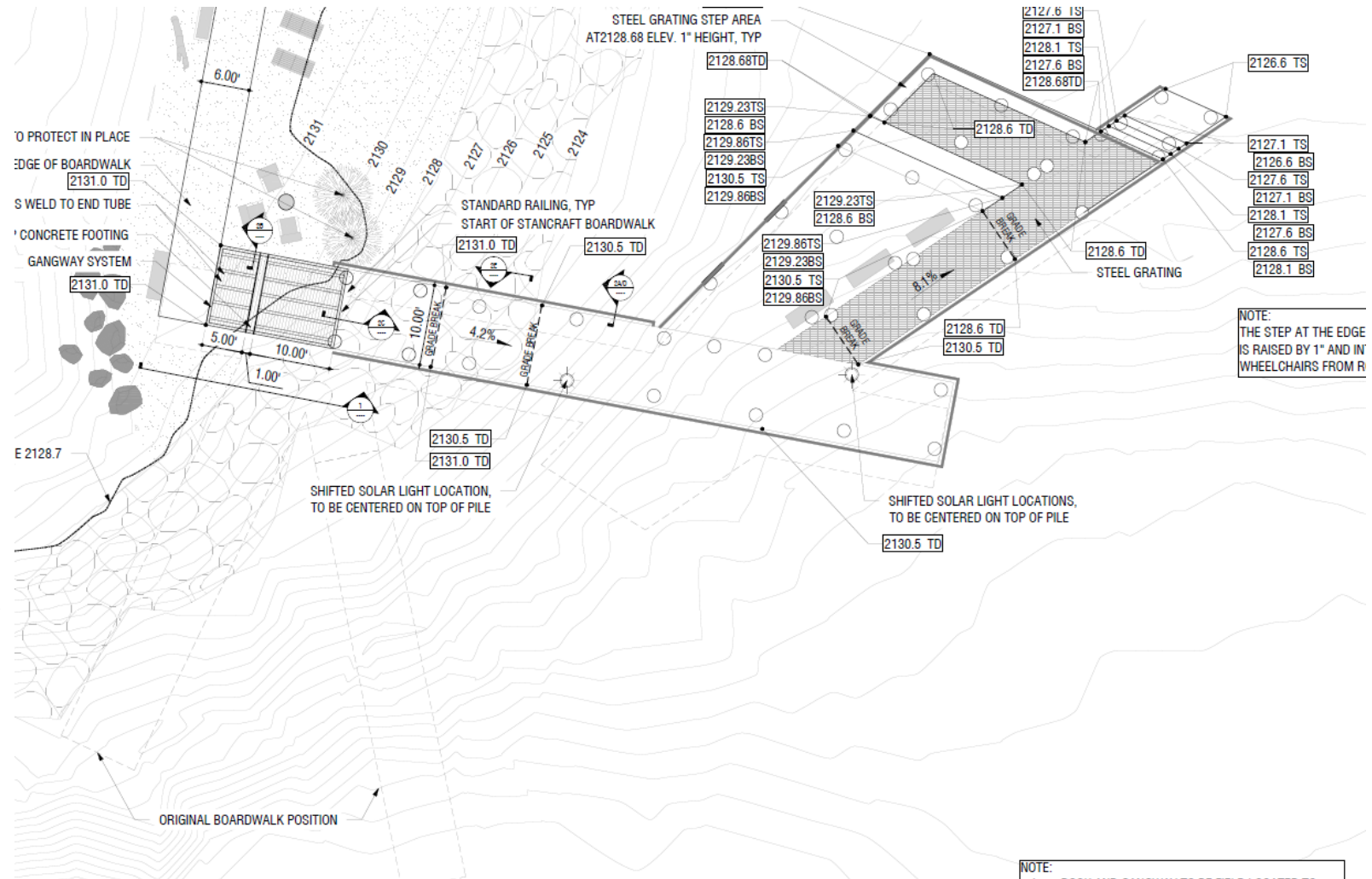
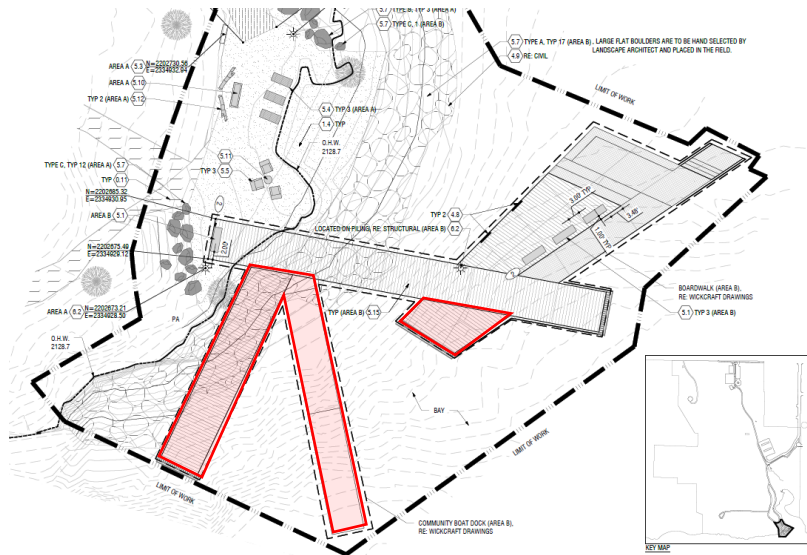


- Reduced Pile Embedment Depth
 - Additional Piles
 - Heavy-duty Cross-bracing
 - Cross-beams
 - Deadman Anchors



Revised Design:

- Added Cost with Additional Structural Elements
 - Removed Floating Boardwalk
 - Reduced Boardwalk Size
 - Remove from Shore Piles



Budget Impacts:

- Additional Piles
- Heavy-duty Cross-bracing
- Cross-beams
- Deadman Anchors

- Reduced Size

- Original Bid:	
Boardwalk -	\$716,474.00
<u>Floating Boardwalk -</u>	<u>\$55,315.00</u>
Total:	\$771,789.00
 - Revised Proposal:	
Boardwalk -	\$866,865.00
<u>Floating Boardwalk -</u>	<u>\$0.00 Removed</u>
Total:	\$866,865.00

Total add of \$95,076.00

THANK YOU

QUESTIONS?

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/5/2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Shelly Enderud, City Administrator

SUBJECT: Alcoholic Beverage Fees Discussion

ITEM AND RECOMMENDED ACTION:

A citizen requested the Council evaluate Alcoholic Beverage License Fees and potentially reduce the City's fee due to the cost of purchasing three licensures (State, County, City) in order to sell alcoholic beverages in the City of Post Falls. City staff are recommending the fees remain at the current level.

There are a number of costs associated with the sale of alcoholic beverages, beginning with the issuance of the license to the enforcement costs of violations that occur related to the consumption of alcoholic beverages.

DISCUSSION:

Background information:

- The State code dictates all fees and regulations regarding Alcoholic Beverage Sales (and licenses) in the State of Idaho.
- All cities surveyed charged the full rate allowed under the State Code for Liquor and Wine license.
- The State code requires that all establishments selling wine hold a license issued by the State and by the local jurisdiction in which that establishment resides.
- Regulations between liquor, wine and beer are not always consistent or easy to understand.
- To hold a license with the City of Post Falls, the applicant must already have an approved license by the State of Idaho and Kootenai County.
- The State has deemed Jan/Feb for City of Post Falls renewals.
- Catering permits are issued throughout the year.
- The City has updated its code to make things easier for applicants to apply and receive a license in a commercial zone.
- The State of Idaho is currently considering an increase to their fees for next year.
- **Current Fees for the City of Post Falls:**

City Alcoholic Beverage Fees

• TAVERN SALES (ON PREMISES)

- () BEER (\$200.00)
- () WINE (\$200.00)
- () LIQUOR/WINE (\$562.50)
- () LIQUOR/WINE-CLUB (\$281.25)
- () LIQUOR/WINE-GOLF COURSE (\$300.00)

STORE SALES (OFF PREMISES)

- () BEER (\$50.00)
- () WINE (\$200.00)

Current Updates:

- The original discussion on fees included evaluating the fees based on enforcement of alcoholic beverage violations in the City. After discussion, staff felt the connection between the licensing fees and enforcement of violations, while contingent may not be valid for calculating the licensing fees themselves. At the September 3rd Council meeting, the Council directed staff to bring back an analysis of what it costs to process and issue a Liquor and Wine license.
- Staff met after the September 3rd Council meeting and Legal determined that the Alcoholic Beverage fee is a State of Idaho statutorily authorized fee and does not have to follow the principal of "being reasonably related to, but cannot exceed, the cost of providing the service (issuance of license)". This does allow for the City to continue charging the established fees.
- To renew a license, an applicant applies through the City's records division and then code enforcement completes the process, and the license is signed by the City Clerk and Chief of Police. The final license is delivered to the applicant. The full process takes approximately 3 ½ to 4 ½ hours depending on application review and outreach spent on reminders and collecting information. The reasonable cost using these hours and supplies would be \$250 to issue the license.
- Using the calculation above, if the City reduced the liquor and wine license from \$561.50 to \$250, the impact on revenue to the City would be \$9,700 annually. In the calculation, Beer remains \$200, and To Go Beer remained \$50 and Wine \$200.

Recommendation:

Staff recommends that Council keep the current rate structure for Alcoholic Beverage Fees. The State of Idaho authorizes the City to statutorily charge these rates and reducing the rates will have an impact on the City's general fund budget while the costs of law enforcement continue to increase for the City.

While the costs of enforcement are not directly associated with the processing of the licensures, the costs are associated with the purchase and consumption of alcohol. Last, any reduction in fees would need to be replaced by general fund revenue sources such as property taxes.

Future Considerations:

Discussion point – Request a state code change that would allow for one application for all three entities. This would streamline and make the process easier for both the applicant and the agencies.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

Council Workshop - June 18, 2024 – Discussion on fees. Memo attached.

Council Meeting – September 3, 2024 – Further discussion on fees. Memo attached.

APPROVED OR DIRECTION GIVEN:

City Council directed staff to evaluate the costs to process and issue licenses.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

If the City were to reduce the liquor and wine license from \$561.50 to \$250, the impact on revenue to the City would be \$9,700 annually. Revenue for all alcoholic beverage license fees currently totals approximately \$40,000 annually.

There have also been discussions about if it really provides any benefit for an applicant to hold a County license when they are in the City or if it makes more sense for them to only hold a State and City license.

BUDGET CODE:

001-410.1423.38101

ATTACHMENTS:

1. Council Memo Alcoholic Beverage Fees Workshop June 18 2024
2. September 3 2024 Agenda Memo
3. Copy of alcohol license renewal spread sht 2024

CITY OF POST FALLS

AGENDA MEMO

Council Workshop

MEETING DATE: June 18, 2024

DATE: June 18, 2024
TO: Mayor And City Council
FROM: Shelly Enderud, City Administrator
SUBJECT: Alcoholic Beverage Fees
PRESENTATION: Yes X No

ITEM INTRODUCTION AND HISTORY:

A Business has filed a complaint about the cost of Alcoholic Beverage Fees for the City of Post Falls. Council members asked that the discussion be brought forward for discussion. Staff felt a workshop setting was the best venue.

DISCUSSION:

Businesses desiring to hold an Alcoholic Beverage License in the City of Post Falls city limits, must apply for and receive a State License and County license. Once those are obtained, the applicant may apply for a City license.

The City does charge fees based on the type of application being submitted. Resolution 23-04 contains the list of fees for the various types of alcoholic beverage fees. The information is also located on the top of the application contained in this packet. Idaho Code Title 23 regulates Alcoholic Beverages. Chapter 9 and 10 are included in this packet along with a link to the full Chapter.

When these fees were last updated, the prior Administration and Council supported a policy of fees support the cost of the provided service. This emphasis was to ensure the services required as little property tax support as necessary, if any at all. During the prior setting exercise earlier this Spring, the 2024 updated Budget Priorities also reflected a desire to support self-supporting fees not subsidized by taxes where possible. Alcoholic Beverage fees are used to support public safety and the issues of the licenses, along with enforcement efforts by the Police Department.

The State does limit City Liquor by Drink fees to 75% of the State Fee. The County is limited to 25% of this fee when the business resides inside an incorporated city. The State does not regulate the Beer and wine fees by 75%.

When an applicant applies for their state license, they are required to submit for a fingerprint card. The State performs a background check. Then the applicant will apply for a County license. Once both of these licenses are issued, the City will review the license and also the County and City databases to ensure nothing was missed in the original background. Once this research is completed and the application is considered responsive, the City will issue a license. Idaho Code 23-910 provides a list of crimes you cannot commit and still be eligible for a license. The City has discovered a few applications that were not truthful.

During the workshop, I will present some examples of fees for the various types of licenses. Also, contained in this packet is a list of 2024 licenses and the amounts paid for the various licenses held by the businesses.

Last, as it is difficult to provide statistics for calls for service that are related to alcohol, staff has not provided any stats for domestic disputes, fights, hit and run collisions, etc. We will provide the stats for the last 10 years for DUIs.

Recommendations:

City staff recommends continuing the alcoholic beverages fees at their current rate.

FISCAL IMPACT AND FUNDING SOURCE:

Budget Code: 001-410.1423.38101

Currently this line item receives approximately \$40,000 per fiscal year.

SUPPORTING DOCUMENTS:

- Email from Legal on the original complaint regarding Alcoholic Beverage fees.
- City alcoholic beverage fee license application.
- Resolution #23-04 Excerpt – Business Licenses & Regulation Fees.
- Spreadsheet of the basic alcoholic beverage fees for City, County and State as interpreted by City staff.
- Kootenai County Beverage License Fee sheet sent to City Staff.
- 2024 list of businesses with Alcoholic Beverage Licenses in City of Post Falls.
- State Code – Title 23, Chapter 9 – Retail Sale of Liquor By The Drink.
- State Code – Title 23, Chapter 10 – Beer.
- Link to State Code – Title 23, Chapter 1 – Chapter 14:
<https://legislature.idaho.gov/statutesrules/idstat/title23/>

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 9/3/2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Shelly Enderud, City Administrator

SUBJECT: Alcoholic Beverage Fees

ITEM AND RECOMMENDED ACTION:

A business has filed a complaint about the cost of Alcoholic Beverage Fees for the City of Post Falls. Council members asked that the discussion be brought forward for discussion. At a workshop, materials were presented to Council for consideration. Out of that workshop, additional questions were asked of staff. This memo and presentation will attempt to answer those questions.

DISCUSSION:

Businesses desiring to hold an Alcoholic Beverage License in the City of Post Falls city limits, must apply for and receive a State License and County license. Once those are obtained, the applicant may apply for a City license. The City does charge fees based on the type of application being submitted.

These fees were established a number of years ago and are primarily intended to recoup the costs of processing the licenses – including background checks, ensuring all code regulations are met in the application, and following up on any complaints regarding the license, etc.

Below are the questions and responses coming out of the June 18th City Council workshop on this topic.

1. In the case of a DUI, do we investigate or keep track of where the driver consumed the alcohol? ***It is part of the investigation to determine where they were consuming alcohol but 75% of the time they refuse to tell us. The 25% percent that do are turned over to the state to investigate over service by the business.***

2. Are we able to see how many times law enforcement has responded to establishments serving drinks? Like - in 2022, law enforcement was called to Margaritaville 16 times for whatever reason.

Yes, we are able to pull calls to any business or residence in Post Falls.

3. Similar question, but more regarding citizen complaints. I'm wondering about getting data that would indicate if the public or residents around different businesses call to complain about them.

This may be a little more difficult, but we can go through all calls associated with the business and see if it is related to a neighbor complaining about an issue.

4. Is there a state statute reason that we collect license fees annually? In theory, could it be collected every 2yrs or 5yrs?

The State requires the renewal of an alcohol license annually. The reason behind that is to make sure that nothing has occurred in the last year that would prohibit the business from

being able to possess the license any further.

5. Is it a legal (state statute) requirement that alcohol license fees be identical in value for all locations? ***It appears the State's framework would permit different fees. Legal reviewed and could not find anything prohibiting this, just the maximum amount language. It would be difficult and more costly to administer. We have had the number of seats also suggested in the past as a way to charge this fee.***

6. If not, would it be legal to consider the volume of alcohol sold (or size of the establishment, or some other quantifiable metric) when determining permit fees for individual locations? ***It would be legal to consider some other type of fee basis to charge establishments for their alcoholic beverage licenses. That said, things like volume would be more complicated to charge and use more staff time to obtain information, verify the data and calculate the fee. The downside to size is it is not necessarily an indicator of the volume of beverages sold.***

7. Question/Request from Workshop – Staff was asked to provide some fee comparison data from other Idaho cities.

Staff reached out to local cities and a few others in Idaho to get their fees. The only city on the list charging a different rate on the four main categories, is Rathdrum. They charge \$2.50 more on the Liquor/Wine and \$50 less on the Wine to Go.

8. Question from Workshop – Does the City have the ability to attempt to get restitution from offenders for offenses like DUIs?

There isn't really a great mechanism to recoup enforcement costs related to crimes. The City does seek restitution to the extent that there are damages, such as a DUI driver damaging infrastructure. There are also fines associated with criminal behavior, but those get split in multiple ways to fund the court system etc.

State code sections addressing payments in criminal cases and how they are allocated are in IC31-3201A and IC31-3201I. Also, in any individual case, the prosecutor can specifically request the court allocate a designated amount to specific cities as "reimbursement for costs of prosecution". This is done periodically. However, collecting these fees can be extremely difficult as many defendants in criminal matters often end up not paying their fines and court costs – whose debts ultimately end up in collection.

[Section 31-3201A – Idaho State Legislature](#) – this is primarily established court fees.

[Section 31-3201I – Idaho State Legislature](#) – this allows for restitution.

Note on fees –

- Also, I wanted to ensure everyone understands that any changes to the fees will only affect the city portion of the total fee paid. For example, Templin's pays a total of \$1,012.50 to the City for three licenses. Their total payment is \$2,437.50. The \$1,425 would remain the same and be paid to the County and State.
- The State ABC has posed a bill to legislation asking for an increase in State alcohol renewal fees to be increased 125% across the board – This would take the liquor by drink fee to \$918.76 (75% would be \$689.07).

SUPPORTING LINKS:

- IC31-3201A - [Section 31-3201A – Idaho State Legislature](#)
- IC31 -3201I - [Section 31-3201I – Idaho State Legislature](#)
- IC23 – Chapter 9 - [Title 23 Chapter 9](#)
- IC23 – Chapter 10- [Title 23 Chapter 10](#)

- Link to State Code – Title 23, Chapter 1 – Chapter 14: [Title 23](#)

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

June 18, 2024

APPROVED OR DIRECTION GIVEN:

City staff recommends continuing the alcoholic beverages fees at their current rate.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Currently this line item receives approximately \$40,000 per fiscal year.

BUDGET CODE:

001-410.1423.38101

ATTACHMENTS:

1. Council Memo Alcoholic Beverage Fees Workshop

ALCOHOL BEVERAGE LICENSE RENEWAL CHECKLIST - 2024

Premise No.	St. Lic No	CNTY LIC NO.	City Lic. No.	Fee	Reduced Fee	Tavern or Store sales	Beer/Wine or Liquor
K-387	2267	2024-613	2024-33	\$1,012.50	\$700.00	TAVERN/STORE	BEER, WINE, LIQUOR/WINE, BEER AND WINE TO GO
K-30950	30950	2024-729	2024-42	\$1,012.50	\$700.00	TAVERN/STORE	BEER, LIQUOR/WINE, BEER TO GO
K-15883	15883	2024-842	2024-68	\$1,012.50	\$700.00	TAVERN/STORE	BEER, LIQUOR/WINE, BEER AND WINE TO GO
K-276	2564	2024-	2024-78	\$1,012.50	\$700.00	TAVERN	BEER, LIQUOR/WINE, BEER/WINE TOGO
K-25002	25002	2024-834	2024-67	\$962.50	\$650.00	TAVERN	BEER AND WINE, LIQUOR/WINE
K-12377	12377	2024-525	2024-09	\$812.50	\$500.00	TAVERN/STORE	BEER, LIQUOR/WINE, BEER TO GO
K-18866	18866	2024-470	2024-34	\$812.50	\$500.00	TAVERN/STORE	BEER, LIQUOR/WINE, BEER TO GO
K-6309	6309	2024-543	2024-54	\$812.50	\$500.00	TAVERN	BEER, LIQUOR/WINE, BEER TO GO
K-196	20227	2024-469	2024-01	\$812.50	\$500.00	TAVERN	Liquor, Beer, Wine, and Beer to go.
K-446	4975	2024-524	2024-08	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-259	2633	2024-607	2024-11	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-10737	10737	2024-608	2024-12	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-60	3615	2024-653	2024-22	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-85	4376	2024-636	2024-23	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-33689	33689	2024-667	2024-28	\$762.50	\$450.00	TAVERN/STORE	BEER, LIQUOR WINE, BEER AND WINE TO GO
K-25643	25643	2024-666	2024-29	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-27770	27770	2024-688	2024-32	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-55	1926	2024-702	2024-35	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-10606	10606	2024-726	2024-43	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-489	5383	2024-735	2024-47	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-169	3080	2024-737	2024-48	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-20929	20929	2024-734	2024-49	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-276	2564	2024-496	2024-53	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-11211	11211	2024-654	2024-59	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-14508	14508	2024-804	2024-60	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-83	3330	2024-817	2024-62	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-35557	35557	2024-831	2024-65	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-144	4451	2024-852	2024-70	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-121	1665	2024-851	2024-71	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-33667	33667	2024-866	2024-73	\$762.50	\$450.00	TAVERN	BEER, LIQUOR/WINE
K-6253	6253	2024-864	2024-14	\$650.00	\$650.00	TAVERN/STORE	BEER, WINE, BEER TO GO
K-32346	32346	2024-511	2024-30	\$650.00	\$650.00	TAVERN/STORE	BEER AND WINE, BEER AND WINE TO GO
K-11266	11266	2024-836	2024-66	\$650.00	\$650.00	TAVERN/STORE	BEER AND WINE , BEER AND WINE TO GO
K-368	2539	2024-609	2024-13	\$500.00	\$500.00	TAVERN	BEER, LIQUOR WINE- GOLF COURSE
K-371	3492	2024-545	2024-06	\$481.25	\$168.75	TAVERN	BEER, LIQUOR/WINE CLUB
K-19284	19284	2024-489	2024-05	\$450.00	\$450.00	TAVERN	BEER, WINE, AND BEER TO GO
K-38493	38493	2024-867	2024-72	\$450.00	\$450.00	TAVERN/STORE	BEER AND WINE, BEER TO GO
K-38287	38287	2024-869	2024-74	\$450.00	\$450.00	TAVERN/STORE	BEER AND WINE, BEER TO GO
K-31123	31123	2024-630	2024-16	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-320	2640	2024-610	2024-31	\$400.00	\$400.00	TAVERN	BEER AND WNE
K-12692	12692	2024-721	2024-36	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-26162	26162	2024-560	2024-40	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-37844	37844	2024-778	2024-52	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-22810	22810	2024-748	2024-56	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-26678	26678	2024-792	2024-57	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-25717	25717	2024-521	2024-58	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-38432	38432	2024-871	2024-75	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-14272	14272	2024-865	2024-76	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-38755	38755	2024-890	2024-77	\$400.00	\$400.00	TAVERN	BEER AND WINE
K-193	1849	2024-480	2024-02	\$250.00	\$250.00	STORE	Beer, Wine to go
K-89	1860	2024-475	2024-03	\$250.00	\$250.00	STORE	BEER, WINE TO GO
K-427	4789	2024-499	2024-04	\$250.00	\$250.00	STORE	BEER, WINE TO GO
K-10	4401	2024-546	2024-07	\$250.00	\$250.00	STORE	BEER, WINE TO GO
K-232	4236	2024-597	2024-10	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-37973	37973	2024-589	2024-15	\$250.00	\$250.00	STORE	BEER AND WINE TO GO

K-159	3111	2024-507	2024-17	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-54	1793	2024-556	2024-18	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-218	1685	2024-621	2024-20	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-36518	36518	2024-548	2024-21	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-10864	10864	2024-578	2024-24	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-21315	21315	2024-	2024-25	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-411	4051	2024-581	2024-26	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-12051	12051	2024-	2024-27	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-239	1877	2024-692	2024-37	\$250.00	\$250.00	STORE	BEER AND WINE
K-10749	10749	2024-691	2024-38	\$250.00	\$250.00	STORE	BEER AND WINE
K-18329	18329	2024-600	2024-39	\$250.00	\$250.00	STORE	BEER AND WINE
K-45	1686	2024-708	2024-41	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-70	2395	2024-698	2024-45	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-28	2230	2024-658	2024-46	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-349	1876	2024-760	2024-50	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-127	3150	2024-758	2024-51	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K10461	10461	2024-673	2024-55	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-25971	25971	2024-557	2024-63	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-30242	30242	2024-550	2024-64	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-7	2856	2024-860	2024-69	\$250.00	\$250.00	STORE	BEER AND WINE TO GO
K-12400	12400	2024-764	2024-44	\$200.00	\$200.00	TAVERN	BEER
k-32246	32246	2024-731	2024-61	\$200.00	\$200.00	TAVERN	WINE
K-182	1691	2024-553	2024-19	\$50.00	\$50.00	STORE	BEER TO GO
				\$39,906.25	\$30,218.75	\$9,687.50	

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/5/2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Water Reclamation Facility Tertiary Treatment Project – Contract Adjustment for Heat Trace Installation

ITEM AND RECOMMENDED ACTION:

Staff recommends that the city council approve, and authorizes the Mayor to sign, the Change Order with Sletten Construction to add additional heat trace to the Tertiary Treatment Upgrade project.

DISCUSSION:

The Tertiary Treatment Upgrade includes heat trace installation in various locations of the project to protect structures, equipment and various chemicals prone to freezing temperatures. While the contract design documents included an amount of heat trace in the project, it was discovered that additional heat trace is required to meet the intended design and protection of these facilities. The contractor was requested to provide a contract proposal to provide and install the additional heat trace and accompanying electrical materials.

The contractor change proposal was converted to a change order and issued in April of this year. The change order included additional cost and no additional days. The work onsite related to this change order is complete. Recently, the contractor returned a signed copy of the change order noting an undetermined amount of contract time is being requested.

This change to the project is part of a claim from the contractor for additional time. The claim process is occurring in parallel with review of this change order. A claim is the first stage of formal dispute resolution if a matter cannot be resolved through negotiation. As the only issue in dispute is the time adjustment related to this change order, which is now being resolved through the contract claim process, city staff recommends approval of this change order which documents agreement on the additional cost. City Council approval is necessary because the value of the change is greater than \$50,000.

As the contract days have run, the city is reviewing the monthly schedule updates submitted by the contractor along with any requests for additional time. These requests are being reviewed on their merits and in conformance with the terms of the construction contract and prior approved contract changes. In the case of contract claims submitted by the contractor, city staff and the city's engineer consultant are reviewing these claims in accordance with the claim process outlined in the construction agreement. City staff continue to work with the contractor and engineer to bring this project to completion as soon as possible, without compromising the quality of the new infrastructure.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

This project has been in progress since 2018. Below are the most recent items:

Amendment to PAC Contract for Additional Services – 9/16/24
Amendment to J-U-B Contract for Schedule – 4/16/2024
Amendment to PAC Contract for Schedule Extension – 4/16/2024
Change Order with Sletten for CPI adjustment and Schedule Extension – 4/2/2024
Staff report and project status update – 2/20/2024
Change Order with Sletten for Escalation and Schedule Extension – 11/15/2023
Amendment to Allwest Contract for Schedule Extension – 6/6/2023
Change Order with Sletten for Membrane Filtration Equipment Costs – 4/2/2023
Amendment to J-U-B Contract for Schedule Extension – 12/6/2022
Amendment to PAC Contract for Schedule Extension – 12/6/2022
Amendment to Allwest Contract for Schedule Extension – 9/6/2022
Change Order with Sletten for FRP Tank Costs – 8/9/2022
Change Order with Sletten to Add Backup Generators – 4/5/2022

APPROVED OR DIRECTION GIVEN:

Prior items were reviewed and approved as applicable.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

The value of this change order is \$74,017.90. Funding for this change order will come from the Tertiary Treatment Upgrade project budget. This increase is within the allocated contingency for the project and therefore does not increase the overall project budget.

BUDGET CODE:

651-463.3213.90015

ATTACHMENTS:

1. CO-069 - Signed
2. 102424 Letter to JUB and Sletten regarding Change Orders
3. 100524 WRF Tertiary Treatment Improvements Heat Trace

Change Order

No. 069

Date of Issuance: 4/10/24

Effective Date: 4/10/24

Project: WRF Tertiary Treatment Improvements	Owner: City of Post Falls	Owner's Contract No.:
Contract: WRF Tertiary Treatment Improvements		Date of Contract: August 13, 2020
Contractor: Sletten Construction Companies		Engineer's Project No.: 20-18-024

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Modify the heat trace systems as described in the attached documentation.

This Change Order is executed per General Conditions section 12.01.B.3.

Attachments (list documents supporting change):

- Change Proposal Request (CPR) 048 dated 6/21/22
- CPR-048 Addendum No. 1 dated 7/1/22
- CPR-048 Addendum No. 2 dated 10/14/22
- Alarm wiring identified in RFI 236 response.
- Sletten's cost proposal dated 4/9/24

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$36,645,000.00

[Increase] ~~[Decrease]~~ from previously approved Change Orders No. 001 to No. 068:

\$3,686,148.61

Contract Price prior to this Change Order:

\$40,331,148.61

[Increase] ~~[Decrease]~~ of this Change Order:

\$74,017.90

Contract Price incorporating this Change Order:

\$40,405,166.51

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): 750_____

Ready for final payment (days or date): 780_____

[Increase] ~~[Decrease]~~ from previously approved Change Orders No. 001 to No. 068:

Substantial completion (days): 626_____

Ready for final payment (days): 626_____

Contract Times prior to this Change Order:

Substantial completion (days ~~or date~~): 1376_____

Ready for final payment (days ~~or date~~): 1406_____

[Increase] ~~[Decrease]~~ of this Change Order:

Substantial completion (days ~~or date~~): To Be Determined

Ready for final payment (days ~~or date~~): To Be Determined

Contract Times with all approved Change Orders:

Substantial completion (days ~~or date~~): 1376_____

Ready for final payment (days ~~or date~~): 1406_____

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: R. Michael Conn

Engineer (Authorized Signature)

By: _____

Owner (Authorized Signature)

By: K Blunn

Contractor (Authorized Signature)

Name: R. Michael Conn

Print Name

Date: 4/10/24

Name: _____

Print Name

Date: _____

Name: Kyle Blunn

Print Name

Date: 10/21/2024

Approved by Funding Agency (if applicable):

Date: _____

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.



4/9/2024

Michael Conn
JUB Engineers, Inc.
7825 Meadowlark Way
Coeur d'Alene, ID 83815

Re: City of Post Falls, Idaho
WRF Tertiary Treatment Improvements

Subject: CPR-048 Heat Trace Additions and Deletions

Mike,

Attached you will find the proposal and relevant breakdown of costs necessary to incorporate the work as described in CPR-048. This work can be performed for a total of **\$74,017.90**.

Our proposal is based only on the usual cost elements such as labor, materials, equipment, and normal markups. It does not include any amounts for changes in sequence of work, disruptions, rescheduling, extended overhead, acceleration and/or impact costs related to this change or on unchanged work; or the effect of this change in combination with other changes. We expressly reserve the right to request resolution of such items prior to the final settlement of this contract.

If you have any questions, please feel free to contact me at 406-836-0140.

Thank You,

A handwritten signature in blue ink, appearing to read "K Blunn", is positioned above the printed name.

Kyle Blunn
Project Manager
Sletten Construction

ESTIMATE SUMMARY				
Project:	Sletten Construction Company Post Falls Water Reclamation Facility Tertiary Treatment Improvements			
	Subject: CPR-048			
	4/9/2024			
Change Description: Heat Trace				
CONTRACTORS SUMMARY:		Sletten	Subcontract	Total
TESTING	Allwest			\$0.00
EARTHWORK	Sletten Construction Company			\$0.00
YARD PIPING	Sletten Construction Company			\$0.00
ASPHALT	CDA Paving			\$0.00
FENCING	Idaho Fence			\$0.00
PLANTING	Sletten Construction Company			\$0.00
REBAR	Harris Rebar Columbia Basin			\$0.00
CONCRETE	Sletten Construction Company			\$0.00
MASONRY	T&R Masonry			\$0.00
STR. & MISC. STEEL	Sletten Construction Company			\$0.00
CARPENTRY	Sletten Construction Company			\$0.00
ROOFING	Ark Commercial Roofing			\$0.00
DOORS, FRAMES & HW	Sletten Construction Company			\$0.00
OVERHEAD DOORS	Sletten Construction Company			\$0.00
ALUMINUM FRAMED WINDOWS	Modern Glass			\$0.00
DRYWALL AND INSULATION	Sletten Construction Company			\$0.00
ACOUSTICAL CEILINGS	Sletten Construction Company			\$0.00
RESILIENT FLOORING	Sletten Construction Company			\$0.00
HIGH PERFORMANCE COATING	Extreme Coatings			\$0.00
PAINTING	Extreme Coatings			\$0.00
SPECIALTIES	Sletten Construction Company			\$0.00
EQUIPMENT	Sletten Construction Company			\$0.00
FURNISHINGS	Sletten Construction Company			\$0.00
SPECIAL CONSTRUCTION	Sletten Construction Company			\$0.00
CONVEYING SYSTEMS	Sletten Construction Company			\$0.00
PROCESS PIPING	Sletten Construction Company			\$0.00
PLUMBING	TRM Services			\$0.00
HVAC	TRM Services			\$0.00
ELECTRICAL	Colvico, Inc.		\$69,175.61	\$69,175.61
SUBTOTAL		\$0.00	\$69,175.61	\$69,175.61
Contract Adjustment				
Contractor Fee on Sletten Work		15.00%	\$0.00	\$0.00
Contractor Fee on Subcontract Work		5.00%		\$3,458.78
SUBTOTAL				\$72,634.39
Liability Insurance		1.00%		\$691.76
Bond Premium		1.00%		\$691.76
TOTAL				\$74,017.90

4/8/2024



POST FALLS WWTP
CPR-048
Heat Trace

Material	Quan		Price	Total	Labor unit	Labor Total
MF Roof (MF1-103)						
1" Rigid	60	LF	\$ 8.74	\$ 524.40	0.087	5.22
1" Rig SS Strut Straps	14	EA	\$ 5.50	\$ 4.40	0.15	2.1
3/4" Rigid	360	LF	\$ 5.50	\$ 1,980.00	0.075	27
3/4" Malleable T	12	EA	\$ 25.00	\$ 300.00	0.35	4.2
3c-10 TC	650	LF	\$ 1.60	\$ 1,040.00	0.075	48.75
Dura Bloc Conduit Roof Support	48	EA	\$ 50.00	\$ 2,400.00	0.2	9.6
Connection Kit	8	EA	\$ 504.18	\$ 4,033.44	0.85	6.8
3/4" SS Rigid Strut Strap	48	EA	\$ 4.25	\$ 204.00	0.15	7.2
2c-14 TC Control Signal	360	LF	\$ 0.80	\$ 288.00	0.035	12.6
2c-12 TC	390	LF	\$ 1.10	\$ 429.00	0.08	31.2
Thermostat	3	EA	\$ 964.56	\$ 2,893.68	2.5	7.5
LT8-J Heat Trace	60	LF	\$ 11.64	\$ 698.40	0.07	4.2
MF1 DIP (MF1-202,203,204)						
3/4" Sealtight	12	LF	\$ 2.70	\$ 32.40	0.02	0.24
3/4" Sealtight RT Con	12	EA	\$ 7.23	\$ 86.76	0.2	2.4
3/4" Rigid	70	LF	\$ 5.50	\$ 385.00	0.075	5.25
2G WP Box W/cover	7	EA	\$ 29.01	\$ 203.07	0.45	3.15
3c-10 TC	680	LF	\$ 1.60	\$ 1,088.00	0.075	51
2c-14 TC	120	LF	\$ 0.80	\$ 96.00	0.035	4.2
LT8-J Heat Trace	330	LF	\$ 11.64	\$ 3,841.20	0.07	23.1
3/4" CGB	13	EA	\$ 10.81	\$ 140.53	0.15	1.95
1/4" x 3" SS Wedge Anchor	20	EA	\$ 7.90	\$ 158.00	0.1	2
Connection Kit	9	EA	\$ 504.18	\$ 4,537.62	0.85	7.65
Thermostat	1	EA	\$ 964.65	\$ 964.65	2.5	2.5
3/4" Mal LB	8	EA	\$ 21.10	\$ 168.80	0.35	2.8
3/8 SS All Thread	20	LF	\$ 4.80	\$ 96.00	0.085	1.7
3/8 Beam Clamp	4	EA	\$ 12.03	\$ 48.12	0.2	0.8
SS Deep Strut	20	LF	\$ 39.98	\$ 799.60	0.25	5
3/4" Malleable T	2	EA	\$ 25.00	\$ 50.00	0.35	0.7
SS Nut/Washer	12	PR	\$ 1.86	\$ 22.32	0.045	0.54
MF1 Tank (MF1-214,215)						
3/4" Mal T	8	EA	\$ 25.00	\$ 200.00	0.35	2.8
LT8-J Heat Trace	280	LF	\$ 11.64	\$ 3,259.20	0.07	19.6
3/8 Beam Clamp	32	EA	\$ 12.03	\$ 384.96	0.2	6.4
3/4" Rigid	200	LF	\$ 5.50	\$ 1,100.00	0.075	15
3/4 Conduit Hanger	32	EA	\$ 1.07	\$ 34.24	0.2	6.4
Connection Kit	1	EA	\$ 504.18	\$ 504.18	0.85	0.85
SS Nut/Washer	32	PR	\$ 1.86	\$ 59.52	0.045	1.44
E-TC1-105						
LT8-J Heat Trace	25	LF	\$ 11.64	\$ 291.00	0.07	1.75
Lighted Power Connection Kit	2	EA	\$ 504.18	\$ 1,008.36	0.85	1.7
3/4" Rigid	10	LF	\$ 5.50	\$ 55.00	0.075	0.75
3/4" Mal T	3	EA	\$ 25.00	\$ 75.00	0.35	1.05
3/4 Rigid 1-hole Strap	4	EA	\$ 2.87	\$ 11.48	0.1	0.4
1/4" x 3" SS Wedge Anchor	4	EA	\$ 7.90	\$ 31.60	0.1	0.4
2c-14 TC	300	LF	\$ 0.80	\$ 240.00	0.035	10.5
Quoted Package						
GT60 Fiberglas Tape	10	EA	\$ 66.06	\$ 660.60	1	10
Heate Trace Caution Label	54	EA	\$ 0.81	\$ 43.74	0.1	5.4
			\$ -	\$ -		0
			\$ -	\$ -		0
LT8-J Heat Trace	225	LF	\$ (11.64)	\$ (2,619.00)	0.07	15.75
Lighted Power Connection Kit	7	EA	\$ (504.18)	\$ (3,529.26)	-0.85	-5.95
			\$ -	\$ -		0
Office/Overhead	1		\$ -	\$ -	12	12
			\$ -	\$ -		0
			\$ -	\$ -		0

	\$	-		0	
\$	-	\$	-	0	
\$	-	\$	-	0	
	\$	-			Labor total
Total	\$	29,324.01		387.59	Labor rate
Labor total	\$	29,069.25		\$	75.00
ID Sales Tax 6%	\$	1,759.44			
Sub total	\$	60,152.70			
margin	\$	9,022.91	15%		
Total	\$	69,175.61			



Post Falls WWTP Pipe Heat Trace Component Submittal

April 5, 2023
Tracer Tech Quote #13912B

Quotation



Heat Trace Solutions

Date: 4/9/2024
Attention: Jamie Craig / Adam Koski
WESCO Dist.
From: Matt Cutter
Quote Number: 13912 C
Project: Post Falls WWTP

Item	Qty	U/M	Catalog	Description	Price	Extension
1. C1D1 Pipe Heat Trace						
1		ft	LT8-J	Self-regulating heater, low temperature, 8 W/Ft, 120v, tinned copper braid w/fluoropolymer outer jacket, Class I Division 2	\$11.64	
2		ea	AXPC100LR-12	Lighted Power Connection Kit, fiberglass/polyester enclosure, DIN-rail mounted terminal block, Red LED pilot light, 120-277v, sealing grommet, power seal, end seal, pipe stand, 12" pipe strap, NEMA 4X.	\$504.18	
3		ea	TA7140	Tstat, ambient, 15-140°F, 22A, NEMA 7	\$964.56	
4	10	ea	GT60	Fiberglass tape, 60 yds per roll. Attach heater cable to the pipe with a wrap of this tape every foot.	\$66.06	\$660.60
5	54	ea	WS100	Heat Trace Caution Label. Self-adhesive vinyl 3" x 5". Place on pipe insulation every 10' or as required by local code.	\$0.81	\$43.74

Comments: REV C Revised due to price increases.
Pipe Trace Only
C1D1 Hazardous Area Pipe Heat Trace:
Based on drawings with notes submitted in ATT-1 provided by Jim Drago with Colvico.
Assumptions: C1D1 hazardous locations, 120 volts, 50degF maintain, -10degF minimum ambient, minimum 2" thick insulation, 20 mph wind, 10% safety factor.
10% cable length added for installation.
LT8-J heater cable has a fluoropolymer outer jacket.
Pipes 2" to 10" in diameter will require 1 straight run of LT8-J heater cable.
Pipes 18"-24" in diameter will require 2 straight runs of LT8-J heater cable.
Showers: Typical pipe diameter and length not provided in ATT-1 notes. Assumes 2" pipe diameter and 10' length at each of 6 locations.
Assumes 1 TA7140 t-stat for the heat trace shown on each of these 6 drawings:MF1-202, MF1-203, MF1-204, MF1-214, MF1-215, TC1-105
Attach heater cable to the pipe with a wrap of GT60 tape every 12".
Place WS100 warning signs on insulation every 10 feet.
Loop cable on the 2" diameter, 5' long SST pipes that branch from the 10" diameter DIP pipes. 6 locations.

Tracer Tech will not provide any shop drawings, other submittals, reports, installation, inspections, testing, or training which may be specified.

Electrical Line List Report

Sorted By Panel No.

Last Updated On: 11/02/22
Project Name: 13912 Post Falls WWTP
Customer Name: Tracer Tech Inc.

LINE INFORMATION				HEATER DATA						CIRCUIT DATA					
Panel No.	Breaker No.	Line/Tank No.	Section No.	Catalog No.	Length (ft)	Output (W/ft)	Nominal Current (A)	Breaker Current (A)	Monitor No.	Voltage (V)	Nominal Current (A)	Breaker Current (A)	Breaker Limit (A)	Transformer Load (W)	Code
		MF1-202 10" DIP #1	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-202 2" SST #1 Branch Loop	1												
		MF1-202 10" DIP #2	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-202 2" SST #2 Branch Loop	1												
		MF1-202 10" DIP #3	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-202 2" SST #3 Branch Loop	1												
		MF1-202 2" SST	1	LT8-J	6.0	8.00	0.4	0.7		120	0.4	0.7		57.1	
		MF1-203 10" DIP #4	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-203 2" SST #4 Branch Loop	1												
		MF1-203 10" DIP #5	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-203 2" SST #5 Branch Loop	1												
		MF1-203 10" DIP #6	1	LT8-J	28.0	8.00	1.9	3.2		120	1.9	3.2		266.6	
		MF1-203 2" SST #6 Branch Loop	1												
		MF1-204 18" DIP #1	1	LT8-J	46.0	8.00	3.1	5.2		120	3.1	5.2		437.9	
		MF1-204 18" DIP #2	1	LT8-J	22.0	8.00	1.5	2.5		120	1.5	2.5		209.4	
		MF1-204 24" DIP	1	LT8-J	50.0	8.00	3.3	5.7		120	3.3	5.7		476.0	
		MF1-214 2" Tank Discharge #1	1	LT8-J	42.0	5.68	2.0	4.7		120	2.0	4.7		283.9	
		MF1-214 2" Tank Discharge #2	1	LT8-J	42.0	5.68	2.0	4.7		120	2.0	4.7		283.9	
		MF1-214 3" Tank Drain #2	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	
		MF1-214 3" Tank Drain #4	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	
		MF1-214 Shower #1	1	LT8-J	12.0	5.68	0.6	1.4		120	0.6	1.4		81.1	
		MF1-214 Shower #2	1	LT8-J	12.0	5.68	0.6	1.4		120	0.6	1.4		81.1	
		MF1-214 Shower #3	1	LT8-J	12.0	5.68	0.6	1.4		120	0.6	1.4		81.1	
		MF1-215 2" Tank Discharge #1	1	LT8-J	27.0	5.68	1.3	3.1		120	1.3	3.1		182.5	
		MF1-215 2" Tank Discharge #2	1	LT8-J	27.0	5.68	1.3	3.1		120	1.3	3.1		182.5	
		MF1-215 3" Tank Drain #5	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	
		MF1-215 3" Tank Drain #6	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	
		MF1-215 3" Tank Drain #7	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	
		MF1-215 3" Tank Drain #8	1	LT8-J	7.0	5.51	0.3	0.8		120	0.3	0.8		45.9	

Electrical Line List Report

Sorted By Panel No.

Last Updated On: 11/02/22
Project Name: 13912 Post Falls WWTP
Customer Name: Tracer Tech Inc.

LINE INFORMATION				HEATER DATA						CIRCUIT DATA					
Panel No.	Breaker No.	Line/Tank No.	Section No.	Catalog No.	Length (ft)	Output (W/ft)	Nominal Current (A)	Breaker Current (A)	Monitor No.	Voltage (V)	Nominal Current (A)	Breaker Current (A)	Breaker Limit (A)	Transformer Load (W)	Code
		TC1-105 1" HDPE #1	1	LT8-J	5.0	8.00	0.3	0.6		120	0.3	0.6		47.6	
		TC1-105 1" HDPE #2	1	LT8-J	5.0	8.00	0.3	0.6		120	0.3	0.6		47.6	
		TC1-105 4" DIP	1	LT8-J	11.0	8.00	0.7	1.2		120	0.7	1.2		104.7	
Report Totals											33.1	64.6		4720.2	

Type LT Self-Regulating Heater Cable

For use in Ordinary (Unclassified) and Hazardous (Classified) Locations

UL:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class I,
Zone 1, AEx e II

UL:
D1- option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G;
Class III

CSA:
-CB, -JT or -J options:
Class I, Division 2,
Groups B, C, D; Class
II, Division 2, Groups E,
F, G; Class III, Class I,
Zone 2, Group IIB+H2

CSA:
-J option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G; Class
I, Zone 1, Group IIB,
Zone 1, Ex e II T6 (T5)

FM:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class III

FM:
-J option: Class I, Zone
1 AEx e II; Group IIC

Operating Principle

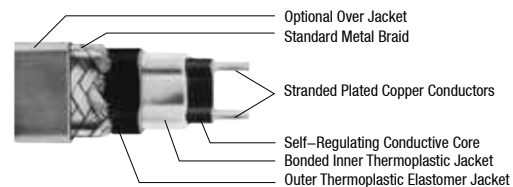
- The parallel bus wires apply voltage along the entire length of the heater cable.
- The conductive core provides an infinite number of parallel conductive paths permitting the cable to be cut to any length in the field with no dead or cold zones developing.
- The heater cable derives its self regulating characteristic from the inherent properties of the conductive core material.
- As the core material temperature increases, the number of conductive paths in the core material decrease, automatically decreasing the heat output.
- As the temperature decreases, the number of conductive paths increase, causing the heat output to increase.
- This occurs at every point along the length of the cable, adjusting the power output to the varying conditions along the pipe.
- The self regulating effect allows the cable to be overlapped without creating hot spots or burnout.
- As the cable self-regulates its heat output, it provides for the efficient use of electric power, producing heat only when and where it is needed, and also limiting the maximum sheath temperature.

Description

- Nelson Type LT self-regulating heater cable is a parallel circuit electric heater strip.
- An irradiation cross-linked conductive polymer core material is extruded over the multi stranded, tin-plated, 16 gauge copper bus wires.
- The conductive core material increases or decreases its heat output in response to temperature changes.
- Two jackets provide extra dielectric strength, moisture resistance, and protection from impact and abrasion damage.
- The inner thermoplastic jacket is extruded over and bonded to the core material.
- A thermoplastic elastomer over jacket is then extruded over the inner jacket.
- A stranded tinned copper metal braid is supplied on all heaters.
- An optional over jacket (fluoropolymer or modified polyolefin) can be specified when the heater cable is to be installed in wet or corrosive environments.
- The base product is supplied with a tinned copper metal braid that may be used in both general applications and in dry, non corrosive hazardous (classified) areas.

Application

- Nelson Type LT self regulating heater cable is ideal for use in maintaining fluid flow under low ambient conditions.
- Freeze protection and low watt density process temperature systems such as product pipelines, fire protection, process water, dust suppression systems, lube oil, condensate return, domestic hot water ① and structure anti-icing are typical applications for this product.



Accessories

- Nelson AX Series Connection Kits for Power, Splice, Tee Splice, Powered Splices and End Terminations
- Nelson HASK Series Division 1 Connection Kits for Power, Splice, Tee Splice and End Terminations
- Nelson EX Series Zone 1 Connection Kits for Power, Splice, Tee Splice and End Terminations
- Nelson TA, TH, TE and HC Series Thermostats and Contactors
- Junction Boxes, Tapes and Warning Signs
- Custom Control, Monitoring and Power Panels

Certifications and Compliances

- UL Standard: 50 Ed. 12
- UL Listed: E53501, E49805
- CSA Standard: C22.2 No. 130-16, C22.2 No. 94-R2011, C22.2 No. 213-16
- CSA Certified: LR42103, LR42104
- FM Standard: FM3616: 2011
- FM Approved: JI 1B7A1.AX, JI 3B3A6.AX
- Other Standards: IEEE 515-2011, IEEE 515.1-2012, ANSI/ISA 12.12.01-2015

① LT-A, B, C, D self-regulating cable approved for domestic hot water maintenance applications.

Type LT Self-Regulating Heater Cable

For use in Ordinary (Unclassified) and Hazardous (Classified) Locations

UL:
-CB, JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class I,
Zone 1, AEx e II

UL:
D1- option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G;
Class III

CSA:
-CB, -JT or -J options:
Class I, Division 2,
Groups B, C, D; Class
II, Division 2, Groups E,
F, G; Class III, Class I,
Zone 2, Group IIB+H2

CSA:
-J option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G; Class
I, Zone 1, Group IIB,
Zone 1, Ex e II T6 (T5)

FM:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class III

FM:
-J option: Class I, Zone
1 AEx e II; Group IIC

Performance Rating

Service Voltage	Maximum Maintenance Temperature °C (°F)	Maximum Intermittent Exposure °C (°F)	Watts/m (Watts/ft)	T-Rating ①
120	65 (150)	85 (185)	10 (3)	T6
240				
120	65 (150)	85 (185)	16 (5)	T6
240				
120	65 (150)	85 (185)	26 (8)	T5
240				
120	65 (150)	85 (185)	33 (10)	T5
240				

Circuit Breaker Selection

		Maximum Length in Meters (Feet) Vs. Circuit Breaker Size								
Watts/m (Watts/ft)	Start-Up Temp. °C (°F)	120 VAC				240 VAC				
		15A	20A	30A	40A	15A	20A	30A	40A	50A
10 (3)	10 (50)	100 (320)	115 (370)	115 (370)	115 (370)	190 (630)	225 (740)	225 (740)	225 (740)	225 (740)
	-18 (0)	65 (220)	90 (290)	115 (370)	115 (370)	140 (465)	175 (580)	225 (740)	225 (740)	225 (740)
	-29 (-20)	60 (195)	80 (260)	115 (370)	115 (370)	115 (385)	155 (515)	225 (740)	225 (740)	225 (740)
16 (5)	10 (50)	65 (220)	85 (280)	85 (280)	85 (280)	135 (445)	170 (560)	170 (560)	170 (560)	170 (560)
	-18 (0)	45 (150)	60 (200)	85 (280)	85 (280)	90 (300)	120 (400)	170 (560)	170 (560)	170 (560)
	-29 (-20)	40 (135)	55 (175)	80 (265)	85 (280)	80 (265)	105 (350)	160 (525)	170 (560)	170 (560)
26 (8)	10 (50)	45 (150)	65 (205)	70 (225)	70 (225)	90 (300)	120 (400)	135 (450)	135 (450)	135 (450)
	-18 (0)	30 (105)	45 (140)	65 (215)	70 (225)	65 (210)	85 (285)	130 (425)	135 (450)	135 (450)
	-29 (-20)	30 (95)	40 (125)	60 (190)	70 (225)	60 (190)	80 (255)	115 (380)	135 (450)	135 (450)
33 (10)	10 (50)	40 (125)	50 (165)	60 (200)	60 (200)	75 (250)	100 (335)	120 (400)	120 (400)	120 (400)
	-18 (0)	25 (90)	40 (125)	55 (185)	60 (200)	55 (185)	75 (245)	110 (365)	120 (400)	120 (400)
	-29 (-20)	25 (85)	35 (110)	50 (165)	60 (200)	50 (165)	65 (220)	100 (330)	120 (400)	120 (400)

① Electrical equipment T rating codes define the maximum surface temperature that equipment will reach. It is used in hazardous (classified) area applications. Notes

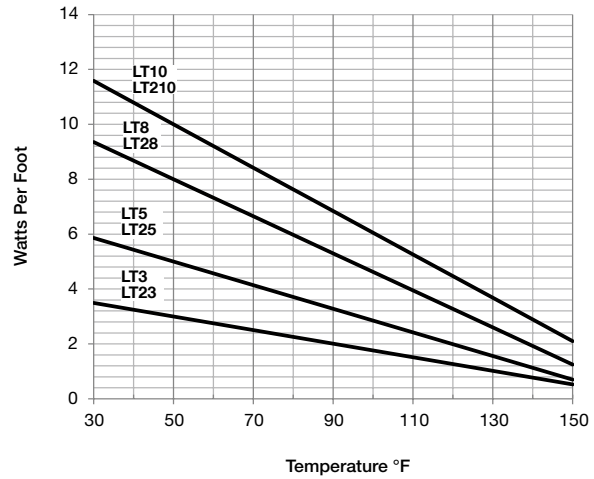
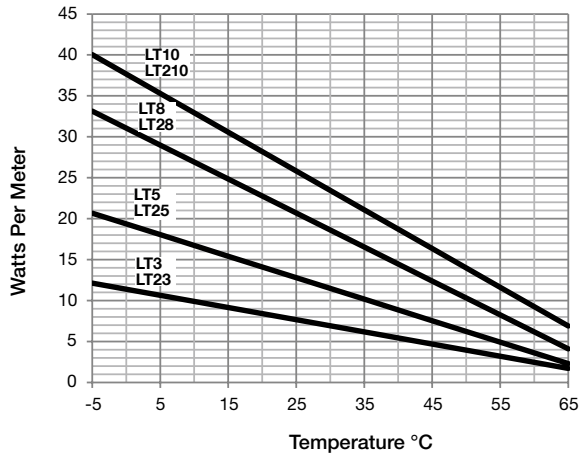
1. Circuit breakers are sized per national electrical codes.
2. When using 240 volt product at 208, 220 or 277 volts, use the circuit adjustment factors shown in the Voltage Adjustment Table.
3. When using 2 or more heater cables of different wattage ratings in parallel on a single circuit breaker, use the 15A column amperage of 15 amps, divide it by the maximum footage to arrive at an amps/foot figure for each cable. You can then calculate circuit breaker sizes for these combination loads. These amps foot factors include the 125% sizing factor.
4. National electrical codes require ground-fault equipment protection for each branch circuit supplying electric heating equipment. Exceptions to this requirement can be found in the NFPA 70, National Electrical Code.
5. Heater cables with D1 optional construction require the use of ground fault interrupter/ground leakage device with a trip setting no greater than 30mA.

Type LT Self-Regulating Heater Cable

For use in Ordinary (Unclassified) and Hazardous (Classified) Locations

UL: -CB, JT or -J options: Class I, Division 2, Groups A, B, C, D; Class II, Division 2, Groups F, G; Class I, Zone 1, AEx e II	UL: D1- option: Class I, Division 1, Groups B, C, D; Class II, Division 1, Groups E, F, G; Class III	CSA: -CB, -JT or -J options: Class I, Division 2, Groups B, C, D; Class II, Division 2, Groups E, F, G; Class III, Class I, Zone 2, Group IIB+H2	CSA: -J option: Class I, Division 1, Groups B, C, D; Class II, Division 1, Groups E, F, G; Class I, Zone 1, Group IIB, Zone 1, Ex e II T6 (T5)	FM: -CB, -JT or -J options: Class I, Division 2, Groups A, B, C, D; Class II, Division 2, Groups F, G; Class III	FM: -J option: Class I, Zone 1 AEx e II; Group IIC
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Power Output Rating



Type LT Self-Regulating Heater Cable

For use in Ordinary (Unclassified) and Hazardous (Classified) Locations

UL:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class I,
Zone 1, AEx e II

UL:
D1- option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G;
Class III

CSA:
-CB, -JT or -J options:
Class I, Division 2,
Groups B, C, D; Class
II, Division 2, Groups E,
F, G; Class III, Class I,
Zone 2, Group IIB+H2

CSA:
-J option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G; Class
I, Zone 1, Group IIB,
Zone 1, Ex e II T6 (T5)

FM:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class III

FM:
-J option: Class I, Zone
1 AEx e II; Group IIC

Selection Table

Service Voltage	Maximum Segment Length Meters (Feet)	Description	Catalog Number
120	115 (370)	Tinned Copper Braid	LT3-CB
		Tinned Copper Braid and Fluoropolymer	LT3-J
		Tinned Copper Braid and Modified Polyolefin	LT3-JT
		Class I, Division 1, Groups B, C and D	D1-LT3
240	225 (740)	Tinned Copper Braid	LT23-CB
		Tinned Copper Braid and Fluoropolymer	LT23-J
		Tinned Copper Braid and Modified Polyolefin	LT23-JT
		Class I, Division 1, Groups B, C and D	D1-LT23
120	85 (280)	Tinned Copper Braid	LT5-CB
		Tinned Copper Braid and Fluoropolymer	LT5-J
		Tinned Copper Braid and Modified Polyolefin	LT5-JT
		Class I, Division 1, Groups B, C and D	D1-LT5
240	170 (560)	Tinned Copper Braid	LT25-CB
		Tinned Copper Braid and Fluoropolymer	LT25-J
		Tinned Copper Braid and Modified Polyolefin	LT25-JT
		Class I, Division 1, Groups B, C and D	D1-LT25
120	70 (225)	Tinned Copper Braid	LT8-CB
		Tinned Copper Braid and Fluoropolymer	LT8-J
		Tinned Copper Braid and Modified Polyolefin	LT8-JT
		Class I, Division 1, Groups B, C and D	D1-LT8
240	135 (450)	Tinned Copper Braid	LT28-CB
		Tinned Copper Braid and Fluoropolymer	LT28-J
		Tinned Copper Braid and Modified Polyolefin	LT28-JT
		Class I, Division 1, Groups B, C and D	D1-LT28
120	60 (200)	Tinned Copper Braid	LT10-CB
		Tinned Copper Braid and Fluoropolymer	LT10-J
		Tinned Copper Braid and Modified Polyolefin	LT10-JT
		Class I, Division 1, Groups B, C and D	D1-LT10
240	120 (400)	Tinned Copper Braid	LT210-CB
		Tinned Copper Braid and Fluoropolymer	LT210-J
		Tinned Copper Braid and Modified Polyolefin	LT210-JT
		Class I, Division 1, Groups B, C and D	D1-LT210

Type LT Self-Regulating Heater Cable

For use in Ordinary (Unclassified) and Hazardous (Classified) Locations

UL:
-CB, JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class I,
Zone 1, AEx e II

UL:
D1- option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G;
Class III

CSA:
-CB, -JT or -J options:
Class I, Division 2,
Groups B, C, D; Class
II, Division 2, Groups E,
F, G; Class III, Class I,
Zone 2, Group IIB+H2

CSA:
-J option: Class I,
Division 1, Groups B,
C, D; Class II, Division
1, Groups E, F, G; Class
I, Zone 1, Group IIB,
Zone 1, Ex e II T6 (T5)

FM:
-CB, -JT or -J options:
Class I, Division 2,
Groups A, B, C, D;
Class II, Division 2,
Groups F, G; Class III

FM:
-J option: Class I, Zone
1 AEx e II; Group IIC

Voltage Adjustment ^①

Absolute Max Length Meters (Feet)	Adjustment Multiplier						Product
	208 VAC		220 VAC		277 VAC		
	Power	Length	Power	Length	Power	Length	
225 (740)	0.76	0.93	0.85	0.96	1.27	1.07	LT23
170 (560)	0.79	0.93	0.87	0.96	1.24	1.07	LT25
135 (450)	0.84	0.93	0.90	0.96	1.19	1.08	LT28
120 (400)	0.86	0.93	0.92	0.96	1.16	1.09	LT210

^① Use of self-regulating heater products at other than rated voltages require minor adjustments in power and maximum circuit lengths..

NELSON™

AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS



DESCRIPTION

The AXPC100-LR/LG Power Connection Kit is designed for terminating one heater cable to customer supplied power wiring. This kit is designed for use with all wattages of CLT-J (ordinary locations), CLT-JT (ordinary locations), LT-J, LT-JT, UT-1, QLT-J, HLT-J and XLT-J heater cables. The AXPC100-RL/GL is rated IP66 - Type 4X and provides entries compatible with 3/4" (19 mm) NPT conduit entry. Standard terminal blocks are sized for maximum 6mm² (8 AWG) power wires.

These instructions are to be used together with the installation and maintenance instructions for self-regulating heater cable (GA-1765).

KIT CONTENTS

QTY	ITEM	DESCRIPTION
1	1	ENCLOSURE WITH TERMINAL BLOCKS
1	2	POWER TERMINATION
2	3	GUIDE TUBES (not shown)
1	4	END TERMINATION
1	5	SILICONE ADHESIVE
1	6	ENCLOSURE ADAPTER
1	7	RETAINER ASSEMBLY
1	8	STANDOFF
1	9	LOCKNUT
1	10	GREEN/YELLOW TUBE
1	11	PRODUCT LABEL (not shown)
1	12	CABLE TIE (not shown)
1	13	LED PILOT LIGHT
1	14	ENCLOSURE LENS ASSEMBLY

INSTALLATION ACCESSORIES

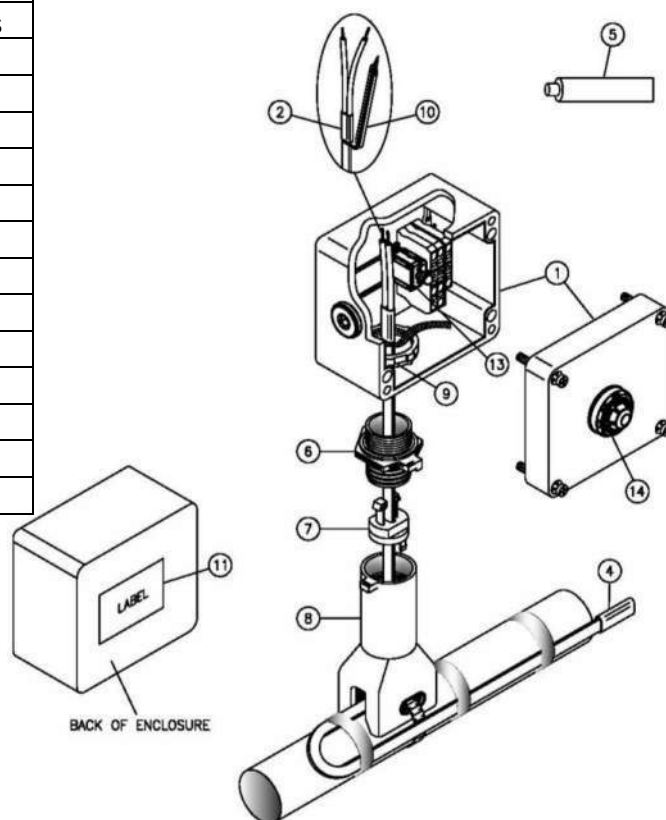
- Pipe Clamp – PC03, PC12 or PC20 (included)
- Fiberglass Tape – GT6 or GT60

OPTIONAL INSTALLATION MATERIAL

- HC-SPA Small Pipe Adapter – For 25 mm (1.0") diameter pipe and below.
- HC-TA Tank Adaptor Kit

RECOMMENDED TOOLS

- Utility Knife
- Wire Cutters
- Adjustable Wrench (52mm [2.1"] size)
- Needle Nose Pliers
- Small Flat Blade Screwdriver
- Large Slotted Screwdriver

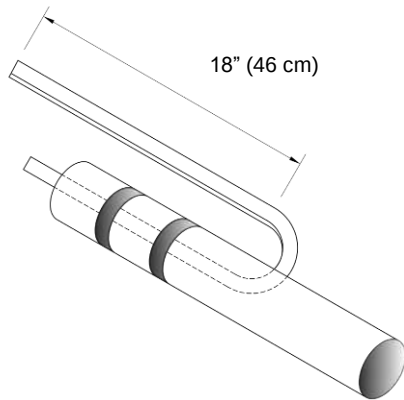


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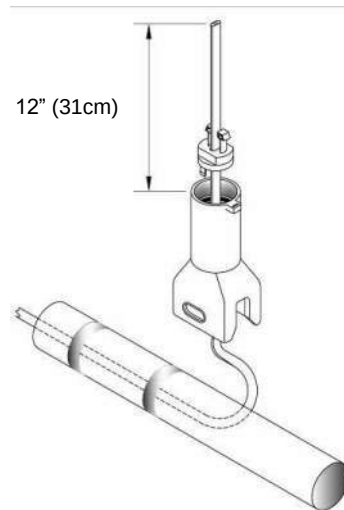
AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

STANDOFF POSITIONING



- Mark pipe where standoff will be mounted.
- Allow approximately 18" (46 cm) of heating cable for installation.
- Heating cable may be cut at a 45° angle for easier penetration.



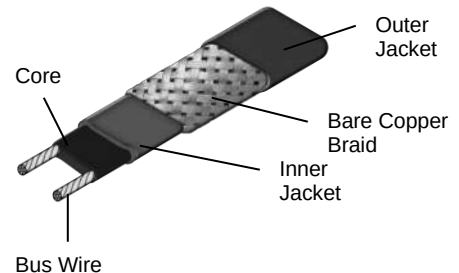
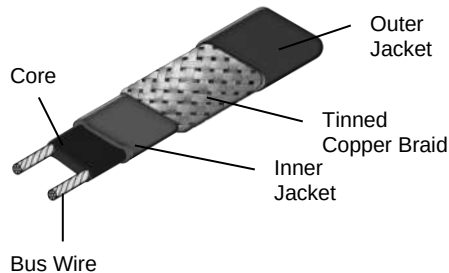
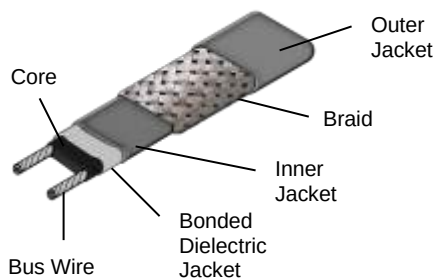
- Insert cable retainer assembled with cable grommet into standoff and clip into place.
- Insert heating cable through standoff allowing approximately 12" (31cm) of cable for terminations.
- Use cable lubricant if necessary.
- Proceed to Heating Cable Terminations.

STEP 1

STEP 2

CABLE CONSTRUCTION DETAILS

LT / UT-1 SELF-REGULATING CABLE HLT / QLT / XLT SELF-REGULATING CABLE CLT SELF-REGULATING CABLE



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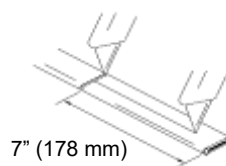
AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

HEATING CABLE PREPARATION

1

- Lightly cut around the cable outer jacket and up the center.
- Bend cable to break outer jacket.

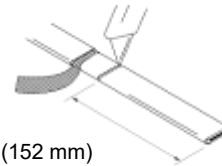


WARNING

- Do Not Cut Braid

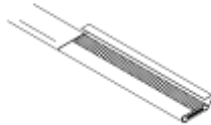
6

- Lightly cut around the cable inner jacket.



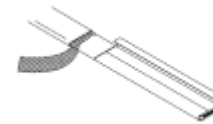
2

- Remove outer jacket from heating cable.



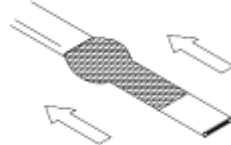
7

- Cut up the middle of the inner jacket.
- Bend cable to break inner jacket and remove.



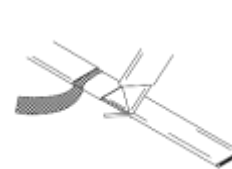
3

- Push braid back to create a bulge.



8

- Shave the core material from the outside of each bus wire.



WARNING

- Do Not Cut or Nick Bus Wires

4

- At the bulge, separate the braid to make an opening.



9

- Notch core material approximately 1/4" (6 mm) for the end of the heating cable.



5

- Bend heating cable at opening and pull the cable through.



10

- Peel both bus wires from core material.



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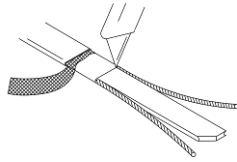
AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

HEATING CABLE PREPARATION

11

- Lightly score core material and snap off at base of bus wires.



12

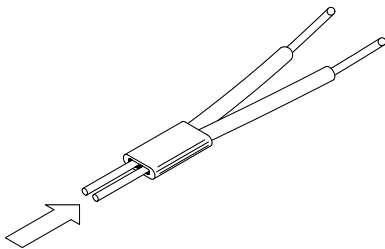
- Trim away any frayed or damaged bus wire ends.
- Pull braid tight to form a pigtail.



POWER TERMINATION INSTALLATION

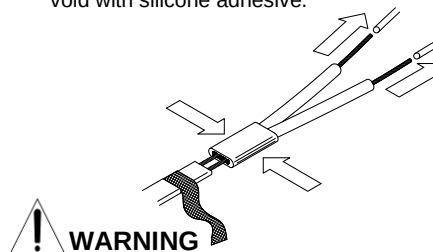
1

- Insert guide tubes into power termination fitting, if required.



3

- Remove guide tubes, if used previously.
- Squeeze power termination opening and fill void with silicone adhesive.

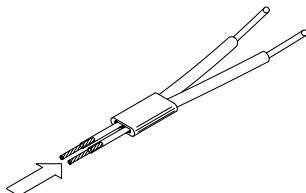


WARNING

- Be sure that bus wires do not bunch or cross-over

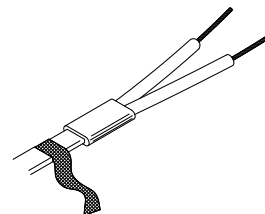
2

- Insert buss wires into guide tubes, if used.
- Make sure that all buss wire strands are inserted through fitting tubes.



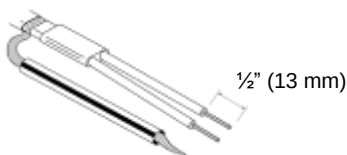
4

- Push power termination to overlap jacket.
- The silicone will set up in approximately 30 minutes with a complete cure after 24 hours.



5

- Slide green/yellow tubing over braid.
- Trim bus wires and braid as necessary.



WARNING

- Do not megger or hipot until silicone completely cured.
- Braid must be kept from bus wires or shorting may occur.

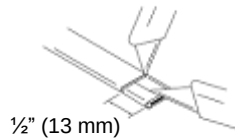
NELSON™ AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

END TERMINATION INSTALLATION

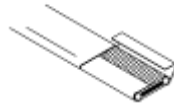
1

- Lightly cut around the cable outer jacket and up the center.
- Bend cable to break outer jacket.



2

- Remove outer jacket from heating cable.



3

- Trim excess braid up to the heating cable jackets.



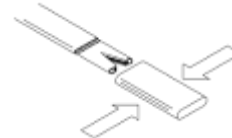
4

- Make a diagonal cut between bus wires.



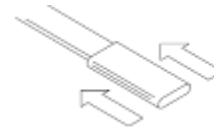
5

- Pinch end termination body and fill void with silicone adhesive.



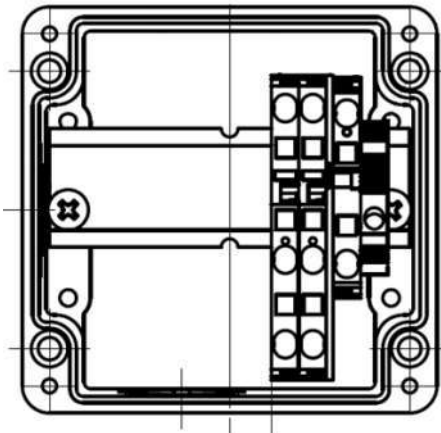
6

- Push termination firmly onto heating cable.

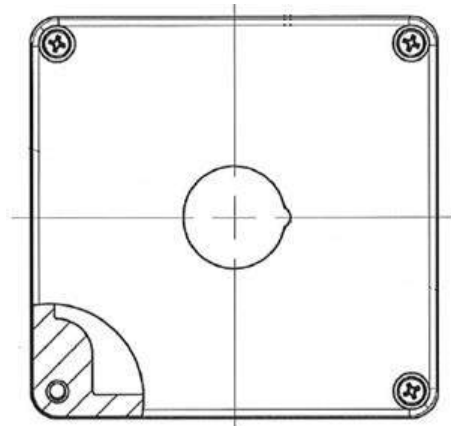


Note: The end seal is limited to exposure temperatures of 375°F (191°C). This kit, the HEC100 or HEL100 kits can be used to terminate the cable off the pipe in higher exposure temperature situations

LED LIGHT AND LENS ASSEMBLY



- Snap LED assembly into the notched section of the DIN rail.
- Slide terminals up against LED assembly and secure terminal end stop.



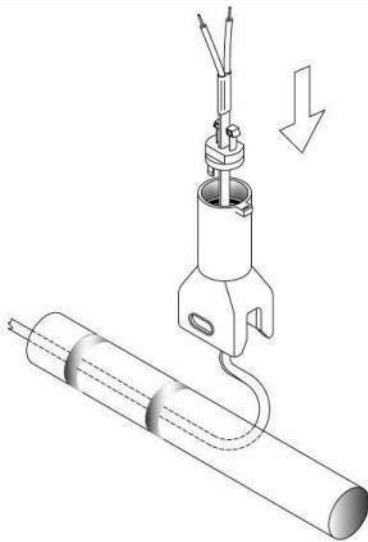
- Install lens into enclosure lid by lining up the notch in the lid with the notch on the lens assembly and secure lens assembly with supplied locknut.
- Do not over tighten locknut

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AXPC100-LR/LG POWER CONNECTION KIT

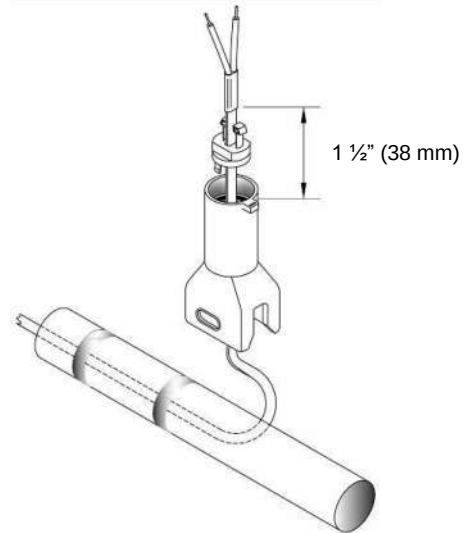
INSTALLATION INSTRUCTIONS

FINAL ASSEMBLY



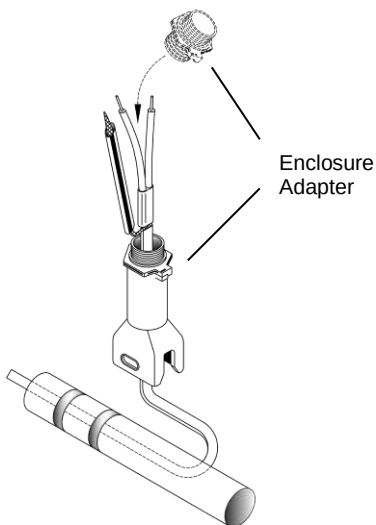
- Pull excess heating cable back through standoff.

STEP 3



- Allow 1 ½" (3.81 cm) of heating cable to remain above top of standoff body.

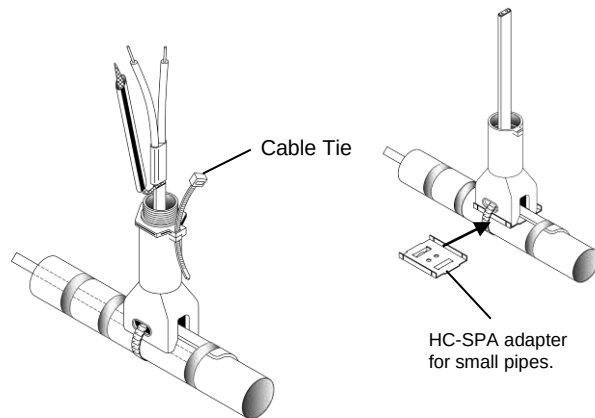
STEP 4



- Carefully slide enclosure adapter over cable terminations.
- Screw enclosure adapter into standoff until fully seated at positive stop.

STEP 5

Note: For pipes 1" (25mm) and below, install HC_SPA (purchased separately) between standoff and pipe.



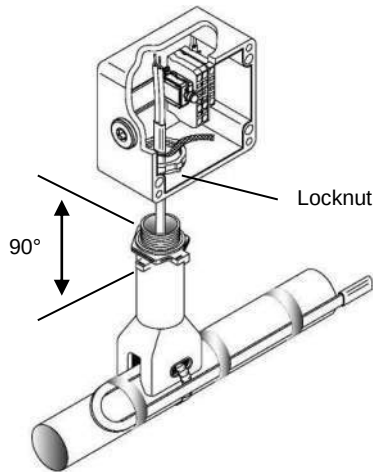
- Mount standoff securely to pipe.
- Insert supplied cable tie through slot provided to prevent possible rotation of enclosure.

STEP 6

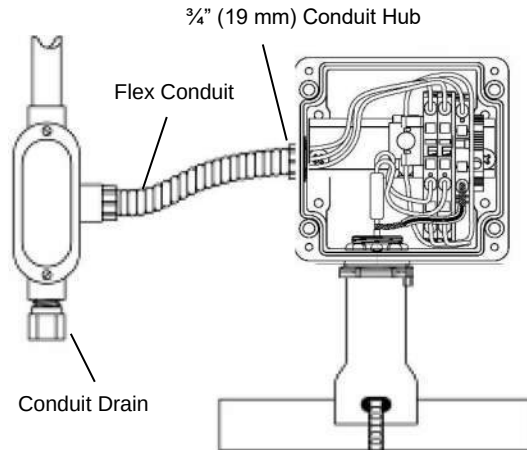
NELSON™ AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

FINAL ASSEMBLY



- Install enclosure and secure to enclosure adapter with supplied locknut.
- Do not over tighten locknut
- Enclosure may be rotated in 90° increments to match installation requirements.



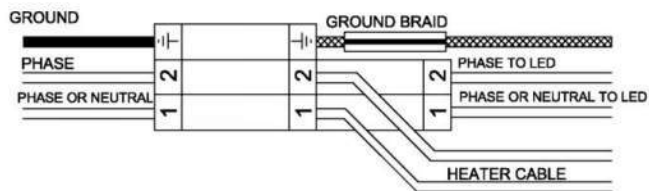
- Install flex conduit and drain as shown.
- Terminate power and ground wires to terminal block.
- Connect LED pilot light lead wires to terminal block.
- Install enclosure cover.

STEP 7



WARNING

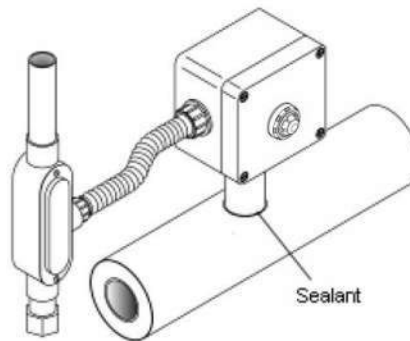
- Potential high temperature – Ensure proper selection of power cable



- Heating cable installations require incoming power wiring to be rated for 105°C operation.
- Maximum steady-state current may not exceed 18 amps. 25 amps for XLT cable.
- Verify that all connections are properly installed and secure.

ELECTRICAL WIRING

STEP 8



- Install thermal insulation and protective lagging.
- Apply sealant around standoff penetration to prevent moisture entry.
- Leave installation instructions with end user for future maintenance and/or trouble shooting.
- Fill in the blank fields on the label located on the cover of the junction box as follows:
CIR. NO. – Electrical circuit heating cable connected too.
CAT. NO. – Type of heating cable used
Volts – Operating voltage of heating cable – Max 277VAC
Amps – Operating current of heating cable – Max 18A continuous current. 25A for XLT cable.

STEP 9

TEL 918-627-5530 ■ FAX 918-641-7336 ■ www.nelsonheaters.com



14244001 Rev. 0
Sheet 7 of 8
February 2021

NELSON™

AXPC100-LR/LG POWER CONNECTION KIT

INSTALLATION INSTRUCTIONS

GENERAL CONDITIONS OF SAFE USE

- To prevent electrical arcing and fire hazard, all cable connections and electrical wiring connections should be sealed against moisture. This includes the use of proper cable sealing kits and the moisture proofing of all wire connections.
- The metal sheath/braid of the heating cable must be connected to a suitable ground path before electrical power is connected to this equipment.
- Isolate electrical power supply before opening or removing the enclosure cover.
- The enclosure cover must be secured with all screws provided to maintain the environmental ratings.
- The main components used in this connection system may present a hazard from static electricity. Only surface cleaning with a damp cloth is acceptable.
- Routine maintenance is required to maintain compliance with health and safety legislation:
 - Check that the cover gasket is in place and not damaged each time the enclosure is closed.
 - Check that all cover screws are in place and secure each time the enclosure is closed.
 - Check the security of all cable entries on a routine basis.
 - Check that all electrical connections are tight and secure on a routine basis.
 - Check for physical damage and replace as required.
- This connection system is designed for use in areas subject to normal industrial levels of vibration. They are not designed for use in areas subject to intentional or extreme conditions of vibration.
- Measures shall be taken to avoid accumulation of dust inside the standoff. This could result in unacceptable temperature rises violating the certification of the equipment.

APPROVALS

NEC®; NFPA 70: National Electrical Code®, International Electrical Code Series

IEEE Std 515™-2017 Standard for the Testing, Design, Installation, and Maintenance of Electrical Resistance Heat Tracing for Industrial Applications



Class I, Division 2, Groups ABCD;
Class II, Division 2 Groups FG;
Class III;

Encl. Type 4X, Temp. Code T*;

UL File E49805

* For temperature code see heating cable
or design information

Nelson Heat Tracing Systems products are supplied with a limited warranty. Complete Terms and Conditions may be found on Nelson's website at www.nelsonheaters.com. Nelson is a trademark of the Appleton Group LLC (Heating Cable Systems), 2 Connecticut South Dr, East Granby, CT, 06026. A division of Emerson Automation Solutions.

NELSON™ HEAT TRACING SYSTEMS

TA7140 THERMOSTAT

SPECIFICATION / APPLICATION

INSTALLATION

DESCRIPTION



ENCLOSURE

Cast Aluminum

CLASSIFICATIONS

NEMA Type 4, 7, 9 IP66

TEMPERATURE RANGE

Range
-9 to 60°C (15 to 140°F)

CAPILLARY

Length	Material	Max. Bulb Temperature
N/A	Stainless Steel	71°C (160°F)

ELECTRICAL DATA

CSA Rating	UL Rating
22 amp Resistance 480VAC	22 amp Resistance 480VAC

CALIBRATION ACCURACY

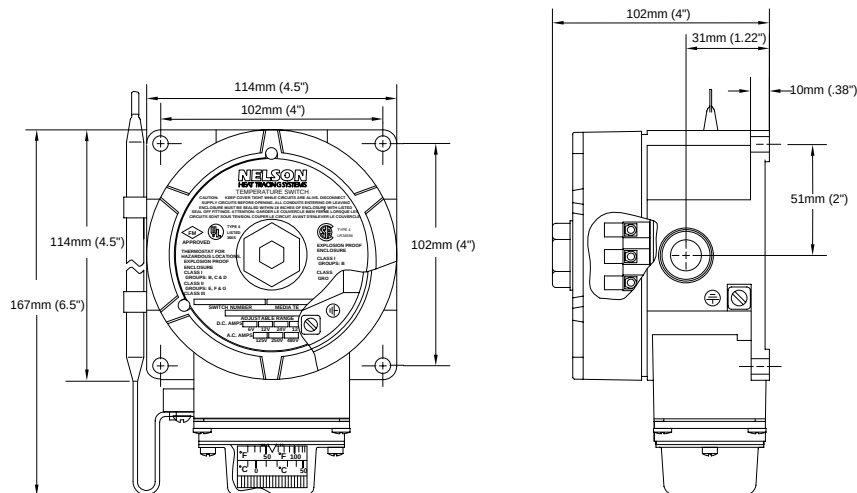
1.1°C (2°F)

SWITCH TYPE

Single Pole Double Throw

These thermostats are for ambient temperature control in hazardous locations.

OUTLINE



Annual Maintenance:

1. Remove knob.
2. Lubricate dial stem and spray a coat of lubricant and rust preventative such as CRC Stor & Lube, electrical grade, on the thermostat body.
3. Replace knob.

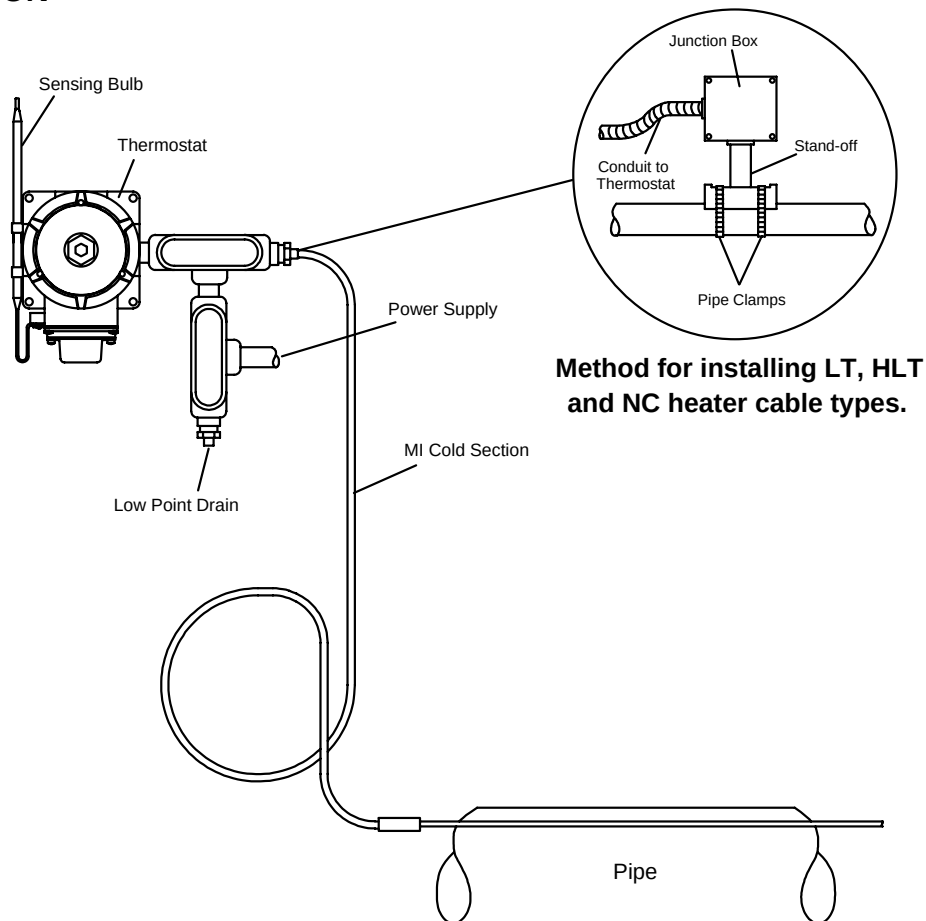
Approvals:

Hazardous Locations

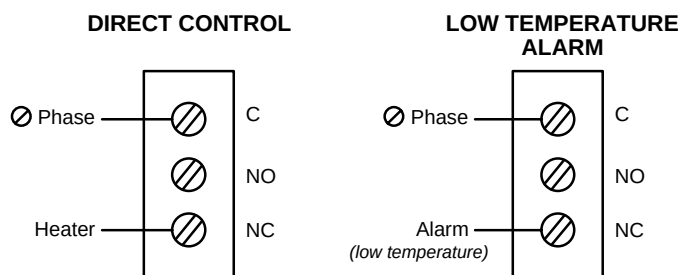
UL Class I & II, Groups B, C, D, E, F, G- E53121
 FM Class I & II, Groups B, C, D, E, F, G- 1ZIA0.AE
 Class I, Zone 1, AEx d IIB+H₂
 CSA Class I & II, Groups B, C, D, E, F, G- LR701950
 CIII, Encl. Type 4
 Class I, Zone 1, Ex d IIB+ H₂

LCIE - II 2 G EEx d IIC T6- 2 ATEX 6026

INSTALLATION



WIRING DIAGRAM



Nelson Heat Tracing Systems products are supplied with a limited warranty. Complete Terms and Conditions may be found on Nelson's website at www.nelsonheaters.com.

End of Submittal



CHANGE PROPOSAL REQUEST CPR-048

To: Sletten Construction
Companies
1000 25th Street North
Great Falls, MT 59401

Date: June 21, 2022
Project: City of Post Falls WRF Tertiary Treatment
Improvements
Project No.: 20-18-024

From: Sharon Strom, P.E.

Request No: CPR 048 Heat Trace

This Change Proposal Request is provided as a description of the proposed Work which may eventually be included in a Change Order. This request does not constitute an authorization for a variation in the Work, the Contract Price, or Contract Times. The Contract Price and Contract Times may only be changed by a Change Order or Work Change Directive in accordance with General Conditions Article 12.

You are requested to submit a Change Order Price Proposal to complete the following:

Description:

Reference the attached letter from AEI dated June 17, 2022.

Replace Drawings E-MF1-103, E-MF1-202, E-MF1-203, E-MF1-204, E-MF1-214, and E-MF1-215 dated 03/13/20 as well as Drawing E-TC1-105 dated 01/19/22 with the attached Drawings E-MF1-103, E-MF1-202, E-MF1-203, E-MF1-204, E-MF1-214, E-MF1-215, and E-TC1-105 dated 06/17/22. Add Drawings E-MF1-SK1, E-MF1-SK2, E-MF1-SK3 dated 06/17/22.

Provide a cost proposal for the modifications shown within the aforementioned Drawings.

Note:

1. The heat trace extents of the tepid water as noted on M-MF1-101 have not been modified.
2. Reference Drawings M-HW-101 and M-SL-101 (attached herein) and CPR-039 and for heat trace components which were modified previously but for which the cost/credit should be included as part of this CPR.

If Contractor believes that the items noted above will result in a change to the Contract Price or Contract Time, indicate those changes below and attach supporting documentation as necessary or as requested:

Change in Contract Price

Change in Contract Times:

\$ _____

_____ Calendar Days

Proposal Submitted By:

Contractor (Authorized Signature)

Date: _____



1038 W. Davidson Avenue | Coeur d'Alene, ID 83814
208.666.4001 | Fax 208.666.4021 | www.aei-engineering.com

June 17, 2022

J-U-B Engineers, Inc.
7825 Meadowlark Way
Coeur d'Alene, Idaho 83815

Attention: Mr. Mike Conn, P.E.

Subject: Post Falls WWTP Heat Trace

Mike,

There were some areas that were missed on the electrical drawings for heat trace. Below is the list of areas that will need to be changed.

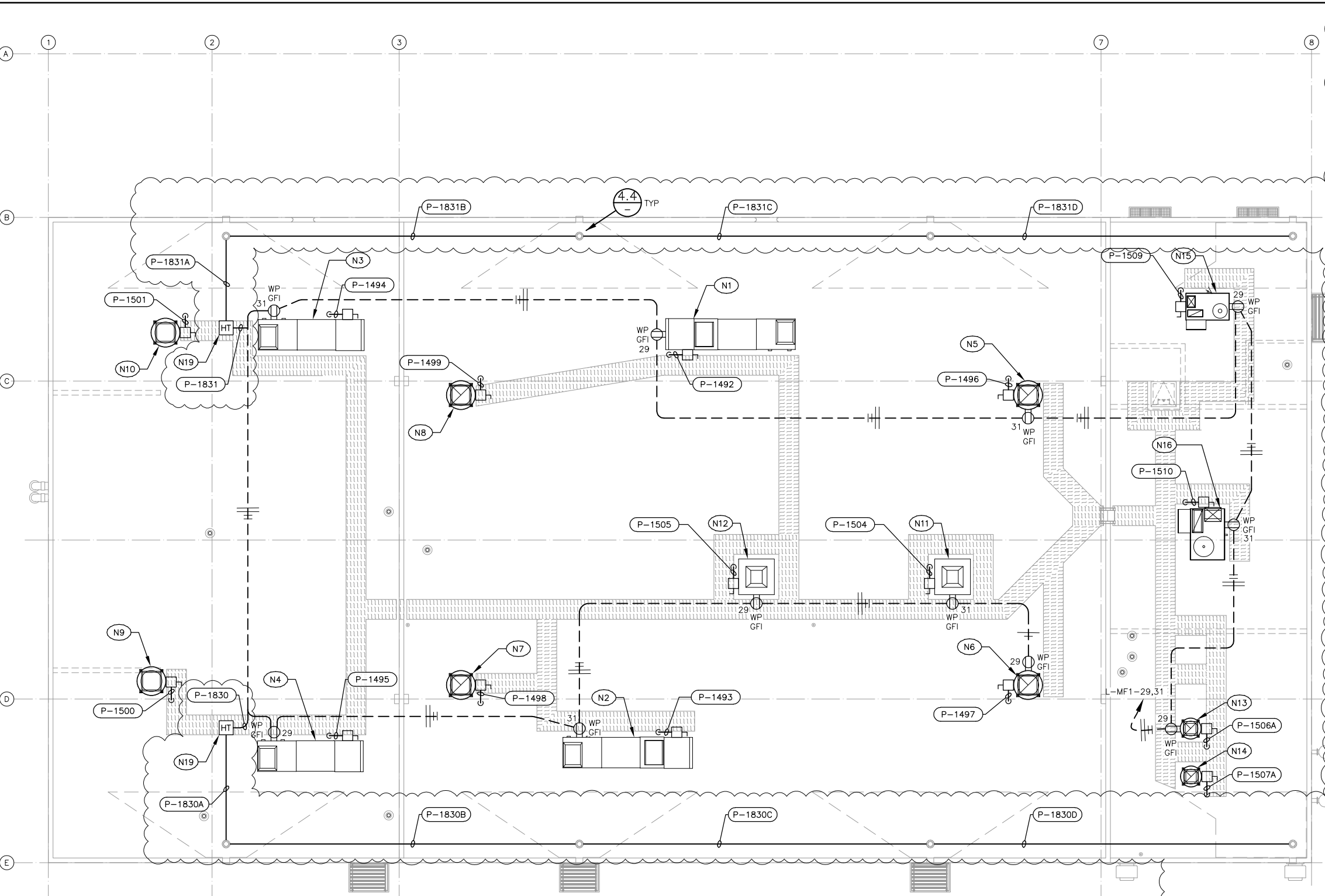
- E-MF1-103→ New Heat trace
- E-MF1-202→ New Heat trace
- E-MF1-203→ New Heat trace
- E-MF1-204→ New Heat trace
- E-MF1-214→ Modification to Heat trace originally shown is Contract Documents
- E-MF1-215→ Modification to Heat trace originally shown is Contract Documents
- E-TC1-105→ Modification to Heat trace originally shown is Contract Documents
- M-SL-101→ Removing heat trace work
- M-HW-101→ Removing heat trace work

If you have any questions, please do not hesitate to contact us.

Thank you,

Matthew L Barker, P.E.

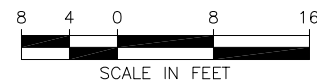
Plot Date: 2/28/2022 1:57 PM Plotted By: Ted Schawender
Date Created: 5/12/2019 3:20 PM M18110-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (28) M18110-E-MF1-103.DWG



NOTES: (for this sheet)

- (N1) ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-901".
- (N2) ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-902".
- (N3) ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-903".
- (N4) ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-904".
- (N5) ROOF MOUNTED EXHAUST FAN "MF1-EF-901".
- (N6) ROOF MOUNTED EXHAUST FAN "MF1-EF-902".
- (N7) ROOF MOUNTED EXHAUST FAN "MF1-EF-903".
- (N8) ROOF MOUNTED EXHAUST FAN "MF1-EF-904".
- (N9) ROOF MOUNTED EXHAUST FAN "MF1-EF-905".
- (N10) ROOF MOUNTED EXHAUST FAN "MF1-EF-906".
- (N11) ROOF MOUNTED EXHAUST FAN "MF1-SF-901".

- (N12) ROOF MOUNTED EXHAUST FAN "MF1-SF-902".
- (N13) ROOF MOUNTED SUPPLY FAN "MF1-SF-903".
- (N14) ROOF MOUNTED SUPPLY FAN "MF1-SF-904".
- (N15) ROOF MOUNTED ROOF TOP UNIT "MF1-RTU-901".
- (N16) ROOF MOUNTED ROOF TOP UNIT "MF1-RTU-902".
- (N17) ELECTRICAL CONTRACTOR SHALL INTERLOCK EXHAUST FANS AND SUPPLY FANS WITH ASSOCIATED LOUVERS.
- (N18) NOT USED.
- (N19) HEAT TRACE CONTROLLER.

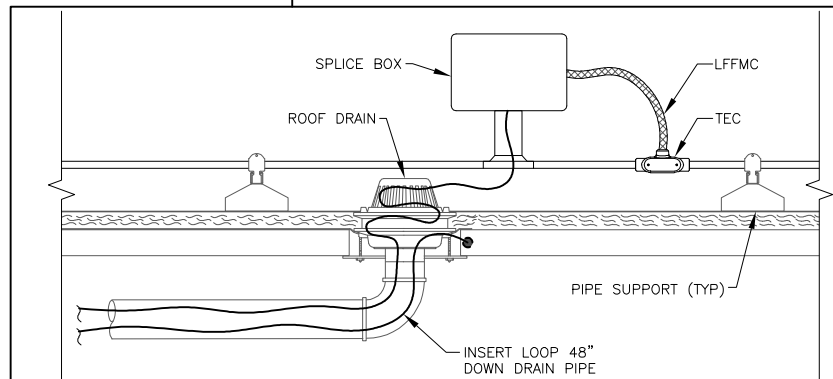
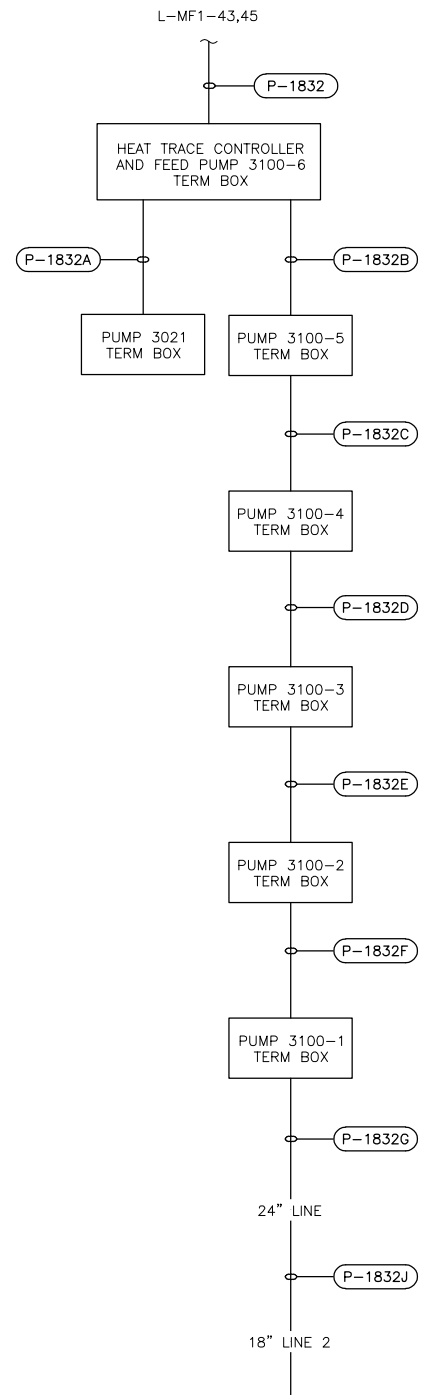


4.1 MEMBRANE FILTRATION (MF1) ROOF PLAN

SCALE: 1/8"=1'-0"

3.5 HEAT TRACE SCHEMATIC

NOT TO SCALE



4.4 ROOF DRAIN DETAIL

NOT TO SCALE

JUB
J-U-B ENGINEERS, INC.

1038 W. Davidson Avenue
Coeur d'Alene, ID 83814
(208) 666-4001 office
(208) 666-4021 fax

AEI
Engineering
Incorporated

1038 W. Davidson Avenue
Coeur d'Alene, ID 83814
(208) 666-4001 office
(208) 666-4021 fax

J-U-B ENGINEERS, INC.
7825 Meadowlark Way
Coeur d'Alene, ID 83815
Phone: 208.762.8787
Fax: 208.762.9797
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
7871
STATE OF IDAHO
RAYMOND JOSEPH WATKINS

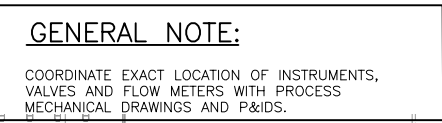
REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. NO PART OF THIS DOCUMENT OR ANY OF THE INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

REVISION	DATE	DESCRIPTION	BY	DATE
1	TLS/RJW 04/2022	HEAT TRACE CLARIFICATION		

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
ROOF PLAN

FILE : (238) M18110-E-MF1-103
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:
DRAWING:
E-MF1-103



CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT, FITTINGS, WIRE AND TERMINATIONS FOR COMPLETE MEMBRANE FILTRATION SYSTEM PER MANUFACTURERS SUBMITTAL PACKAGE.

REUSE OF DRAWINGS				
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-J-8 ENGINEERS, INC. AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-J-8 ENGINEERS, INC.				
REVISION				
HEAT TRACE CLARIFICATION		TLS	RJW	04/20/22
1				
NO.	DESCRIPTION	BY	APPR	DATE

WWRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
MEMBRANE ROOM
PARTIAL POWER AND CONTROL PLAN

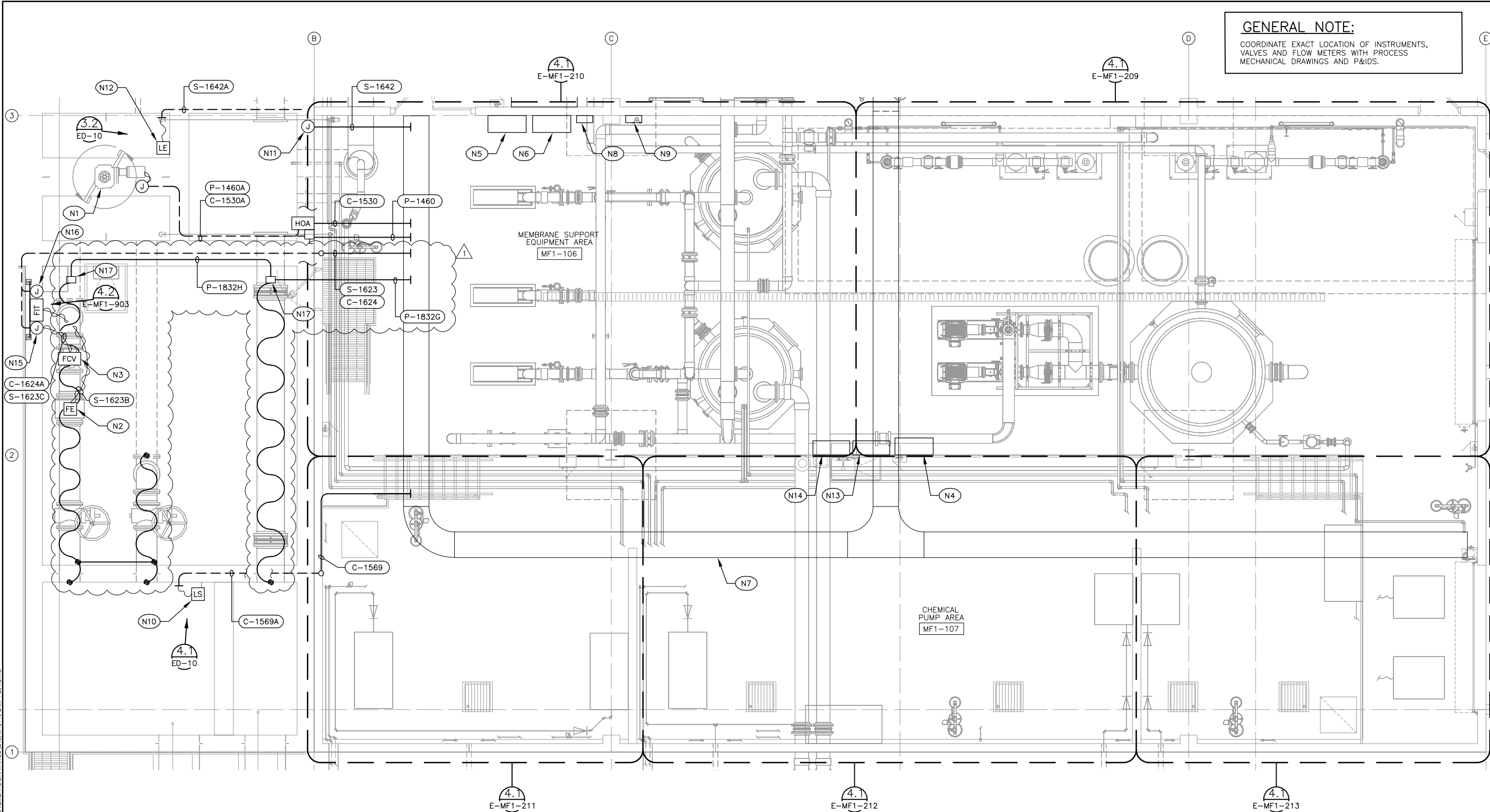
FILE : (242) M18110-E-MF1-203
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
 ONE INCH AT FULL SIZE. IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:
DRAWING:
E-MF1-203
Page 187 of 236

Plot Date: 4/28/2022 2:22 PM Plotted By: Ted Schrauwecker
Date Created: 4/23/2019 S:\2018\M18110-JUL-POST FALLS WRF -TERTIARY TREATMENT IMPROVEMENTS\DRAWINGS\2421 M18110-E-MF1-203.DWG

(4.1)

MEMBRANE FILTRATION (MF1)
MEMBRANE ROOM PARTIAL POWER AND CONTROL PLAN
SCALE: 1/4"=1'-0"

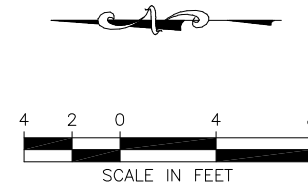
Plot Date: 4/28/2022 2:25 PM Plotted By: Ted Schawwender
Date Created: 4/28/2019 3:10:19 PM M18110 - JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (243) M18110-E-MF1-204.DWG



GENERAL NOTE:
COORDINATE EXACT LOCATION OF INSTRUMENTS, VALVES AND FLOW METERS WITH PROCESS MECHANICAL DRAWINGS AND P&IDS.

NOTES: (for this sheet)

- | | |
|--|---|
| (N1) MIXER "MF1-MX-3001". | (N9) PANEL "L-MF1B". |
| (N2) FLOW METER "MF1-FIT-3001". | (N10) LEVEL SWITCH HIGH "MF1-LSH-3000", FOR LOCATION SEE PROCESS MECHANICAL DRAWING D-MF1-402. |
| (N3) FLOW CONTROL VALVE "MF1-FCV-3001". | (N11) LEVEL TRANSMITTER "MF1-LT-3001" JUNCTION BOX "JB-3000L" MOUNTED ON WALL AT 48" AFG (6" X 6" NEMA 4X). |
| (N4) UFLCP-BW (PROVIDED BY MF MANUFACTURER). | (N12) LEVEL ELEMENT "MF1-LE-3001". |
| (N5) UFLCP-CL (PROVIDED BY MF MANUFACTURER). | (N13) HEATER "MF1-CP-3521" CONTROL PANEL. |
| (N6) UFLCP-NW (PROVIDED BY MF MANUFACTURER). | (N14) HEATER "MF1-CP-3501" CONTROL PANEL. |
| (N7) POWER CABLE TRAY "PCT-1" (BELOW), SIGNAL CABLE TRAY "SCT-1" (ABOVE). | (N15) JUNCTION BOX "JB-3001S". |
| (N8) HVAC CONTROL PANEL/THERMOSTAT. COORDINATE POWER AND CONTROL CONDUIT/WIRING INSTALLATION REQUIREMENTS WITH MECHANICAL CONTRACTOR. SEE DRAWING "M-MF1-104". | (N16) JUNCTION BOX "JB-3001C". |
| | (N17) HEAT TRACE TERM BLOCK. |



4.1 MEMBRANE FILTRATION (MF1)
INDOOR CHEMICAL AREA POWER AND CONTROL PLAN
SCALE: 1/4"=1'-0"

J-U-B ENGINEERS, INC.
1038 W. Davidson Avenue
Coeur d'Alene, ID 83814
(208) 666-4001 office
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7825 Meadowlark Way
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Fax: 208.762.9797
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
7871
STATE OF IDAHO
RAYMOND JOSEPH WATKINS

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NO.	REVISION	DATE	DESCRIPTION	BY	DATE
1	HEAT TRACE CLARIFICATION	TLS/RJW 04/2022			

**WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS**

MEMBRANE FILTRATION (MF1)
INDOOR CHEMICAL AREA
POWER AND CONTROL PLAN

FILE: (243) M18110-E-MF1-204
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

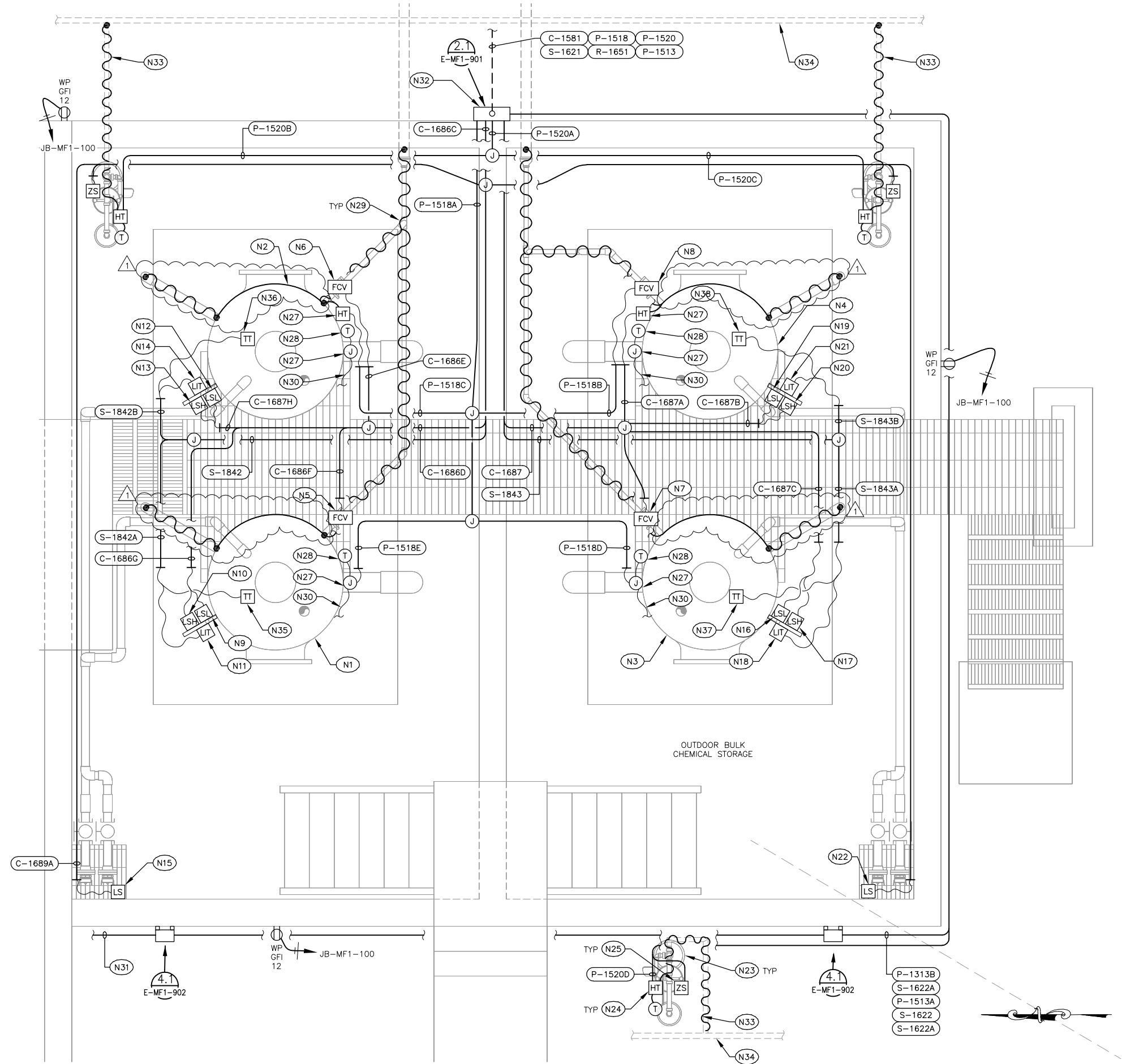
DRAWING:
E-MF1-204
Page 188 of 236

Plot Date: 5/9/2022 11:10 AM Plotted By: Ted Schawwender
Date Created: 5/12/2019 5:20:19 PM M18110 - JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (254) M18110-E-MF1-215.DWG

4.1

MEMBRANE FILTRATION (MF1)
OUTDOOR BULK CHEMICAL STORAGE POWER AND CONTROL PLAN

SCALE: 1/2"=1'-0"



NOTES: (for this sheet)

- (N1) SODIUM HYPOCHLORITE TANK NO. 1 "MF1-TNK-3601-1".
- (N2) SODIUM HYPOCHLORITE TANK NO. 2 "MF1-TNK-3601-2".
- (N3) SODIUM BISULFITE TANK NO. 1 "MF1-TNK-3751-1".
- (N4) SODIUM BISULFITE TANK NO. 2 "MF1-TNK-3751-2".
- (N5) FLOW CONTROL VALVE "MF1-FCV-3605-1".
- (N6) FLOW CONTROL VALVE "MF1-FCV-3605-2".
- (N7) FLOW CONTROL VALVE "MF1-FCV-3755-1".
- (N8) FLOW CONTROL VALVE "MF1-FCV-3755-2".
- (N9) LEVEL SWITCH LOW "MF1-LSL-3601-1".
- (N10) LEVEL SWITCH HIGH "MF1-LSH-3601-1".
- (N11) LEVEL INDICATING TRANSMITTER "MF1-LIT-3601-1".
- (N12) LEVEL SWITCH LOW "MF1-LSL-3601-2".
- (N13) LEVEL SWITCH HIGH "MF1-LSH-3601-2".
- (N14) LEVEL INDICATING TRANSMITTER "MF1-LIT-3601-2".
- (N15) FLOOD SWITCH "MF1-LS-3601-1".
- (N16) LEVEL SWITCH LOW "MF1-LSL-3751-1".
- (N17) LEVEL SWITCH HIGH "MF1-LSH-3751-1".
- (N18) LEVEL INDICATING TRANSMITTER "MF1-LIT-3751-1".
- (N19) LEVEL SWITCH LOW "MF1-LSL-3751-2".
- (N20) LEVEL SWITCH HIGH "MF1-LSH-3751-2".
- (N21) LEVEL INDICATING TRANSMITTER "MF1-LIT-3761-2".
- (N22) FLOOD SWITCH "MF1-LS-3751-1".
- (N23) EMERGENCY EYEWASH (SEE MECHANICAL PLANS AND SPECIFICATIONS FOR DETAILS).
- (N24) EMERGENCY EYEWASH HEAT TRACE CONTROLLER, THERMOSTAT AND ALARM CONTACT.
- (N25) EMERGENCY EYEWASH FLOW ALARM.
- (N26) NOT USED.
- (N27) HEAT TRACE CONTROLLER.
- (N28) HEAT TRACE THERMOSTAT.
- (N29) HEAT TRACE CABLE.
- (N30) TANK HEAT TRACE CABLE/PAD.
- (N31) CONTINUED ON DRAWING "E-MF1-214".
- (N32) CONTROL JUNCTION BOX "JB-MF1-101".
- (N33) PROVIDE AND INSTALL HEAT TRACE SYSTEM FOR ABOVE GRADE EMERGENCY EYEWASH PIPING AND EXTEND HEAT TRACE CABLE BELOW GRADE.
- (N34) UNDERGROUND WATER LINE (42" BELOW GRADE).
- (N35) TEMPERATURE TRANSMITTER "MF1-TT-3601-1".
- (N36) TEMPERATURE TRANSMITTER "MF1-TT-3601-2".
- (N37) TEMPERATURE TRANSMITTER "MF1-TT-3751-1".
- (N38) TEMPERATURE TRANSMITTER "MF1-TT-3751-2".
- (N39) CONDUITS ARE DIAGRAMMATIC; COORDINATE AND PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED TO INTERCONNECT ALL POWER, CONTROL AND SIGNAL SYSTEM.

GENERAL NOTE:

FIELD VERIFY ALL EQUIPMENT AND INSTRUMENT LOCATIONS

1038 W. Davidson Avenue
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(208) 666-4001 office
(208) 666-4021 fax

AEI
Engineering
Incorporated

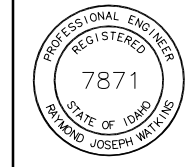
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REVISION	DATE	DESCRIPTION	BY	DATE
1	HEAT TRACE CLARIFICATION & ADD 4.8" CMBR/WI	01/21/22		
2	CLARIFICATION	05/03/22		
NO.				

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

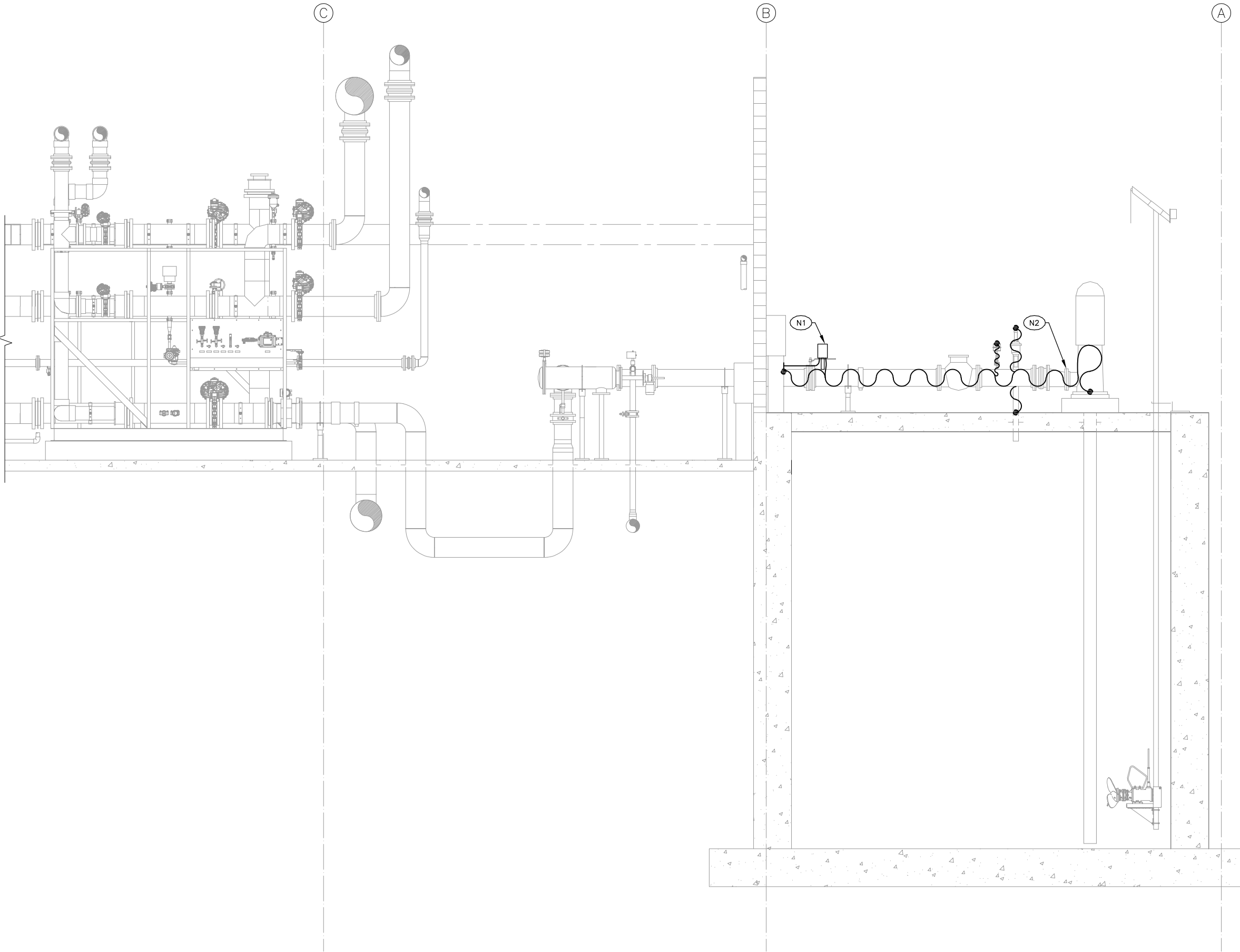
MEMBRANE FILTRATION (MF1)
OUTDOOR BULK CHEMICAL STORAGE
POWER AND CONTROL PLAN

FILE: (254) M18110-E-MF1-215
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-215
Page 190 of 236

Plot Date: 5/9/2022 11:03 AM Plotted By: Ted Schawender
Date Created: 5/2/2022 3:20 PM M1810-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (2/4) M1810-E-MF1-SK1-2.DWG

4.1 MEMBRANE FILTRATION ROOM SECTION VIEW
SCALE: 3/8"=1'-0"



- NOTES: (for this sheet)
- N1 HEAT TRACE TERM BOX.
 - N2 INCLUDE HEAT TRACE FOR SEAL WATER FOR ALL SIX FEED PUMPS.

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REVISION		DATE
1	HEAT TRACE CLARIFICATION	TLS/RJW 04/2022
NO.	DESCRIPTION	BY DATE

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

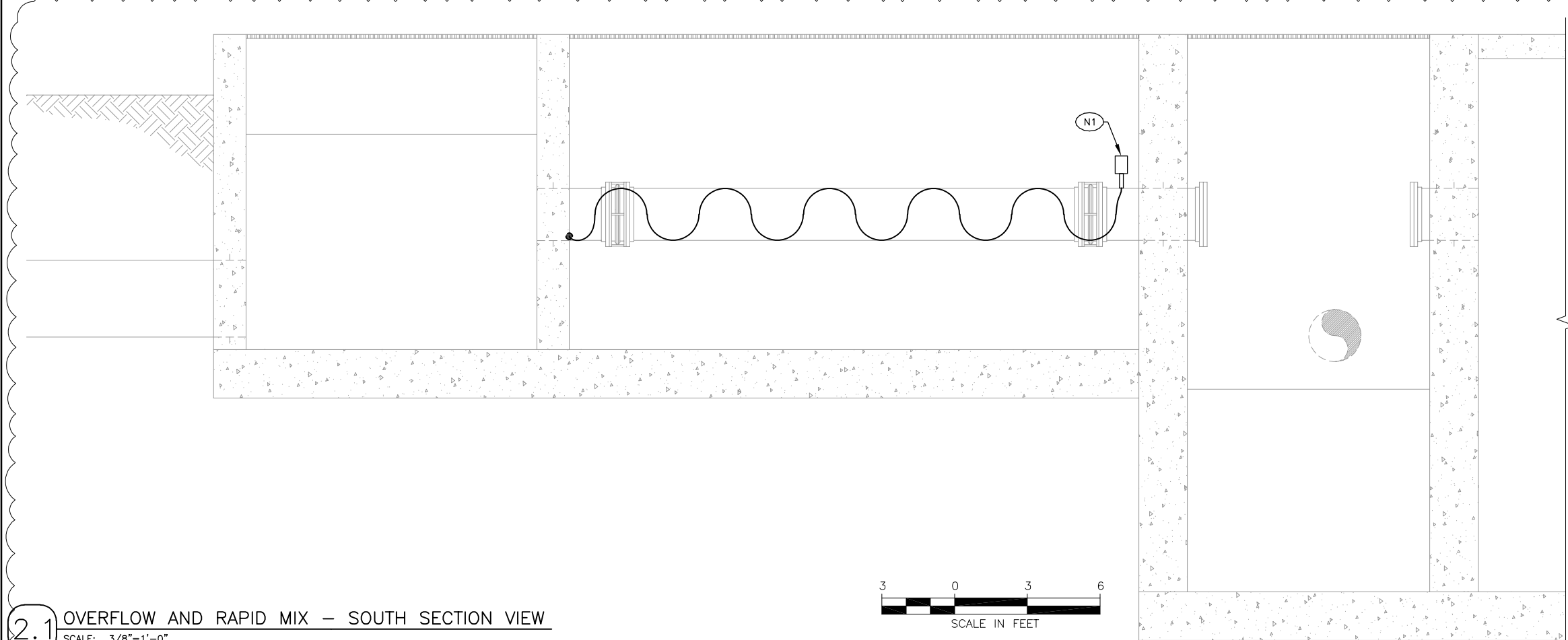
MEMBRANE FILTRATION ROOM
SECTION VIEW

FILE: (274) M1810-E-MF1-SK1-2
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

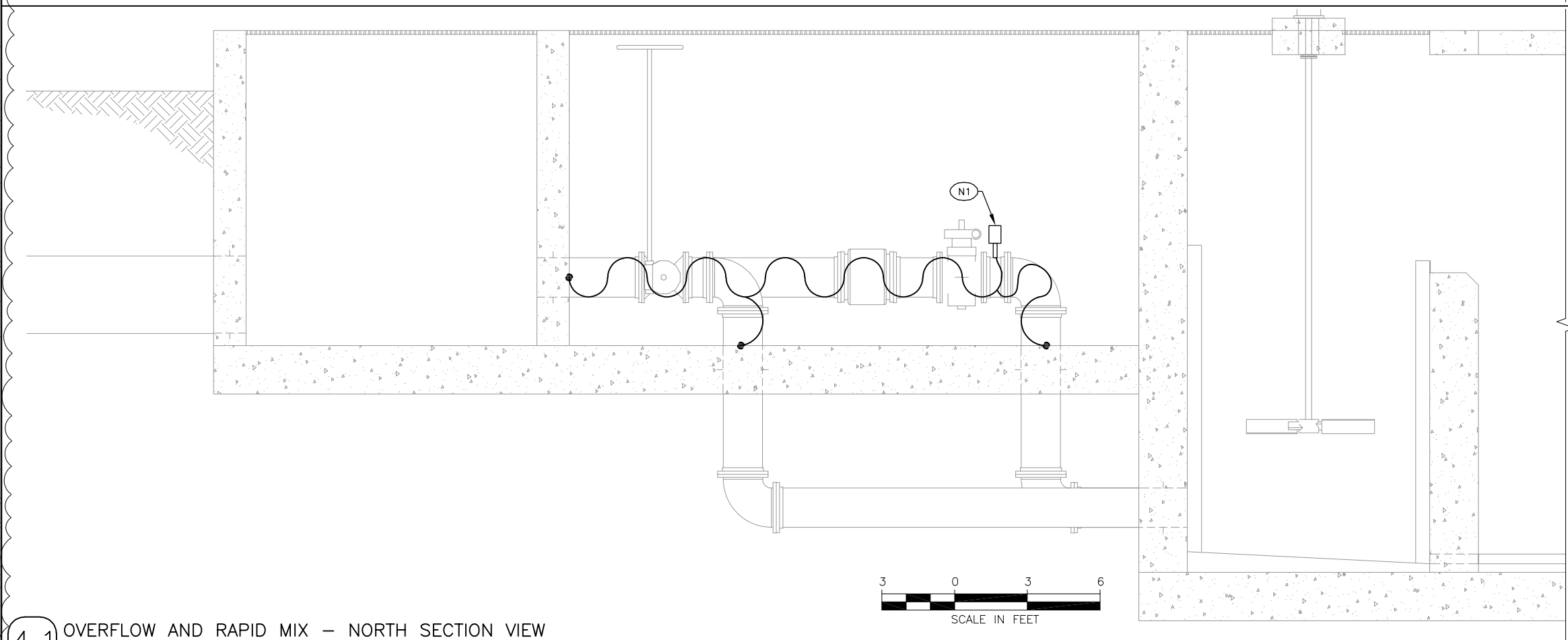
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E-MF1-SK1
Page 191 of 236

Plot Date: 4/13/2022 4:17 PM Plotted By: Ted Schawwender
Date Created: 4/13/2022 3:03 PM M1810-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS HEAT TRACE CLARIFICATION 420-92-M1810-E-MF1-SK1-2.DWG

2.1 OVERFLOW AND RAPID MIX – SOUTH SECTION VIEW
SCALE: 3/8"=1'-0"



4.1 OVERFLOW AND RAPID MIX – NORTH SECTION VIEW
SCALE: 3/8"=1'-0"



NOTES: (for this sheet)

N1 HEAT TRACE TERM. BOX.



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WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
OVERFLOW AND RAPID MIX SECTION VIEWS

FILE: M18110-E-MF1-SK1-2
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW

ONE INCH
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LAST UPDATED: 05/20/20

SHEET:

DRAWING:
E-MF1-SK2
Page 192 of 236

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

ABBREVIATIONS: CAB-CABLE CTL-CONTROL DISC-DISCONNECT JB-JUNCTION BOX LEV-LEVEL MFG-MANUFACTURER MTR-MOTOR PRESS-PRESSURE PR-PAIR PWR-POWER RCPT-RECEPTACLE

SIG-SIGNAL **SPC**-SHIELDED POWER CABLE **STP**- SHIELDED TWISTED PAIR CABLE **SW**-SWITCH **XMITTER**-TRANSMITTER **(2-7C)**- INDICATES TWO-SEVEN CONDUCTOR CABLES

[illegible]

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WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

FILE : (274) M18110-E-MF1-SK1-3
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW

 ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY

LAST UPDATED: 05/20/20

SHEET:

DRAWING:
E-MF1-SK3



- N1 INTERMEDIATE PUMP.
- N2 RAPID MIXER.
- N3 FLOCCULATION MIXER.
- N4 MOUNT RECEPTACLES PER DETAIL.
- N5 PROVIDE AND INSTALL RECEPTACLE, J-BOX AND HOT BOX HEATER.
- N6 PROVIDE AND INSTALL HEAT TRACE CONTROLLER, THERMOSTAT AND HEAT TRACE CABLE FOR EXPOSED ABOVE GRADE PIPING.
- N7 SEE D-TC1-501 5 FOR DETAIL.

 $\triangle 2$ 

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[illegible]

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

TERTIARY CLARIFICATION (TC1)
ENLARGED LIGHTING AND RECEPTACLE PLAN

FILE : (199-200) M18110-E-TC1-105-6
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW

AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-TC1-105

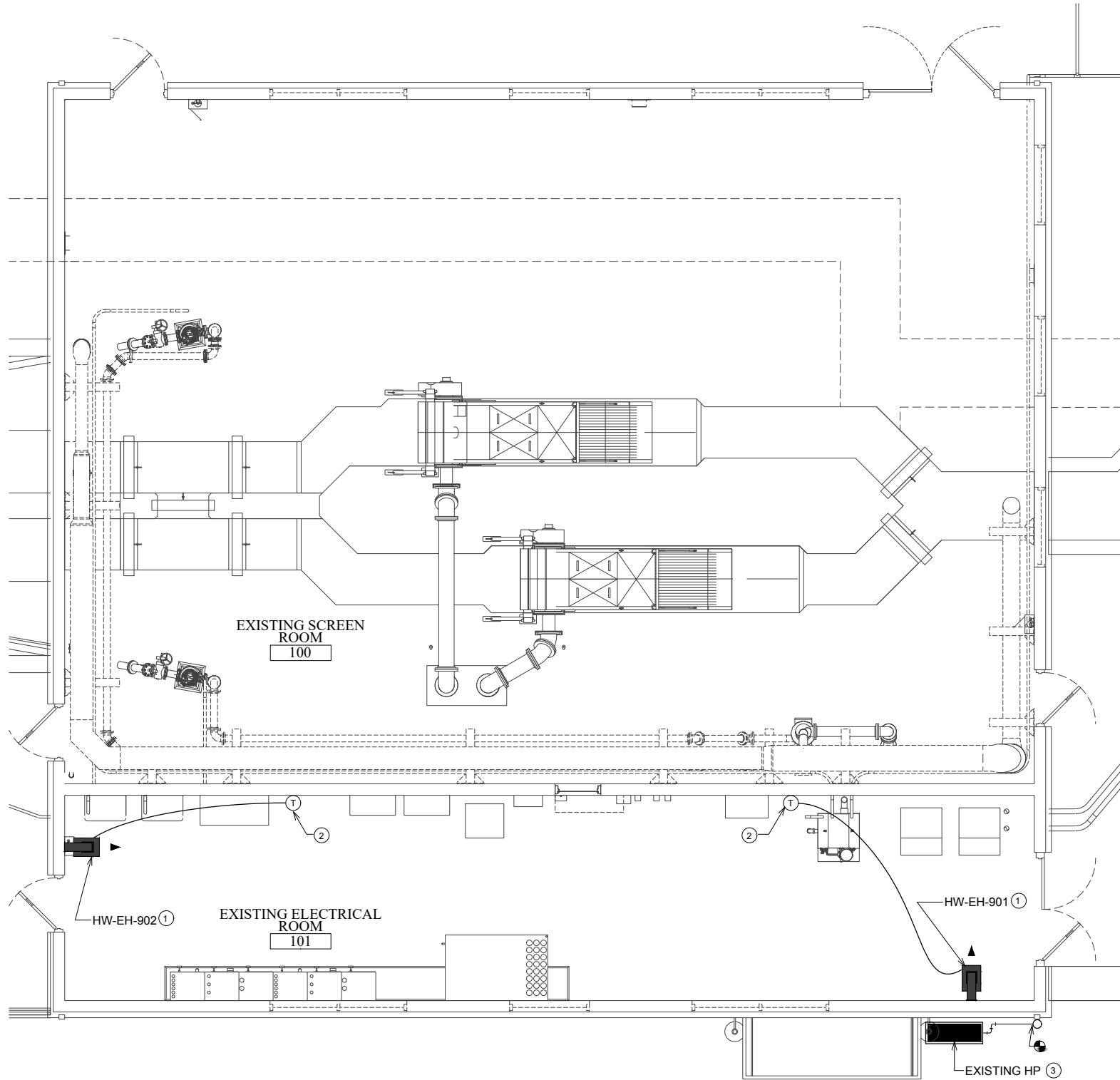
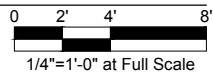
Plot Date: 4/13/2022 4:22 PM Plotted By: Ted Schauwecker
Date Created: 4/23/2019 S:\2018\M1810 - JUB- POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS\DRAWINGS\199-200\M1810-ETC-105-3.DWG

(4.1)

TERTIARY CLARIFICATION
ENLARGED LIGHTING AND RECEPTACLE PLAN
SCALE: 1/4"=1'-0"

Plot Date: 3/3/2020 2:14 PM Plotted By: Mike Lippis
Date Created: 11/2/2020 V:\JTL ENGINEERING\DROPBOX\PROJECTS\19011918 WRF TERTIARY TREATMENT IMPROVEMENTS\AIA\TODAD FILES\DESIGN DWG\M-HW-X.DWG

1 PLAN VIEW - HVAC
M-HW-101 SCALE: 1/4"=1'-0"



SHEET NOTES

- # CIRCLED NUMBER SYMBOLS ON THIS SHEET CORRESPOND TO THE ITEMS LISTED BELOW AND APPLY TO THIS SHEET ONLY.
- 1 PROVIDE WALL MOUNTED ELECTRIC UNIT HEATER AND FACTORY MOUNTING KIT. INSTALL PER MFR RECOMMENDATIONS APPROX 9" BELOW CEILING. LOCATE PER FIELD COORD W/ ALL PLANS. SEE EQUIPMENT SCHEDULE FOR CONTROL METHOD. PROVIDE ALL COMPONENTS TO MAKE INTERLOCKS AND LOCATE CONTROL WIRING IN CONDUIT.
 - 2 INSTALL THERMOSTAT 54" A.F.F. PROVIDE WIRE MOLDING ON THE WALL SURFACE. SET UP THERMOSTAT PER OWNER OCCUPIED SCHEDULES WITH 68°F HEATING AND 50°F UNOCCUPIED SETPOINTS.
 - 3 INSTALL 304 STAINLESS STEEL DRAIN PAN UNDER EXISTING WALL MOUNTED HEAT PUMP. PROVIDE 3/4" INSULATED DRAIN LINE CONNECTED TO THE BOTTOM OF THE DRAIN PAN AND ROUTE ALONG THE CMU AS SHOWN AND TERMINATE AT THE EXISTING RAIN WATER DOWN SPOUT. COORDINATE THE INSULATION INSTALLATION WITH ELECTRICAL PLANS FOR HEAT TAPE INSTALLATION.

Note 3 no longer part of this project.



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ORIGINAL SIGNED
BY MICHAEL LIPPIS
13428
DATE ORIGINAL
SIGNED 03/03/2019
JUB C. V.

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WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

VOLUME IV: MECHANICAL - (HW)
PLAN VIEW - HVAC

FILE: M-HW-X
JUB PROJ. #: 20-18-024
DRAWN BY: MCL
DESIGN BY: MCL
CHECKED BY: MCL
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 3/3/2020
SHEET:

471

DRAWING:
M-HW-101

Page 195 of 236

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CHANGE PROPOSAL REQUEST CPR-048 **ADDENDUM 1**

To: Sletten Construction
Companies
1000 25th Street North
Great Falls, MT 59401

Date: July 1, 2022

Project: City of Post Falls WRF Tertiary Treatment
Improvements

Project No.: 20-18-024

From: Mike Conn, P.E.

Request No: CPR 048 Heat Trace – **Addendum 1**

This Change Proposal Request is provided as a description of the proposed Work which may eventually be included in a Change Order. This request does not constitute an authorization for a variation in the Work, the Contract Price, or Contract Times. The Contract Price and Contract Times may only be changed by a Change Order or Work Change Directive in accordance with General Conditions Article 12.

Please incorporate the Addendum 1 clarification into the previously requested Change Order Price Proposal:

ADDENDUM 1 Description:

This Addendum updates the heat trace drawings and adds a note/clarification that certain systems/areas need to maintain process fluids above 50 deg F.

Specifically, drawings:

E-MF1-214

E-MF1-215 and

E-TC1-105

If Contractor believes that the items noted above will result in a change to the Contract Price or Contract Time, indicate those changes below and attach supporting documentation as necessary or as requested:

Change in Contract Price

Change in Contract Times:

\$ _____

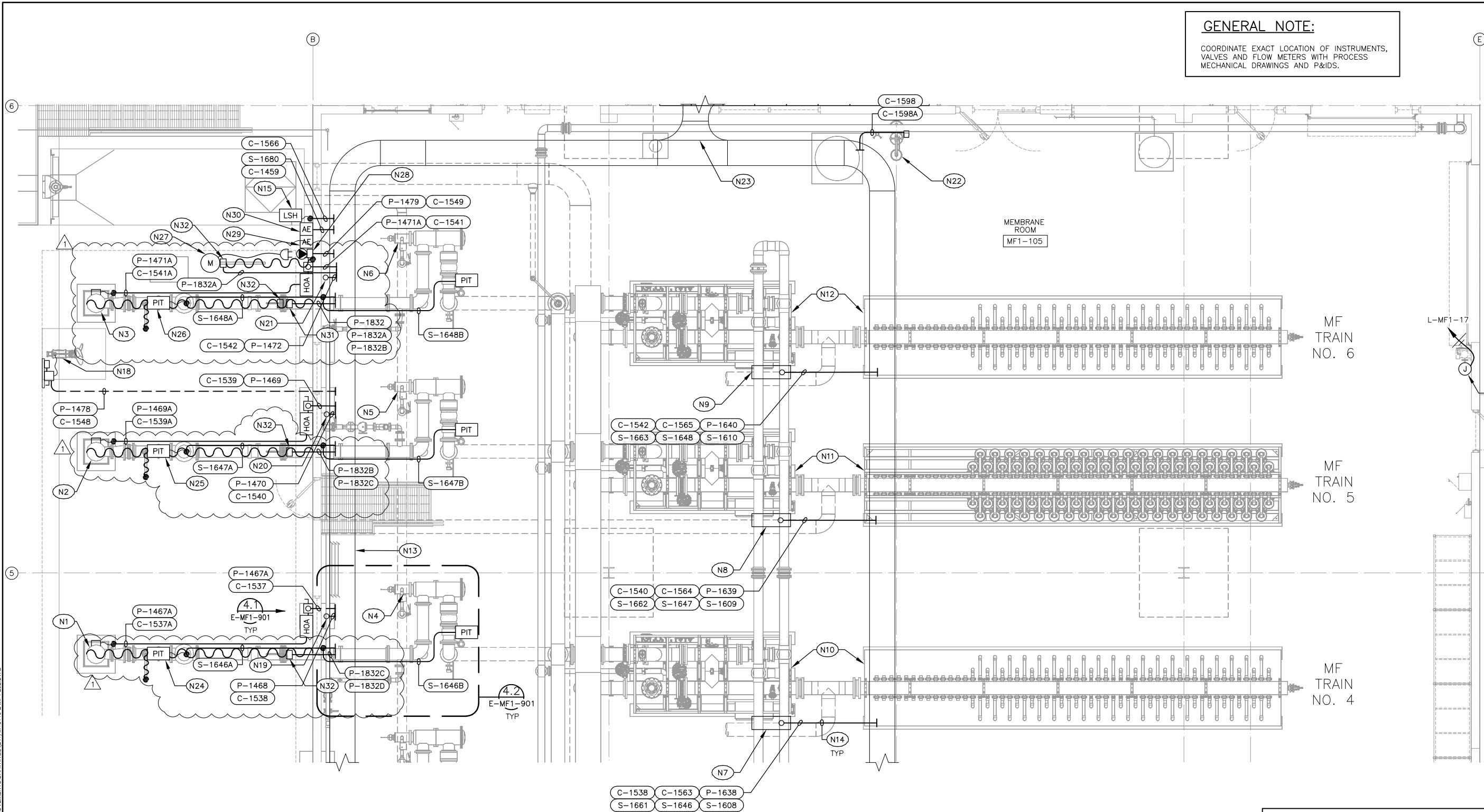
_____ Calendar Days

Proposal Submitted By:

Contractor (Authorized Signature)

Date: _____

Plot Date: 5/9/2022 10:59 AM Plotted By: Ted Schawwender
Date Created: 4/22/2019 3:20 PM M18110-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (24) M18110-E-MF1-202.DWG



NOTES: (for this sheet)

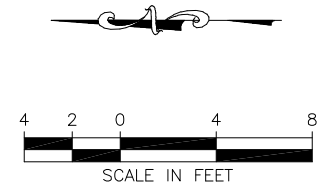
- | | |
|--|---|
| (N1) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-4". | (N7) MEMBRANE TRAIN UFLCP NO. 4. |
| (N2) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-5". | (N8) MEMBRANE TRAIN UFLCP NO. 5. |
| (N3) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-6". | (N9) MEMBRANE TRAIN UFLCP NO. 6. |
| (N4) MEMBRANE TRAIN STRAINER "MF1-STR-3150-4". | (N10) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 4. |
| (N5) MEMBRANE TRAIN STRAINER "MF1-STR-3150-5". | (N11) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 5. |
| (N6) MEMBRANE TRAIN STRAINER "MF1-STR-3150-6". | (N12) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 6. |
| | (N13) POWER CABLE TRAY "PCT-1" (BELOW),
SIGNAL CABLE TRAY "SCT-1" (ABOVE). |

- | |
|---|
| (N14) FIELD SUPPORT CONDUITS BETWEEN EQUIPMENT AND CABLE TRAY. |
| (N15) LEVEL SWITCH HIGH "MF1-LSH-3050". |
| (N16) ELECTRICAL ROLL-UP DOOR OPERATOR "MF1-1050". |
| (N17) FLOOR DRAINS PROVIDED WITH ELECTRONIC P-TRAP PRIMERS. COORDINATE WITH PLUMBING DRAWING M-MF1-102. |
| (N18) MIXER "MF1-MX-3012". |
| (N19) STRAINER "MF1-STR-3150-4" CONTROL PANEL. |
| (N20) STRAINER "MF1-STR-3150-5" CONTROL PANEL. |
| (N21) STRAINER "MF1-STR-3150-6" CONTROL PANEL. |
| (N22) EMERGENCY EYEWASH WITH FLOW SWITCH, STROBE LIGHT AND AUDIBLE ALARM. |
| (N23) SIGNAL CABLE TRAY "SCT-1". |

- | |
|--|
| (N24) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-4". |
| (N25) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-5". |
| (N26) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-6". |
| (N27) WET WELL SAMPLE PUMP "MF1-P-3021". |
| (N28) WET WELL SAMPLE PUMP "MF1-P-3021" CONTROL PANEL. |
| (N29) MF1-AE/AIT-3000 (pH/TEMP), MOUNT ANALYZERS ON THE WALL INSIDE THE MEMBRANE ROOM. |
| (N30) MF1-AE/AIT-3001 (TURBIDITY), MOUNT ANALYZERS ON THE WALL INSIDE THE MEMBRANE ROOM. |
| (N31) HEAT TRACE CONTROL. |
| (N32) HEAT TRACE TERM BOX. |

CONSTRUCTION NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT, FITTINGS, WIRE AND TERMINATIONS FOR COMPLETE MEMBRANE FILTRATION SYSTEM PER MANUFACTURERS SUBMITTAL PACKAGE.



MEMBRANE FILTRATION (MF1) MEMBRANE ROOM PARTIAL POWER AND CONTROL PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTE:

COORDINATE EXACT LOCATION OF INSTRUMENTS, VALVES AND FLOW METERS WITH PROCESS MECHANICAL DRAWINGS AND P&IDs.

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J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
7825 Meadowlark Way
Coeur d'Alene, ID 83815

Phone: 208.762.8787
Fax: 208.762.9797
www.jub.com

PROFESSIONAL ENGINEER
REGISTERED
7871
STATE OF IDAHO
RAYMOND JOSEPH WATKINS

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REVISION	DATE	DESCRIPTION	BY	DATE
1	04/20/22	HEAT TRACE CLARIFICATION	TLS/RJW	

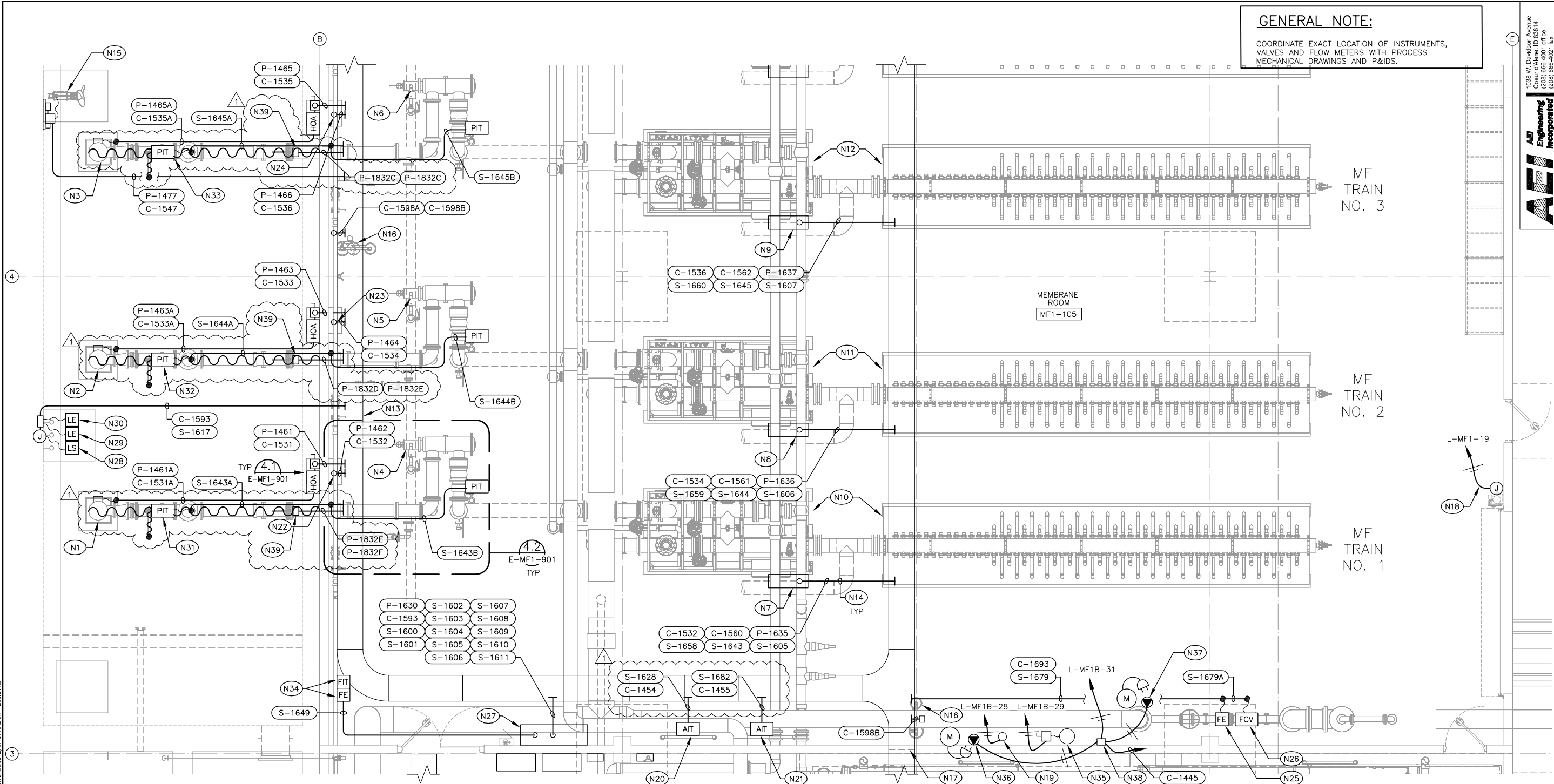
WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
MEMBRANE ROOM
PARTIAL POWER AND CONTROL PLAN

FILE: (241) M18110-E-MF1-202
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-202
Page 199 of 236

Plot Date: 4/28/2022 2:22 PM, Plotted By: Ted Schawender
Date Created: 4/22/2019 3:10 PM, M18110-E-MF1-203.DWG



NOTES: (for this sheet)

- (N1) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-1".
- (N2) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-2".
- (N3) MEMBRANE TRAIN FEED PUMP "MF1-P-3100-3".
- (N4) MEMBRANE TRAIN STRAINER "MF1-STR-3150-1".
- (N5) MEMBRANE TRAIN STRAINER "MF1-STR-3150-2".
- (N6) MEMBRANE TRAIN STRAINER "MF1-STR-3150-3".
- (N7) MEMBRANE TRAIN UFLCP NO. 1.
- (N8) MEMBRANE TRAIN UFLCP NO. 2.
- (N9) MEMBRANE TRAIN UFLCP NO. 3.

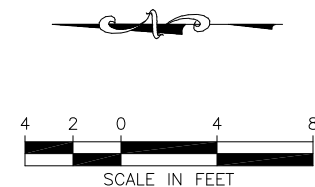
- (N10) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 1.
- (N11) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 2.
- (N12) MEMBRANE FILTRATION AND VALVE NEST SKID NO. 3.
- (N13) POWER CABLE TRAY "PCT-1" (BELOW), SIGNAL CABLE TRAY "SCT-1" (ABOVE).
- (N14) FIELD SUPPORT ALL CONDUITS BETWEEN EQUIPMENT AND CABLE TRAY.
- (N15) MIXER "MF1-MX-3011".
- (N16) EMERGENCY EYEWASH WITH FLOW SWITCH, STROBE LIGHT, AND AUDIBLE ALARM.
- (N17) INSTALL 3 HOUR FIRE STOP SELF LOCKING PILLOW FIRE BLOCKS (3M OR EQUAL) IN CABLE TRAY PENETRATION THROUGH WALL.

- (N18) ELECTRIC ROLL UP DOOR OPERATOR "MF1-105A".
- (N19) FLOOR DRAINS PROVIDED WITH ELECTRONIC P-TRAP PRIMERS. COORDINATE WITH PLUMBING DRAWING "M-MF1-102".
- (N20) TURBIDITY METER "MF1-AIT-3299".
- (N21) pH PROBE "MF1-AIT-3271".
- (N22) STRAINER "MF1-STR-3150-1" CONTROL PANEL.
- (N23) STRAINER "MF1-STR-3150-2" CONTROL PANEL.
- (N24) STRAINER "MF1-STR-3150-3" CONTROL PANEL.
- (N25) FLOW ELEMENT "UV-FE/FIT-4015".
- (N26) FLOW CONTROL VALVE "UV-FCV-4016". PROVIDE AND INSTALL CONDUIT P-1457 FROM UV-FCV-4016 TO NEW 15AT, 3 -POLE CIRCUIT BREAKER AT MCC-MC1 VIA 30AT, 480V NEMA 4X LOCAL DISCONNECT SWITCH. INSTALL DISCONNECT SWITCH ON EQUIPMENT RACK PER DETAIL 4.2 ON DRAWING E-MF1-903.

- (N27) UFMCP-1.
- (N28) LEVEL SWITCHES "MF1-LSLL-3002", "MF1-LSH-3004" AND "MF1-LSHH-3006".
- (N29) LEVEL ELEMENT "MF1-LE/LIT-3010A".
- (N30) LEVEL ELEMENT "MF1-LE/LIT-3010B".
- (N31) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-1".
- (N32) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-2".
- (N33) PRESSURE INDICATING TRANSMITTER "MF1-PIT-3105-3".
- (N34) FLOW ELEMENT "MF1-FE/FIT-3130".
- (N35) WATER HEATER "MF1-WH-901".
- (N36) 120V TWISTLOCK RECEPTACLE FOR RECIRCULATION PUMP "MF1-HWR-901".
- (N37) 120V TWISTLOCK RECEPTACLE FOR RECIRCULATION PUMP "MF1-HWR-903".
- (N38) 8" X 8" NEMA 4X "JB-HWR" WITH CONTROL RELAYS.
- (N39) HEAT TRACE TERM BOX.

CONSTRUCTION NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONDUIT, FITTINGS, WIRE AND TERMINATIONS FOR COMPLETE MEMBRANE FILTRATION SYSTEM PER MANUFACTURERS SUBMITTAL PACKAGE.



4.1

MEMBRANE FILTRATION (MF1) MEMBRANE ROOM PARTIAL POWER AND CONTROL PLAN

SCALE: 1/4"=1'-0"

GENERAL NOTE:

COORDINATE EXACT LOCATION OF INSTRUMENTS, VALVES AND FLOW METERS WITH PROCESS MECHANICAL DRAWINGS AND P&IDS.

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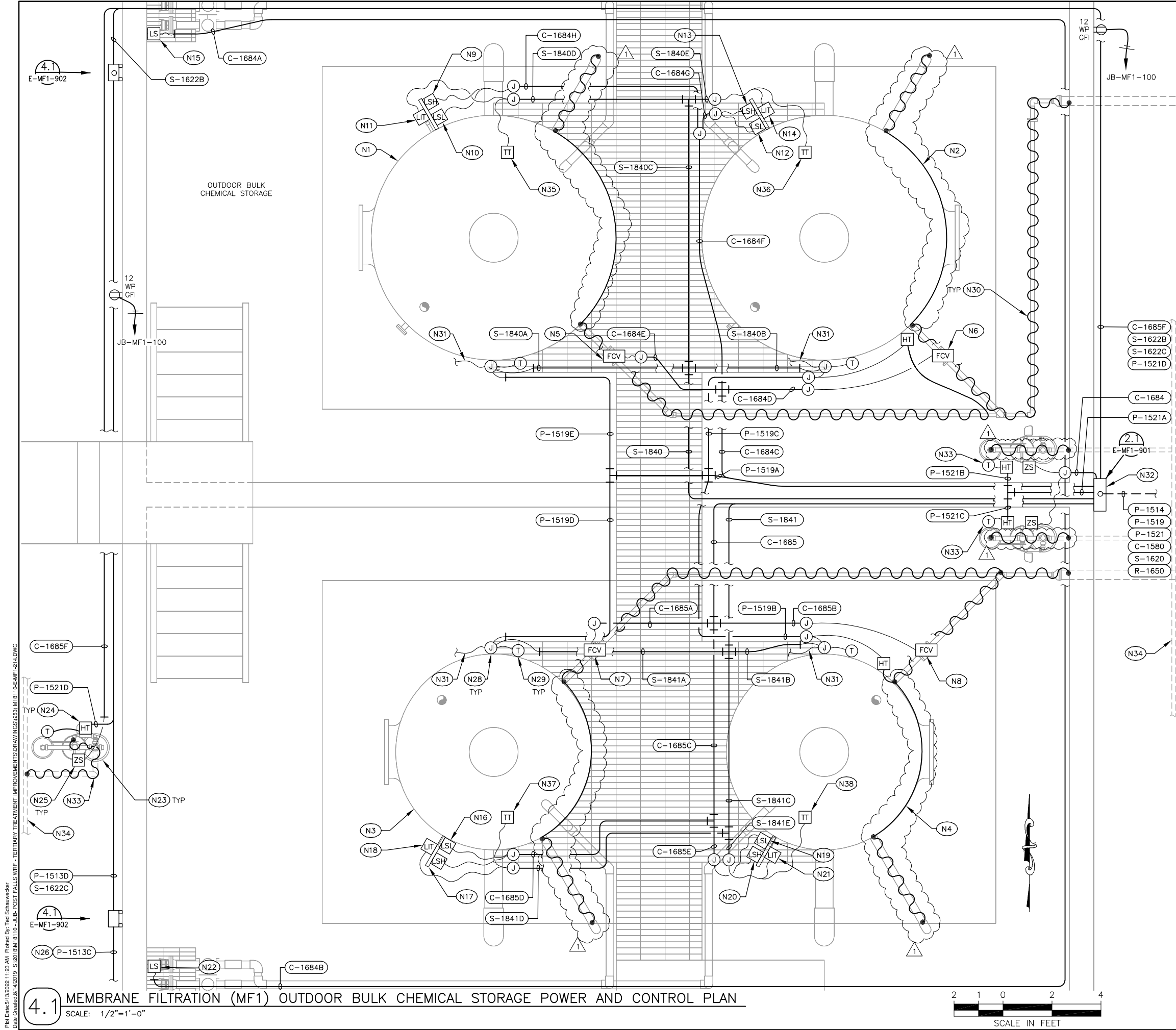
REVISION	DATE	DESCRIPTION	BY	DATE
1	04/20/22	HEAT TRACE CLARIFICATION	AEI	

WRF TERTIARY TREATMENT IMPROVEMENTS CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
MEMBRANE ROOM
PARTIAL POWER AND CONTROL PLAN

FILE: (242) M18110-E-MF1-203
JUB PROJ. #: 20-18-024
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CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-203
Page 200 of 236



- NOTES: (for this sheet)
- N1 ALUMINUM SULFATE TANK NO. 1 "MF1-TNK-3901-1".
 - N2 ALUMINUM SULFATE TANK NO. 2 "MF1-TNK-3901-2".
 - N3 SODIUM HYDROXIDE TANK NO. 1 "MF1-TNK-3701-1".
 - N4 SODIUM HYDROXIDE TANK NO. 2 "MF1-TNK-3701-2".
 - N5 FLOW CONTROL VALVE "MF1-FV-3905-1".
 - N6 FLOW CONTROL VALVE "MF1-FV-3905-2".
 - N7 FLOW CONTROL VALVE "MF1-FV-3705-1".
 - N8 FLOW CONTROL VALVE "MF1-FV-3705-2".
 - N9 LEVEL SWITCH LOW "MF1-LSL-3901-1".
 - N10 LEVEL SWITCH HIGH "MF1-LSH-3901-1".
 - N11 LEVEL INDICATING TRANSMITTER "MF1-LIT-3901-1".
 - N12 LEVEL SWITCH LOW "MF1-LSL-3901-2".
 - N13 LEVEL SWITCH HIGH "MF1-LSH-3901-2".
 - N14 LEVEL INDICATING TRANSMITTER "MF1-LIT-3901-2".
 - N15 FLOOD SWITCH "MF1-LS-3901-1".
 - N16 LEVEL SWITCH LOW "MF1-LSL-3701-1".
 - N17 LEVEL SWITCH HIGH "MF1-LSH-3701-1".
 - N18 LEVEL INDICATING TRANSMITTER "MF1-LIT-3701-1".
 - N19 LEVEL SWITCH LOW "MF1-LSL-3701-2".
 - N20 LEVEL SWITCH HIGH "MF1-LSH-3701-2".
 - N21 LEVEL INDICATING TRANSMITTER "MF1-LIT-3701-2".
 - N22 FLOOD SWITCH "MF1-LS-3701-1".
 - N23 EMERGENCY EYEWASH (SEE MECHANICAL PLANS AND SPECIFICATIONS FOR DETAILS).
 - N24 EMERGENCY EYEWASH HEAT CONTROLLER AND THERMOSTAT.
 - N25 EMERGENCY EYEWASH FLOW ALARM.
 - N26 CONTINUED ON DRAWING "E-MF1-215".
 - N27 NOT USED.
 - N28 HEAT TRACE CONTROLLER WITH ALARM CONTACT.
 - N29 HEAT TRACE THERMOSTAT.
 - N30 HEAT TRACE CABLE.
 - N31 TANK HEAT TRACE CABLE/PAD.
 - N32 CONTROL JUNCTION BOX "JB-MF1-100".
 - N33 PROVIDE AND INSTALL HEAT TRACE SYSTEM FOR ABOVE GRADE EMERGENCY EYEWASH PIPING AND EXTEND HEAT TRACE CABLE BELOW GRADE.
 - N34 UNDERGROUND WATER LINE (42" BELOW GRADE).
 - N35 TEMPERATURE TRANSMITTER "MF1-TT-3901-1".
 - N36 TEMPERATURE TRANSMITTER "MF1-TT-3901-2".
 - N37 TEMPERATURE TRANSMITTER "MF1-TT-3701-1".
 - N38 TEMPERATURE TRANSMITTER "MF1-TT-3701-2".
 - N39 CONDUITS ARE DIAGRAMMATIC COORDINATE AND PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED TO INTERCONNECT ALL POWER, CONTROL AND SIGNAL SYSTEMS.

HEAT TRACE IS THIS AREA
NEEDS TO KEEP FLUID
ABOVE 50 F

GENERAL NOTE:

FIELD VERIFY ALL EQUIPMENT AND
INSTRUMENT LOCATIONS

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REVISION

1	HEAT TRACE CLARIFICATION & ADD 6.7	CMB/RJW	01/21/22
2	CLARIFICATION	CMB/RJW	05/03/22

NO.	DESCRIPTION	BY	DATE

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
OUTDOOR BULK CHEMICAL STORAGE
POWER AND CONTROL PLAN

FILE : (253) M18110-E-MF1-214
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
SHEET:

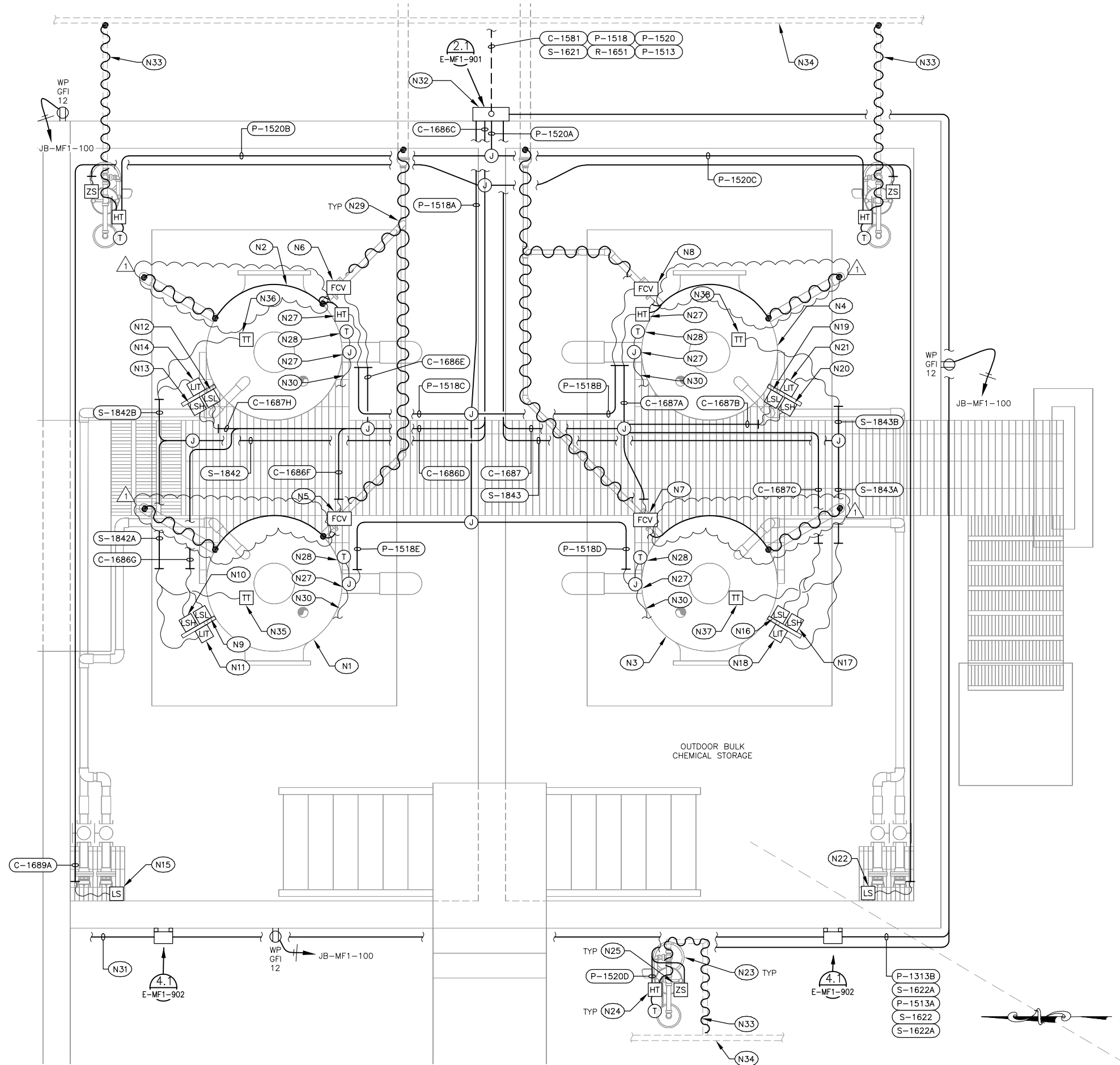
DRAWING:
E-MF1-214
Page 202 of 236

Plot Date: 5/9/2022 11:10 AM Plotted By: Ted Schawwender
Date Created: 5/12/2019 5:20 PM M18110 - JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (254) M18110-E-MF1-215.DWG

4.1

MEMBRANE FILTRATION (MF1)
OUTDOOR BULK CHEMICAL STORAGE POWER AND CONTROL PLAN

SCALE: 1/2"=1'-0"



NOTES: (for this sheet)

- (N1) SODIUM HYPOCHLORITE TANK NO. 1 "MF1-TNK-3601-1".
- (N2) SODIUM HYPOCHLORITE TANK NO. 2 "MF1-TNK-3601-2".
- (N3) SODIUM BISULFITE TANK NO. 1 "MF1-TNK-3751-1".
- (N4) SODIUM BISULFITE TANK NO. 2 "MF1-TNK-3751-2".
- (N5) FLOW CONTROL VALVE "MF1-FCV-3605-1".
- (N6) FLOW CONTROL VALVE "MF1-FCV-3605-2".
- (N7) FLOW CONTROL VALVE "MF1-FCV-3755-1".
- (N8) FLOW CONTROL VALVE "MF1-FCV-3755-2".
- (N9) LEVEL SWITCH LOW "MF1-LSL-3601-1".
- (N10) LEVEL SWITCH HIGH "MF1-LSH-3601-1".
- (N11) LEVEL INDICATING TRANSMITTER "MF1-LIT-3601-1".
- (N12) LEVEL SWITCH LOW "MF1-LSL-3601-2".
- (N13) LEVEL SWITCH HIGH "MF1-LSH-3601-2".
- (N14) LEVEL INDICATING TRANSMITTER "MF1-LIT-3601-2".
- (N15) FLOOD SWITCH "MF1-LS-3601-1".
- (N16) LEVEL SWITCH LOW "MF1-LSL-3751-1".
- (N17) LEVEL SWITCH HIGH "MF1-LSH-3751-1".
- (N18) LEVEL INDICATING TRANSMITTER "MF1-LIT-3751-1".
- (N19) LEVEL SWITCH LOW "MF1-LSL-3751-2".
- (N20) LEVEL SWITCH HIGH "MF1-LSH-3751-2".
- (N21) LEVEL INDICATING TRANSMITTER "MF1-LIT-3761-2".
- (N22) FLOOD SWITCH "MF1-LS-3751-1".
- (N23) EMERGENCY EYEWASH (SEE MECHANICAL PLANS AND SPECIFICATIONS FOR DETAILS).
- (N24) EMERGENCY EYEWASH HEAT TRACE CONTROLLER, THERMOSTAT AND ALARM CONTACT.
- (N25) EMERGENCY EYEWASH FLOW ALARM.
- (N26) NOT USED.
- (N27) HEAT TRACE CONTROLLER.
- (N28) HEAT TRACE THERMOSTAT.
- (N29) HEAT TRACE CABLE.
- (N30) TANK HEAT TRACE CABLE/PAD.
- (N31) CONTINUED ON DRAWING "E-MF1-214".
- (N32) CONTROL JUNCTION BOX "JB-MF1-101".
- (N33) PROVIDE AND INSTALL HEAT TRACE SYSTEM FOR ABOVE GRADE EMERGENCY EYEWASH PIPING AND EXTEND HEAT TRACE CABLE BELOW GRADE.
- (N34) UNDERGROUND WATER LINE (42" BELOW GRADE).
- (N35) TEMPERATURE TRANSMITTER "MF1-TT-3601-1".
- (N36) TEMPERATURE TRANSMITTER "MF1-TT-3601-2".
- (N37) TEMPERATURE TRANSMITTER "MF1-TT-3751-1".
- (N38) TEMPERATURE TRANSMITTER "MF1-TT-3751-2".
- (N39) CONDUITS ARE DIAGRAMMATIC; COORDINATE AND PROVIDE JUNCTION BOXES AND FITTINGS AS REQUIRED TO INTERCONNECT ALL POWER, CONTROL AND SIGNAL SYSTEM.

HEAT TRACE IS THIS AREA
NEEDS TO KEEP FLUID
ABOVE 50 F

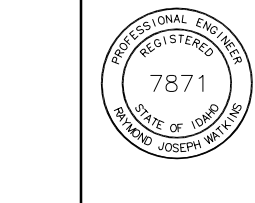
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		2	CLARIFICATION (TJS/RJW) 05/03/22
NO.	DESCRIPTION	BY	DATE

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
OUTDOOR BULK CHEMICAL STORAGE
POWER AND CONTROL PLAN

FILE: (254) M18110-E-MF1-215
JUB PROJ. #: 20-18-024
DRAWN BY: TJS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 05/20/20
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E-MF1-215
Page 203 of 236

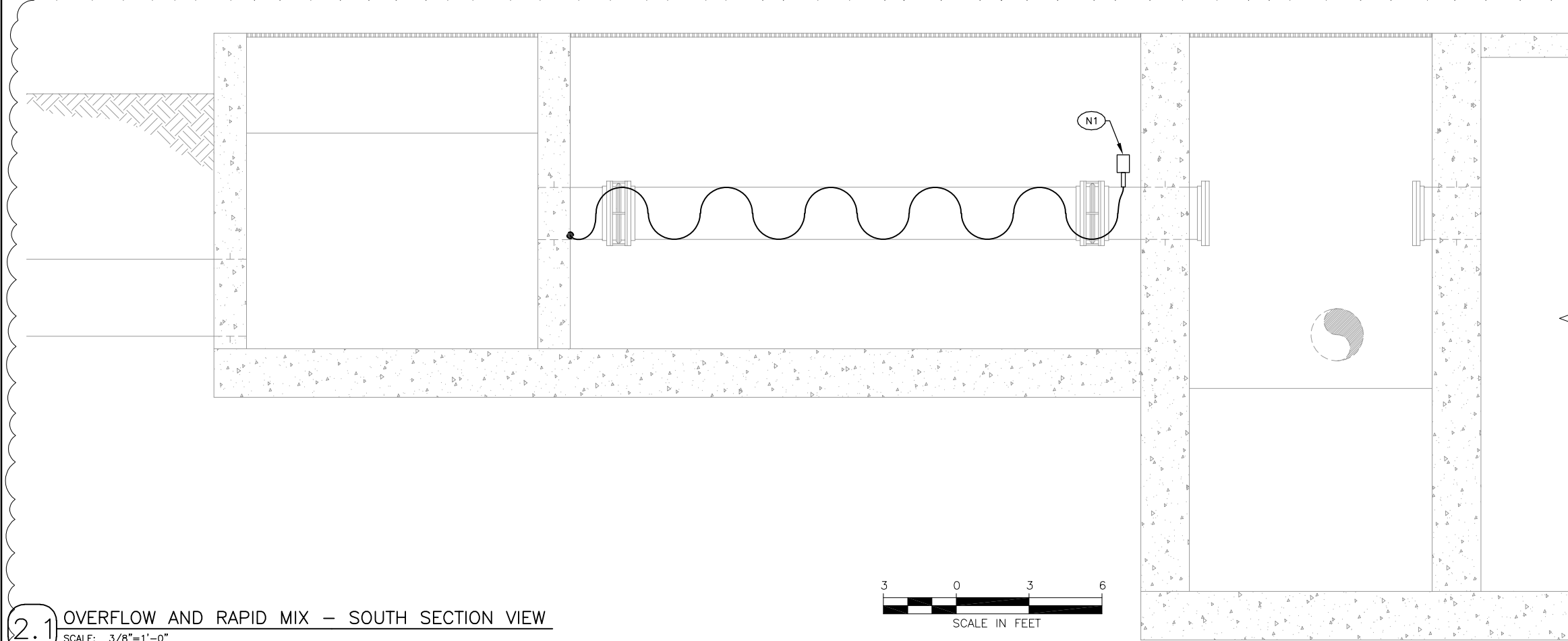


SCALE: $3/8"=1'-0"$

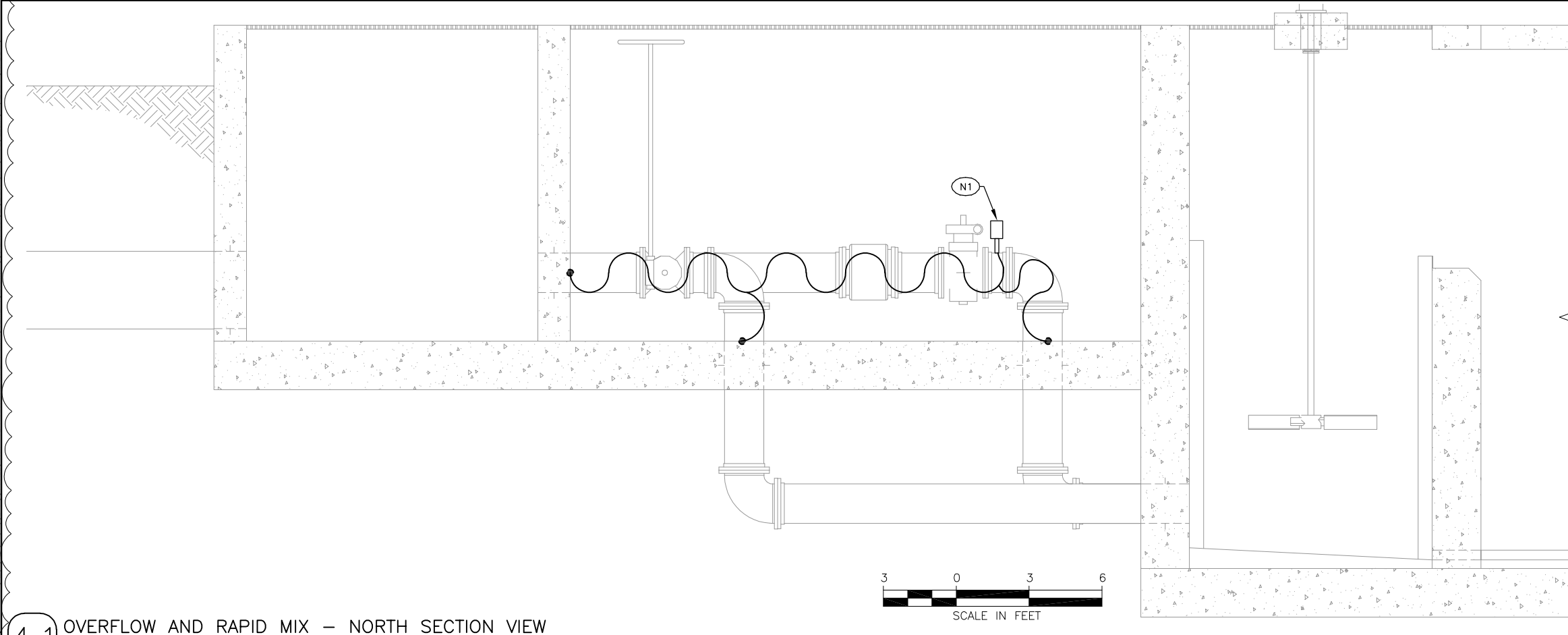
Page 204 of 236

Plot Date: 4/13/2022 4:17 PM Plotted By: Ted Schawwender
Date Created: 4/13/2022 3:03 PM M1810-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS HEAT TRACE CLARIFICATION 420-92-M1810-E-MF1-SK1-2.DWG

2.1 OVERFLOW AND RAPID MIX – SOUTH SECTION VIEW
SCALE: 3/8"=1'-0"



4.1 OVERFLOW AND RAPID MIX – NORTH SECTION VIEW
SCALE: 3/8"=1'-0"



NOTES: (for this sheet)

N1 HEAT TRACE TERM. BOX.

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1	HEAT TRACE CLARIFICATION	TLS	RJW	04/20/22
NO.	DESCRIPTION	BY	DATE	

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

MEMBRANE FILTRATION (MF1)
OVERFLOW AND RAPID MIX SECTION VIEWS

FILE: M18110-E-MF1-SK1-2
JUB PROJ. #: 20-18-024
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DESIGN BY: MSA
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E-MF1-SK2
Page 205 of 236

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

ABBREVIATIONS: CAB-CABLE CTL-CONTROL DISC-DISCONNECT JB-JUNCTION BOX LEV-LEVEL MFG-MANUFACTURER MTR-MOTOR PRESS-PRESSURE PR-PAIR PWR-POWER RCPT-RECEPTACLE

SIG-SIGNAL **SPC**-SHIELDED POWER CABLE **STP**- SHIELDED TWISTED PAIR CABLE **SW**-SWITCH **XMITTER**-TRANSMITTER **(2-7C)**- INDICATES TWO-SEVEN CONDUCTOR CABLES

[illegible]

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[illegible]

WRF TERTIARY TREATMENT IMPROVEMENTS CITY OF POST FALLS

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

FILE : (274) M18110-E-MF1-SK1-3
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
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 ONE INCH AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
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DRAWING:
E-MF1-SK3
Page 206 of 236

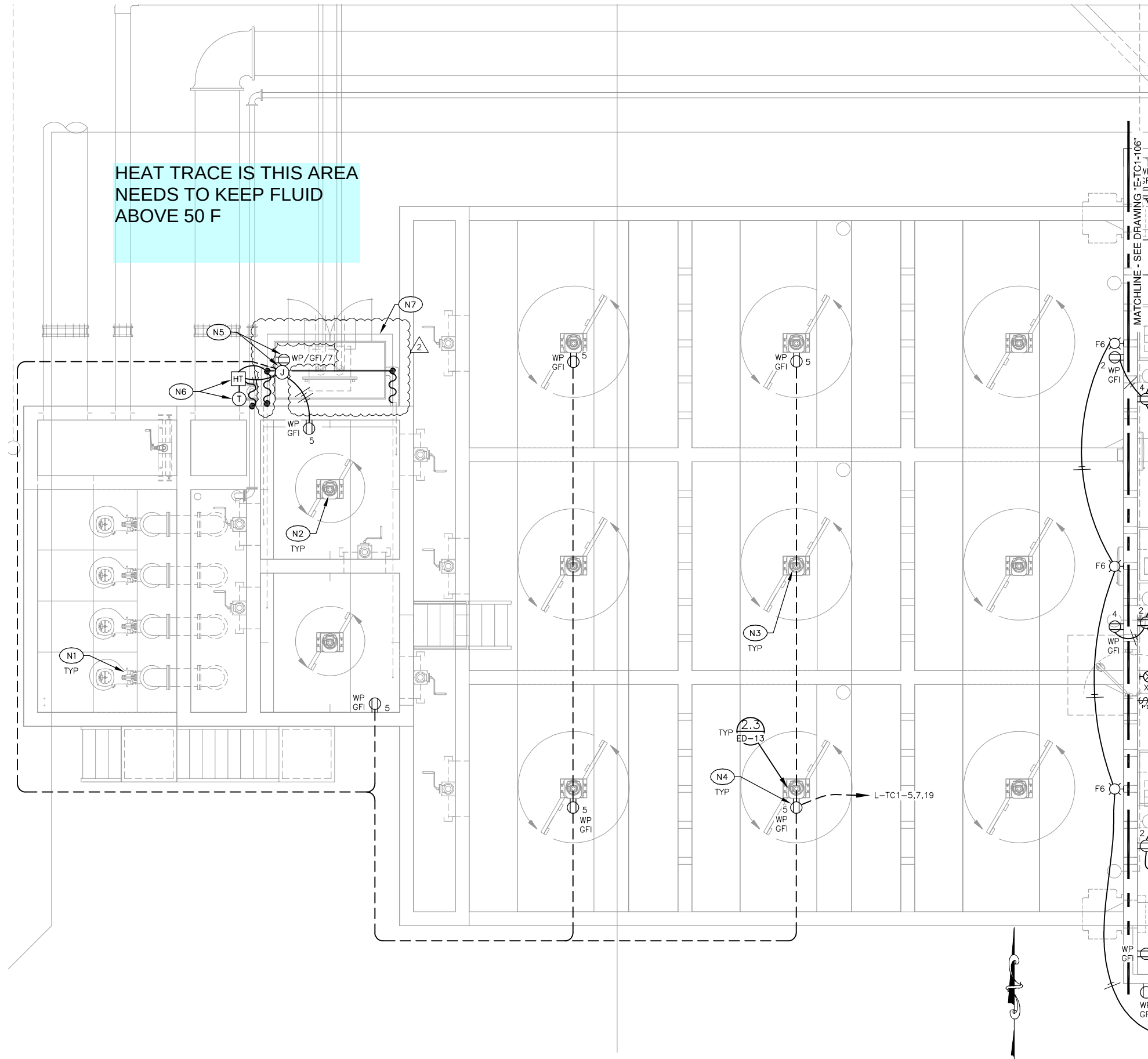
4.1 CONDUIT AND WIRE SCHEDULE - HEAT TRACE
NOT TO SCALE

NOT TO SCALE

Plot Date: 4/13/2022 4:22 PM Plotted By: Ted Schawender
Date Created: 2/22/2019 3:12:19 PM M18110-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (199-200) M18110-E-TC1-105-6.DWG

4.1

TERTIARY CLARIFICATION
ENLARGED LIGHTING AND RECEPTACLE PLAN
SCALE: 1/4"=1'-0"

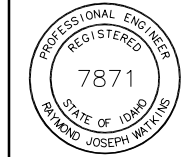


NOTES: (for this sheet)

- N1 INTERMEDIATE PUMP.
- N2 RAPID MIXER.
- N3 FLOCCULATION MIXER.
- N4 MOUNT RECEPTACLES PER DETAIL.
- N5 PROVIDE AND INSTALL RECEPTACLE, J-BOX AND HOT BOX HEATER.
- N6 PROVIDE AND INSTALL HEAT TRACE CONTROLLER, THERMOSTAT AND HEAT TRACE CABLE FOR EXPOSED ABOVE GRADE PIPING.
- N7 SEE D-TC1-501 5 FOR DETAIL.



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NO.	REVISION	DATE	BY
1	RFI 127	01/19/22	
2	HEAT TRACE CLARIFICATION	04/20/22	

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS
TERTIARY CLARIFICATION (TC1)
ENLARGED LIGHTING AND RECEPTACLE PLAN

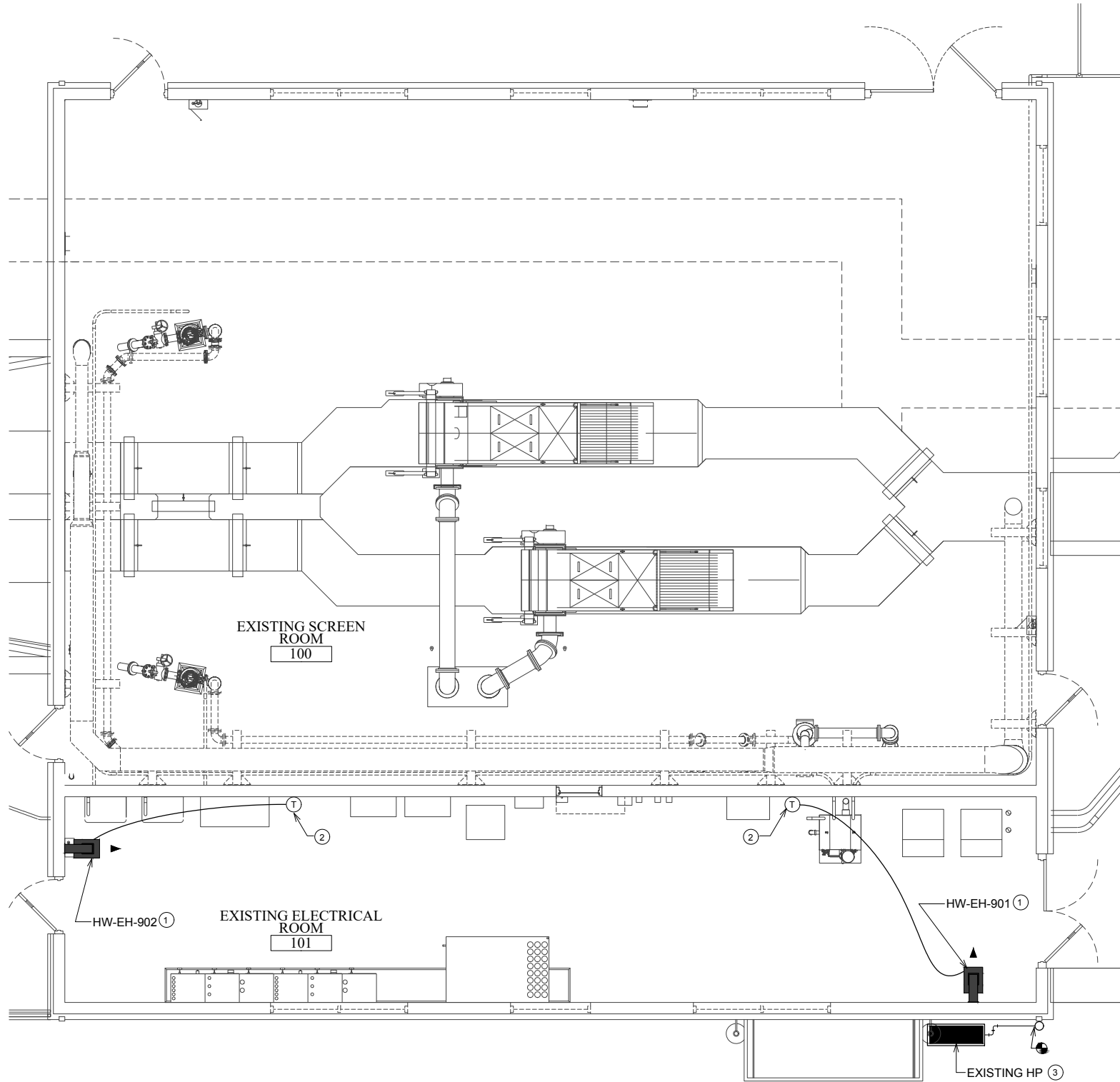
FILE : (199-200) M18110-E-TC1-105-6
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SHEET:

DRAWING:
E-TC1-105
Page 207 of 236

Plot Date: 3/3/2020 2:14 PM Plotted By: Mike Lippis
Date Created: 11/2/2020 V:\JTL ENGINEERING\DROPBOX\PROJECTS\1900\1918 WRF TERTIARY TREATMENT IMPROVEMENTS\AIA\TODAD FILE\DESIGN DWG\M-HW-X.DWG

1 PLAN VIEW - HVAC
M-HW-101 SCALE: 1/4"=1'-0"

0 2' 4' 8'
1/4"=1'-0" at Full Scale



SHEET NOTES

- # CIRCLED NUMBER SYMBOLS ON THIS SHEET CORRESPOND TO THE ITEMS LISTED BELOW AND APPLY TO THIS SHEET ONLY.
- 1 PROVIDE WALL MOUNTED ELECTRIC UNIT HEATER AND FACTORY MOUNTING KIT. INSTALL PER MFR RECOMMENDATIONS APPROX 9" BELOW CEILING. LOCATE PER FIELD COORD W/ ALL PLANS. SEE EQUIPMENT SCHEDULE FOR CONTROL METHOD. PROVIDE ALL COMPONENTS TO MAKE INTERLOCKS AND LOCATE CONTROL WIRING IN CONDUIT.
- 2 INSTALL THERMOSTAT 54" A.F.F. PROVIDE WIRE MOLDING ON THE WALL SURFACE. SET UP THERMOSTAT PER OWNER OCCUPIED SCHEDULES WITH 68°F HEATING AND 50°F UNOCCUPIED SETPOINTS.
- 3 INSTALL 304 STAINLESS STEEL DRAIN PAN UNDER EXISTING WALL MOUNTED HEAT PUMP. PROVIDE 3/4" INSULATED DRAIN LINE CONNECTED TO THE BOTTOM OF THE DRAIN PAN AND ROUTE ALONG THE CMU AS SHOWN AND TERMINATE AT THE EXISTING RAIN WATER DOWN SPOUT. COORDINATE THE INSULATION INSTALLATION WITH ELECTRICAL PLANS FOR HEAT TAPE INSTALLATION.

Note 3 no longer part of this project.



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
7825 Meadowlark Way
Coeur d'Alene, ID 83815

Phone: 208.762.8787
Fax: 208.762.9797
www.jub.com

ORIGINAL SIGNED
BY MICHAEL LIPPIS
13428
DATE ORIGINAL
SIGNED 03/03/2019
JUB C. V.

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NO.	REVISION	DESCRIPTION	BY	DATE

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

VOLUME IV: MECHANICAL - (HW)
PLAN VIEW - HVAC

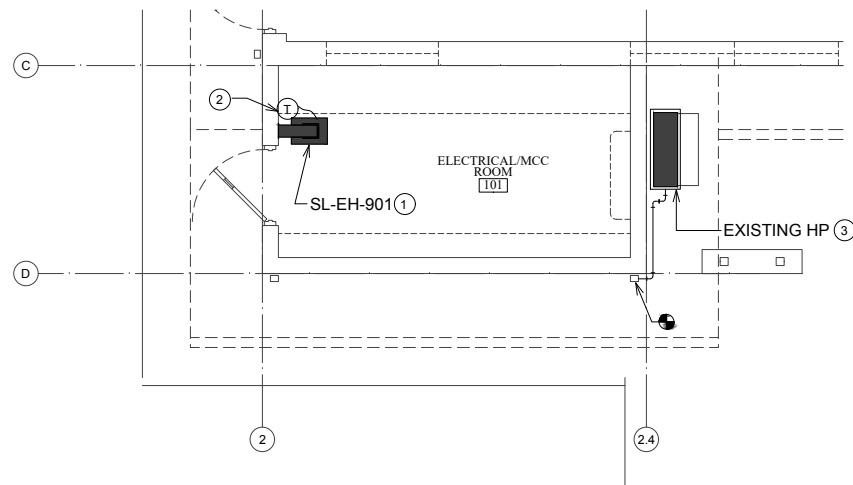
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JUB PROJ. #: 20-18-024
DRAWN BY: MCL
DESIGN BY: MCL
CHECKED BY: MCL
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INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/3/2020
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471

DRAWING:
M-HW-101

Page 208 of 236

JTLengineering
MECHANICAL CONSULTING ENGINEERS



1 PLAN VIEW - HVAC AT SLUDGE LOAD-OUT FACILITY
M-SL-101 SCALE: 1/4"=1'-0"



0 2' 4' 8'

1/4"=1'-0" at Full Scale

SHEET NOTES

	CIRCLED NUMBER SYMBOLS ON THIS SHEET CORRESPOND TO THE ITEMS LISTED BELOW AND APPLY TO THIS SHEET ONLY.
1	PROVIDE WALL MOUNTED ELECTRIC UNIT HEATER AND FACTORY MOUNTING KIT. INSTALL PER MFGR RECOMMENDATIONS APPROX 9" BELOW CEILING. LOCATE PER FIELD COORD W/ ALL PLANS. SEE EQUIPMENT SCHEDULE FOR CONTROL METHOD. PROVIDE ALL COMPONENTS TO MAKE INTERLOCKS AND LOCATE CONTROL WIRING IN CONDUIT.
2	INSTALL THERMOSTAT 54" A.F.F. PROVIDE WIRE MOLDING ON THE WALL SURFACE. SET UP THERMOSTAT PER OWNER OCCUPIED SCHEDULES WITH 68°F HEATING AND 50°F UNOCCUPIED SETPOINTS.
3	RELOCATE EXISTING HEAT PUMP FROM GRADE TO WALL MOUNT. PROVIDE DAIKIN FACTORY WALL MOUNT BRACKETS AND INSTALL 18" ABOVE GRADE TO ALLOW DRAINING. INSTALL 304 STAINLESS STEEL DRAIN PAN UNDER HEAT PUMP AND PROVIDE 3/4" INSULATED DRAIN LINE CONNECTED TO THE BOTTOM OF THE DRAIN PAN AND ROUTE ALONG THE CMU AS SHOWN AND TERMINATE AT THE EXISTING RAIN WATER DOWN SPOUT. COORDINATE THE INSULATION INSTALLATION WITH ELECTRICAL PLANS FOR HEAT TAPE INSTALLATION.

Note 3 no longer part of this project.



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ORIGINAL SIGNED
BY MICHAEL
LIPPIS
13428
DATE ORIGINAL
SIGNED: 03/09/2019

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REVISION	DATE	BY	APP	DESCRIPTION

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

VOLUME IV: MECHANICAL - (SL)
PLAN VIEW - HVAC

FILE : M-SL-X
JUB PROJ. # : 20-18-024
DRAWN BY: MCL
DESIGN BY: MCL
CHECKED BY: MCL

ONE INCH
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LAST UPDATED: 3/3/2020
SHEET:

496
DRAWING:
M-SL-101

Page 209 of 236

CHANGE PROPOSAL REQUEST CPR-048 **ADDENDUM 2**

To: Sletten Construction
Companies
1000 25th Street North
Great Falls, MT 59401

Date: 10/14/ 2022

Project: City of Post Falls WRF Tertiary Treatment
Improvements

Project No.: 20-18-024

From: Mike Conn, P.E.

Request No: CPR 048 Heat Trace – **Addendum 2**

This Change Proposal Request is provided as a description of the proposed Work which may eventually be included in a Change Order. This request does not constitute an authorization for a variation in the Work, the Contract Price, or Contract Times. The Contract Price and Contract Times may only be changed by a Change Order or Work Change Directive in accordance with General Conditions Article 12.

Please incorporate the Addendum 1 clarification into the previously requested Change Order Price Proposal:

ADDENDUM 2 Description:

This Addendum updates the heat trace drawings and adds a controller for the lower portion of the MF1 Building Roof heat trace system.

Specifically, drawings modified:

E-MF1-103

E-MF1-SK3

If Contractor believes that the items noted above will result in a change to the Contract Price or Contract Time, indicate those changes below and attach supporting documentation as necessary or as requested:

Change in Contract Price

Change in Contract Times:

\$ _____

_____ Calendar Days

Proposal Submitted By:

Contractor (Authorized Signature)

Date: _____

Plot Date: 01/30/2022 3:38 PM Plotted By: Ted Schaeffer
Date Created: 01/20/19 3:10 PM M18110-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (28) M18110-E-MF1-103.DWG

4.1

MEMBRANE FILTRATION (MF1) ROOF PLAN

SCALE: 1/8"=1'-0"

NOTES: (for this sheet)

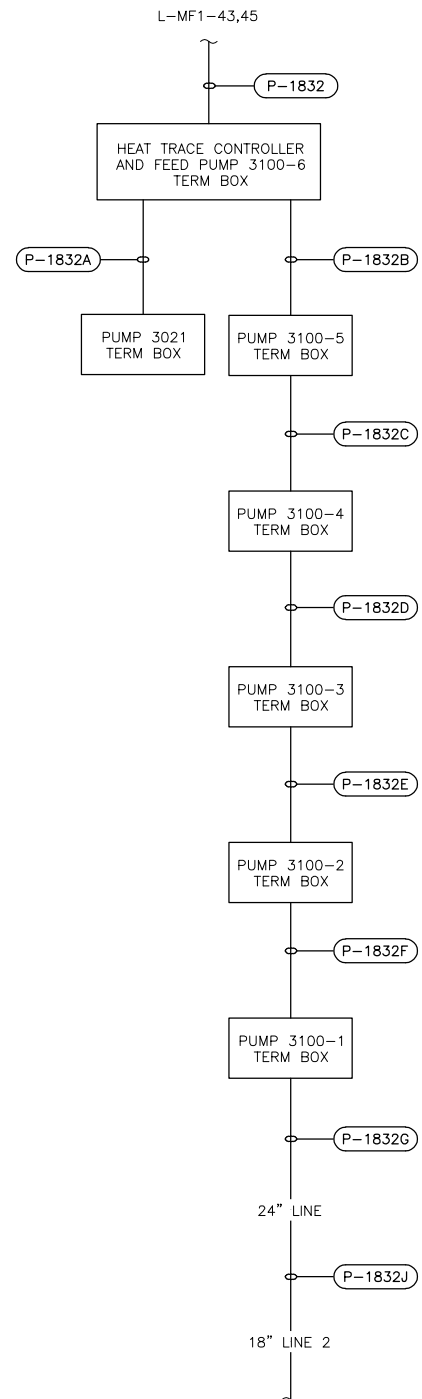
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|-------|---|-------|---|
| (N1) | ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-901". | (N12) | ROOF MOUNTED EXHAUST FAN "MF1-SF-902". |
| (N2) | ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-902". | (N13) | ROOF MOUNTED SUPPLY FAN "MF1-SF-903". |
| (N3) | ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-903". | (N14) | ROOF MOUNTED SUPPLY FAN "MF1-SF-904". |
| (N4) | ROOF MOUNTED HEAT/VENT UNIT "MF1-HV-904". | (N15) | ROOF MOUNTED ROOF TOP UNIT "MF1-RTU-901". |
| (N5) | ROOF MOUNTED EXHAUST FAN "MF1-EF-901". | (N16) | ROOF MOUNTED ROOF TOP UNIT "MF1-RTU-902". |
| (N6) | ROOF MOUNTED EXHAUST FAN "MF1-EF-902". | (N17) | ELECTRICAL CONTRACTOR SHALL INTERLOCK EXHAUST FANS AND SUPPLY FANS WITH ASSOCIATED LOUVERS. |
| (N7) | ROOF MOUNTED EXHAUST FAN "MF1-EF-903". | (N18) | NOT USED. |
| (N8) | ROOF MOUNTED EXHAUST FAN "MF1-EF-904". | (N19) | HEAT TRACE CONTROLLER. |
| (N9) | ROOF MOUNTED EXHAUST FAN "MF1-EF-905". | | |
| (N10) | ROOF MOUNTED EXHAUST FAN "MF1-EF-906". | | |
| (N11) | ROOF MOUNTED EXHAUST FAN "MF1-SF-901". | | |

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SCALE IN FEET



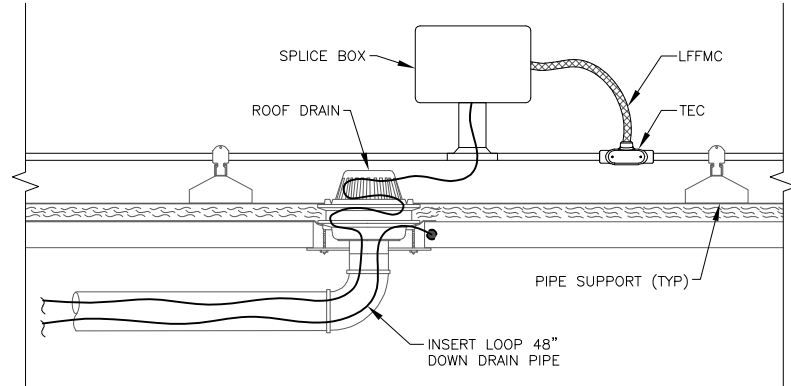
3.5

HEAT TRACE SCHEMATIC NOT TO SCALE



4.4

ROOF DRAIN DETAIL NOT TO SCALE



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REVISION	DATE	BY	DATE
1	HEAT TRACE CLARIFICATION 1	TLS/RJW	04/20/22
2	HEAT TRACE CLARIFICATION 2	TLS/RJW	10/13/22
NO.	DESCRIPTION	BY	DATE

WRF TERTIARY TREATMENT IMPROVEMENTS CITY OF POST FALLS

MEMBRANE FILTRATION (MF1) ROOF PLAN

FILE: (238) M18110-E-MF1-103
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW
AT FULL SIZE, IF NOT ONE
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LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-103
Page 211 of 236

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

ABBREVIATIONS: CAB-CABLE CTL-CONTROL DISC-DISCONNECT JB-JUNCTION BOX LEV-LEVEL MFG-MANUFACTURER MTR-MOTOR PRESS-PRESSURE PR-PAIR PWR-POWER RCPT-RECEPTACLE

SIG-SIGNAL **SPC**-SHIELDED POWER CABLE **STP**-SHIELDED TWISTED PAIR CABLE **SW**-SWITCH **XMITTER**-TRANSMITTER **(2-7C)**-INDICATES TWO-SEVEN CONDUCTOR CABLES

[illegible]

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WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

FILE : (274) M18110-E-MF1-SK1-3
JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
CHECKED BY: RJW

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AT FULL SIZE, IF NOT ONE
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LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-SK3
Page 212 of 236

4.1 CONDUIT AND WIRE SCHEDULE – HEAT TRACE
NOT TO SCALE

NOT TO SCALE

Plot Date: 01/30/2022 3:38 PM Plotted By: Ted Schaeffer
Date Created: 01/20/19 3:10 PM M18110-JUB-POST FALLS WRF - TERTIARY TREATMENT IMPROVEMENTS DRAWINGS (28) M18110-E-MF1-103.DWG

4.1

MEMBRANE FILTRATION (MF1) ROOF PLAN

SCALE: 1/8"=1'-0"

NOTES: (for this sheet)

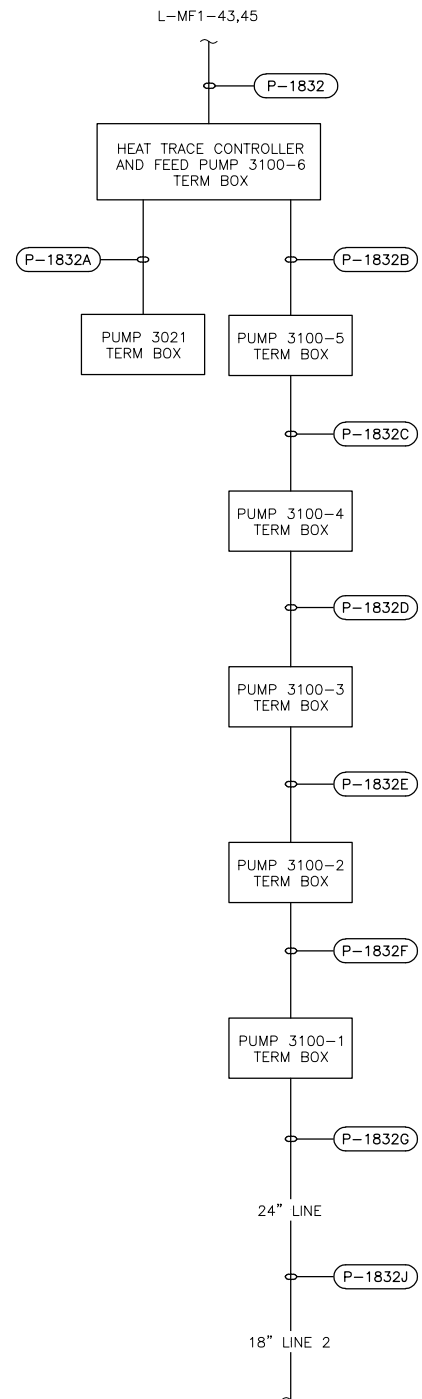
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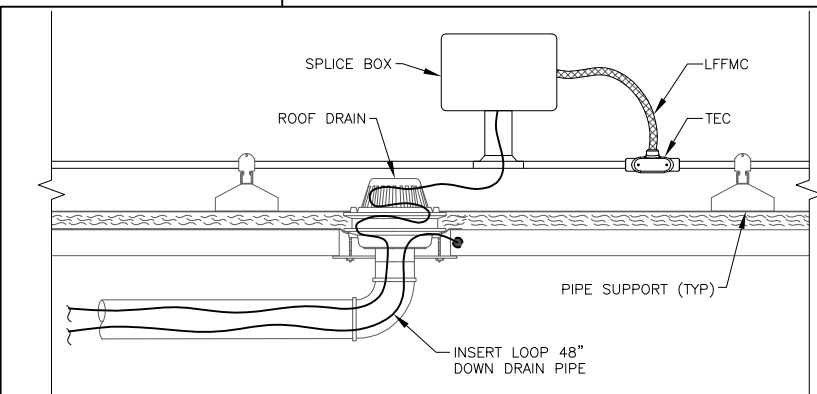
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4.4

ROOF DRAIN DETAIL NOT TO SCALE



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J-U-B ENGINEERS, INC.

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Phone: 208.762.8787
Fax: 208.762.9797
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PROFESSIONAL ENGINEER
REGISTERED
7871
STATE OF IDAHO
RAYMOND JOSEPH WATKINS

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WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS
MEMBRANE FILTRATION (MF1)
ROOF PLAN

FILE: (238) M18110-E-MF1-103
JUB PROJ. #: 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
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AT FULL SIZE, IF NOT ONE
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LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-103
Page 213 of 236

CONDUIT AND WIRE SCHEDULE - HEAT TRACE

ABBREVIATIONS: CAB-CABLE CTL-CONTROL DISC-DISCONNECT JB-JUNCTION BOX LEV-LEVEL MFG-MANUFACTURER MTR-MOTOR PRESS-PRESSURE PR-PAIR PWR-POWER RCPT-RECEPTACLE

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[illegible]

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REVISION			
1	HEAT TRACE CLARIFICATION	TLS R/W/	04/20/22
1	HEAT TRACE CLARIFICATION 2	TLS R/W/	10/13/22

WRF TERTIARY TREATMENT IMPROVEMENTS
CITY OF POST FALLS

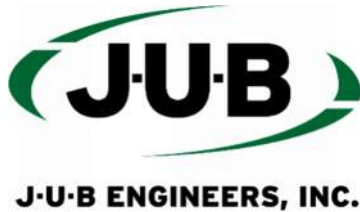
CONDUIT AND WIRE SCHEDULE - HEAT TRACE

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JUB PROJ. # : 20-18-024
DRAWN BY: TLS
DESIGN BY: MSA
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LAST UPDATED: 05/20/20
SHEET:

DRAWING:
E-MF1-SK3
Page 214 of 236

4.1 CONDUIT AND WIRE SCHEDULE - HEAT TRACE
NOT TO SCALE

NOT TO SCALE



J-U-B ENGINEERS, INC.
Engineers • Surveyors • Planners
7825 Meadowlark Way
Coeur d'Alene, ID 83815
Phone: (208) 762-8787
Fax: (208) 762-9797

R . F . I . R E S P O N S E F O R M

TO:	PROJECT:	Post Falls WRF Tertiary Treatment Improvements
<u>Sletten Construction Companies</u>	PROJECT NO.:	<u>20-18-024</u>
<u>P.O. Box 2467</u>	DATE RECEIVED:	<u>February 20, 2024</u>
<u>Great Falls, MT 59403</u>	DATE RETURNED:	<u>February 22, 2024</u>

FROM: Sharon Strom, P.E. and Matt Barker, P.E.

RFI #: RFI-236 CPR-048 HEAT TRACE INPUTS

This response to a request for information from Contractor is Engineer's interpretation of the Contract Documents and does not constitute an authorization of an adjustment in Contract Price or Contract Times. If Contractor or Owner believes an adjustment in Contract Price or Contract Times or both is warranted, written notice shall be delivered by the claimant to Engineer and the other party to the Contract promptly, but in no event later than 30 days, after the start of the event giving rise thereto (reference General Conditions Paragraph 10.05).

Following is our response to the request for information referenced above:

Sletten's Question: Our electrical subcontractor, Colvico, is needing clarification on the CPR-048 heat trace inputs. Please see attached RFI from Colvico and advise.

J-U-B's Response: Please reference the attached response from AEI dated 2/22/24.

RFI RESPONSE FORM

DATE:	2/22/2024	PROJECT:	Post Falls WRF-Tertiary Treatment Improvements
TO:	J-U-B Engineers, Inc.	PROJECT NO.:	M18110
	7825 Meadowlark Way	CLIENT PROJECT NO.:	
	Coeur d' Alene, Idaho 83815	RFI NO.:	#236
ATTN:	Mr. Mike Conn, P.E	RFI DESCRIPTION:	Heat Trace Inputs

RFI Question:

In the conduit and wire schedules for the existing heat trace as well as the new drawings and changes part of CPR-048, there is a discrepancy between the LCP-MF1 one-line drawings and the conduit and wire schedule. The one-line for the LCP shows low temp alarm inputs for all the heat trace controllers though none of that appears in the drawings or schedules. Please advise whether we are to add to CPR-048 the conduit and/or wire to make this happen on the existing controllers as well as the new controllers added in the CPR, or will this be eliminated and not monitored by the LCP.

RFI Response:

- Heat trace alarms for all new heat trace controller/thermostats that were part of CPR-048 will need to be added.
- All Bulk chemical storage area alarms were part of the original design, see drawing E-MF1-717, these alarms are part of conduits C-1580 & C-1581
- The TC heat trace alarm wiring was shown on E-TC1-702, and the power for the controller was shown on E-TC1-105, Please provide additional (2) 14 AWG for alarm.

Actions required by Engineer:

- ☒ No action required.
- ☐ Provide additional information to Contractor.
- ☐ _____.

Actions required by Contractor:

- ☒ No action required.
- ☐ Provide additional information to Engineer.
- ☐ _____.

Additional Remarks:COPY TO: FileSIGNED: Matthew L Barker P.E.



Public Works Department
Office of the Director

October 24, 2024

Mike Conn
J-U-B Engineers
7825 Meadowlark Way
Coeur d'Alene, ID 83815

--Transmitted Via Email--

Kyle Blunn
Sletten Construction
PO Box 2467
Great Falls, MT 59403

RE: Change Orders 69, 72, 73, 75, and 76

Mr. Conn and Mr. Blunn,

We have received Change Orders (COs) 69, 72, 73, 75, and 76 signed by Sletten, each with the time adjustment modified by Sletten to read "TBD". Previously, we have made it clear that we would not accept or execute conditionally signed COs and that any disputes, including time adjustments, should be handled through the formal claim process.

However, since the only issue in dispute related to these change orders, specifically time adjustments, is now being resolved through the claim process, the City is willing to process these COs. Attached, please find executed COs 72, 73, 75, and 76. CO 69 requires review and approval by our City Council; we will present it for consideration at the next available meeting.

Thank you for your work to resolve these outstanding matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Beacham".

John Beacham
Public Works Director

Cc:

Paul Robinson, Sletten Construction
Andrew Arbini, City of Post Falls

Water Reclamation Facility Tertiary Project Contract Adjustment for Heat Trace

Andrew Arbini, Projects Division Manager
Public Works Department
November 5, 2024



Heat Trace Change Order

Adds heat trace to the Tertiary Treatment Improvements project. Contract increase of \$74,017.90

Presentation Outline

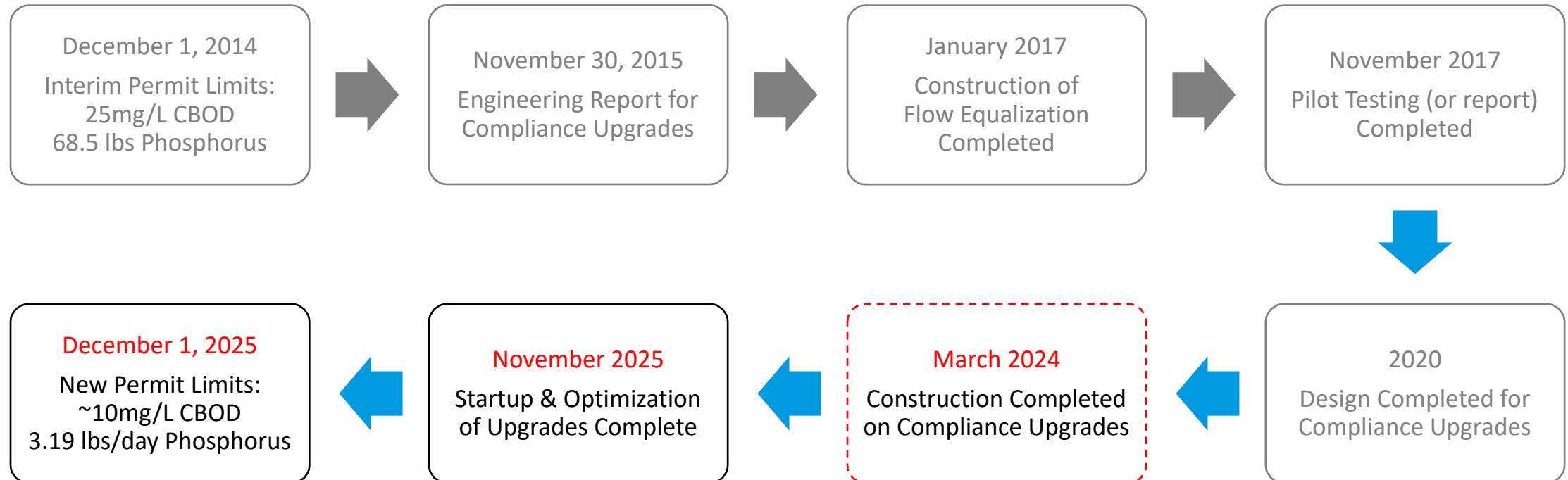
- Overview of Tertiary Treatment Project
 - Project Goals
 - Compliance schedule
- Heat Trace Change Order
- Project Update
- Contract Update
- Questions and Discussion

Project Goals

1. Satisfy NPDES Permit Compliance Schedule
2. Anticipate increased capacity needs
3. Maximize long-term return on investment
4. Avoid duplicate future upgrades

Project Overview

Compliance Schedule



Heat Trace Change Order

- Additional heat trace required to protect outdoor chemical, equipment and roof drains susceptible to freezing.
- This work is completed onsite and the parties agree to the additional cost
- Recommendation of this change order is in parallel with a current claim review for the time component associated with this contract change.
- Increase of this change order is within the allocated project contingency and aligns with the approval authority of City Council.

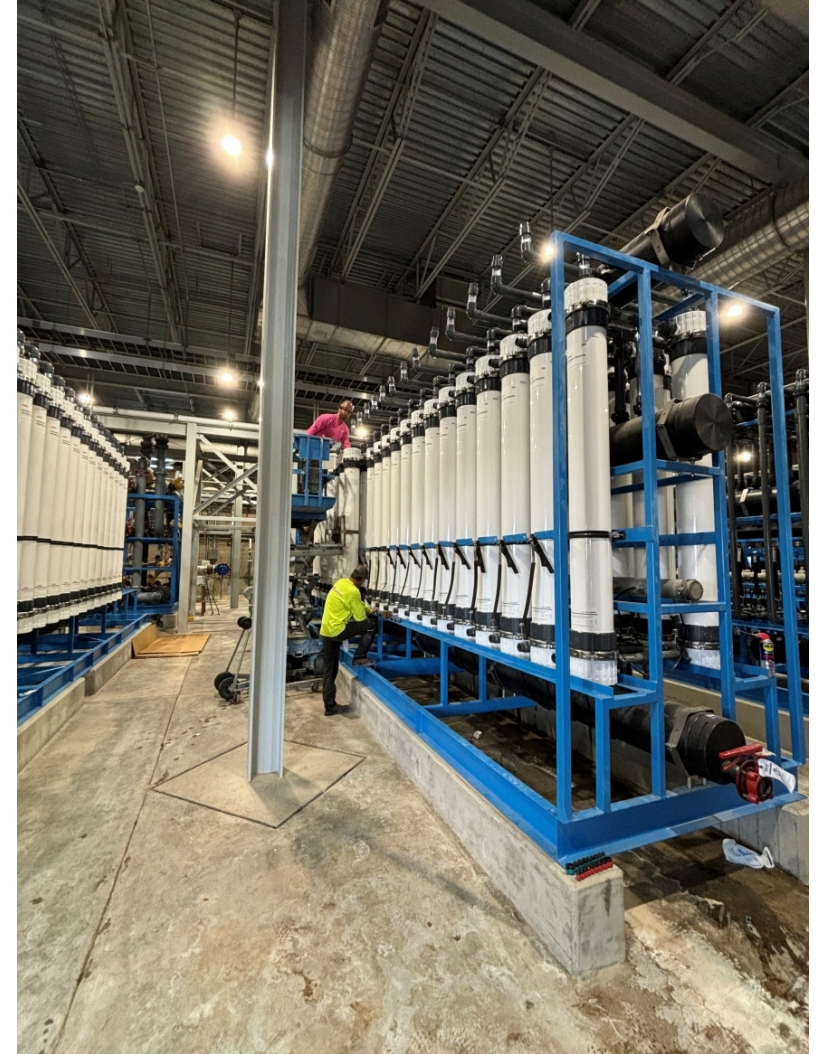
Project Update

In progress:

- Installing Membrane Modules
- Completing chemical system

Completed or near complete:

- City operation of secondary treatment
- City operation of the Ultraviolet Facility
- City operation of the Tertiary Clarification



Contract Update

- City contractual rights have not been waived
- No new additions of time to the contract (to-date)
- Reviewing contractor requests on individual merits and in conformance with the terms of the contract and contract changes to-date
- Claims submitted by the contractor are reviewed in accordance with the construction agreement

*Project updates or recommendations from staff are anticipated at a future City Council meeting

Questions and Discussion



CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 11/5/2024

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Ethan Porter, Associate Planner

SUBJECT: Vacation Ordinance for a Portion of Right-of-Way at 17th Avenue & Catherine Street
VAC-24-1

ITEM AND RECOMMENDED ACTION:

Staff recommends that the city council approve, and the mayor sign, the attached ordinance vacating a 5-foot section of right-of-way on W. 17th Avenue and 7.5 feet of right-of-way along N. Catherine Street.

DISCUSSION:

Connie Krueger, on behalf Chad Johnson, requested a vacation of right-of-way along the northeast intersection of W. 17th Avenue and N. Catherine Street. On September 3rd, 2024 the proposal was heard by the city council as a public hearing. City council approved the request and directed staff to prepare an ordinance to vacate the right of way.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

This item was heard at the September 3rd, 2024 City Council hearing.

APPROVED OR DIRECTION GIVEN:

At the September 3rd, 2024 City Council hearing the vacation was approved.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 17th and Catherine Vacation Ordinance

ORDINANCE NO. 1520

VACTION FOR A PORTION OF RIGHT-OF-WAY AT 17TH AVENUE AND CATHERINE STREET

A PORTION OF THE RIGHTS-OF-WAY OF W. 17TH AVENUE AND N. CATHERINE ST. BORDERING LOT 5, BLOCK 4 OF ROBERTS 1ST ADDITION TO POST FALLS ON THE SOUTH AND THE WEST RESPECTIVELY. LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO. TOTALING 0.034-ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF N. CATHERINE STREET AND W. 17TH AVENUE.

(File No. VAC-24-1)

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO VACATING PROPERTY CONSISTING OF APPROXIMATELY 0.034-ACRES, A PORTION OF THE RIGHTS-OF-WAY OF W. 17TH AVENUE AND N. CATHERINE ST. BORDERING LOT 5, BLOCK 4 OF ROBERTS 1ST ADDITION TO POST FALLS ON THE SOUTH AND THE WEST RESPECTIVELY. LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO PROVIDING FOR VACATION OF RIGHT-OF-WAY WITHIN THE CITY OF POST FALLS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property east of N. Catherine Street and north of W. 17th Avenue, have petitioned the City to vacate the adjacent rights of way as described herein; and

WHEREAS, on the 3rd day of September 2024, the City Council conducted a public hearing to receive public comment on the proposed vacation of the subject rights of way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the property legally described in Exhibit A, which is situated at the northeastern corner of the N. Catherine Street and W. 17th Avenue intersection is hereby vacated

SECTION 2: That the right of way described within Exhibit A to be vacated to the adjacent property owner.

SECTION 3: That this Ordinance takes effect upon its passage and publication according to law.

SECTION 4: This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the _____ day of _____, 20____.

CITY OF POST FALLS

BY: _____
Ronald G. Jacobson, MAYOR

ATTEST

BY: _____
Rhiannon O'Neill, DEPUTY CITY CLERK

SUMMARY OF POST FALLS ORDINANCE NO. 1520

The City of Post Falls, Kootenai County, Idaho hereby gives notice of the adoption of Post Falls Ordinance No. 1520, vacating approximately 0.034-acres along W. 17th Avenue and N. Catherine Street. The property is located at the northeast corner of W. 17th Avenue and N. Catherine Street, and is legally described as:

A PORTION OF THE RIGHTS-OF-WAY OF W. 17TH AVENUE AND N. CATHERINE ST. BORDERING LOT 5, BLOCK 4 OF ROBERTS 1ST ADDITION TO POST FALLS ON THE SOUTH AND THE WEST RESPECTIVELY. LYING WITHIN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 4 OF ROBERT'S 1ST ADDITION TO POST FALLS; THENCE, ALONG THE EAST LINE OF SAID LOT 5, BLOCK 4 SOUTH 0°56'46" WEST A DISTANCE OF 142.00 FEET TO THE TRUE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 4 OF ROBERTS 1ST ADDITION TO POST FALLS RECORDED IN BOOK "D" OF PLATS AT PAGE 60 UNDER INSTRUMENT NUMBER 288326, RECORDS OF KOOTENAI COUNTY;

THENCE, SOUTH 0°56'46" WEST A DISTANCE OF 5.00 FEET;

THENCE, NORTH 88°44'03" WEST A DISTANCE OF 82.50 FEET;

THENCE, NORTH 0°56'46" EAST A DISTANCE OF 147.00 FEET;

THENCE, SOUTH 88°44'03" EAST A DISTANCE OF 7.50 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 4 OF ROBERTS 1ST ADDITION;

THENCE, ALONG THE WEST LINE OF SAID LOT 5, BLOCK 4 SOUTH 0°56'46" WEST A DISTANCE OF 142.00 FEET TO THE SOUTHWEST CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 4 SOUTH 88°44'03" EAST A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,477.52 SQUARE FEET, MORE OR LESS.

The ordinance is effective upon publication of this summary. The full text of Ordinance No. 1520 is available at Post Falls City Hall, 408 North Spokane Street, Post Falls, ID 83854 in the office of the city clerk.

Rhiannon O'Neill, Deputy City Clerk

Publish once in the City's official newspaper.

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, am legal advisor for the City of Post Falls, Idaho. I have examined the attached summary of Post Falls Ordinance No. 1520, annexing real property and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

DATED this day of ,

Field K. Herrington, City Attorney

**CITY OF POST FALLS
AGENDA REPORT
NEW BUSINESS
MEETING DATE: 11/5/2024**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Warren Wilson, Deputy City Administrator

SUBJECT: Process to Fill Council Seat #6 Vacancy

ITEM AND RECOMMENDED ACTION:

Staff recommends that the City Council approve the process outlined below to select a person to fill the vacancy in council seat #6.

DISCUSSION:

Following the resignation of Councilor Shove, there is a vacancy in council seat #6. I.C. 50-704 provides that the Mayor nominates a replacement councilor subject to a confirmation vote by the City Council. Staff recommends posting a notice of the vacancy on the city's website until Nov. 18th, soliciting applications from interested city residents. Once the deadline passes, the Mayor will select up to 3 finalists, who will be interviewed by the City Council at a council meeting. Following the interviews, the Mayor will make a formal nomination to appoint a replacement councilor to fill the remainder of the term. The intent of the proposed process is to respect the Mayor's prerogative to make appointments while providing the City Council with sufficient information to make an informed confirmation vote. Staff recommends having a new councilor appointed by the first meeting in January.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

N/A

BUDGET CODE:

N/A

ATTACHMENTS:

1. 2024.10.31 Council Vacancy Process Presentation

Council Vacancy Process



Filling Vacancy in Seat 6

- Seat was vacated on Nov. 1, 2024.
- I.D. Code 50-704 provides that the Mayor nominates a replacement councilor.
 - Mayor's prerogative to select the nominee.
- City Council confirmation required.
- Appointed Councilor will fill remainder of term.

Proposed process

- Post notice of vacancy/application on city website from November 6th through November 18th at noon.
- Once deadline passes, Mayor will select up to 3 finalists.
 - May consult with others.
- Council will interview finalists – likely at a special council meeting.
- Mayor will make a formal nomination.
- Confirmation vote will be held at a council meeting.
- Goal: Have new councilor seated by first meeting in January.

Questions?