



**CITY COUNCIL
MEETING AGENDA**

**July 15, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Budget: Funding Priorities

REGULAR MEETING – 6:00 pm City Council Chambers

The regular agenda is scheduled to start at 6:00 PM, but may start earlier depending on the completion of any preceding workshop.

CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

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

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.

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 – July 1, 2025 City Council Meeting
- b. Payables 07/02/25 - 07/16/25

- c. Request to Declare City Vehicles Surplus
- d. Westfork Townhomes Construction Improvement Agreement
- e. Mongeau Meadows 1st Addition Final Plat

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. Frontage Improvements Text Amendment (TA-25-1)

3. 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. Spokane Street and Poleline Avenue Roundabout Rehabilitation

4. 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:

5. 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.

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. Prosecution Update
- b. Community Development -- Miscellaneous Project Updates

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.

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 taken in executive session.

ACTION ITEMS:

- a. 74-206.(c) To acquire an interest in real property not owned by a public agency.
74-206.(d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code.
74-206.(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

RETURN TO REGULAR SESSION

ADJOURNMENT

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Mayor Ronald G. Jacobson

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

Mission
Building Community.

**CITY OF POST FALLS
AGENDA REPORT**
WORKSHOP – 5:00 pm 2nd Floor Conference Room
MEETING DATE: 7/15/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM:

SUBJECT: Budget: Funding Priorities

ITEM AND RECOMMENDED ACTION:

DISCUSSION:

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

BUDGET CODE:

ATTACHMENTS:

None



**CITY COUNCIL
MEETING MINUTES**

**July 1, 2025
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. Water Reclamation Impact Fees

Roll Call

Mayor Jacobson, Steigleder, Plew, Malloy, Ziegler, Westlund, Davis - Present

Details of options to implement impact fees for financing capital projects were discussed.

REGULAR MEETING – 6:00 pm City Council Chambers

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CALL TO ORDER BY MAYOR JACOBSON

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis
Steigleder, Plew, Malloy, Ziegler, Westlund, Davis - Present

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

1. Read by Mayor Jacobson: Last Sunday, a vicious, cowardly act was perpetrated on our local fire departments personnel. Firefighting is, in and of itself, a dangerous career as firefighters risk their lives every time they respond to a fire. It is part of the job. They do so to protect lives and property. They accept this risk because that is what they are called to do. Sunday, they encountered a risk they should never have to experience. It is hard for me to fathom why anyone would set an ambush to shoot and kill those who are first responders. It is heartbreaking to know that two firefighters were killed and another seriously injured. In addition, the trauma experienced by all those who responded is something they will endure for many years.
The Coeur d' Alene Fire Department lost Battalion Chief John Morrison, a 29-year veteran. Kootenai County Fire and Rescue lost Battalion Chief Frank Harwood, a 17-year veteran. Coeur d' Alene Fire Engineer Dave Tysdal, a 30-year veteran was seriously injured. These firefighters were not employees of the City of Post Falls, but it feels as if they are our own. While they were not our employees, they were—are part of us. Firefighters and all first responders are like family. They rush to our aid and to the aid of their fellow first responders. These men and women know the risks involved with their jobs and willingly

put themselves on the line for the benefit of all. Firefighters waited for the opportunity to fight the fire that was started while law enforcement personnel from many different agencies took action to locate the shooter. EMS personnel were on the scene to provide medical assistance. These brave people shined during a time of uncertainty and danger. The response from law enforcement agencies across the region was enormous. It did not matter what agency those in trouble belonged to, or what city they were from. What mattered is that help was needed, and the response was great.

What causes a person to act in such a hateful manner? We may never know. What I do know is that there are two families who will not have a father, a husband, and brother come home. Another family will be dealing with a loved one who will have to endure a long recovery from an injury he should never have received. I also know that we as a community need to extend any assistance we can provide to these families and to all those involved. We can never replace their losses, or erase the pain, suffering and fear they have gone through, but we must provide support and appreciation. Our first responders are a special type of people. They accept and embrace risk to protect all of us. Please let them know how much we love, respect and appreciate them.

To the Morrison, Harwood, and Tysdal families, please know that you are in our thoughts and the sacrifice you have made will never be forgotten. I pray the God will give you comfort and strength as you deal with this tragedy.

To the members of the fire departments involved in this incident, you too are in our prayers. Thank you for your service and I pray that you never experience such an event again. To the law enforcement agencies who responded, thank you. It is humbling to see your dedication and commitment to your profession and to those you serve. The number of agencies and officers responding, while amazing, is what we have come to expect. Your willingness to engage and confront danger is beyond honorable. To the medial personnel responding, you too are appreciated and respected.

I hope and pray that this tragedy brings us closer together as a community. We have many differences, but we are a community. This loss affects us all. May we use Sunday's events to strengthen our respect for, and tolerance of each other.

I am confident that the love, support, honor and respect our citizens have for our first responders will be on full display in the days, weeks, and months to come.

2. City Hall and city business offices will be closed on Friday, July 4th, in observance of Independence Day. Police, Fire and Rescue services for emergencies may be reached by calling 911. The Police Department will remain open for walk-in emergencies. For water-related emergencies, call 208-773-3517.

3. The Post Falls Festival is next weekend, July 11th through 13th. This beloved community event brings three days of fun to Q'emiln Park, with live music, delicious food from local vendors, arts and crafts booths, and activities for all ages. View the full event schedule and vendor list at postfalls.gov.

2.

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

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ACTION ITEMS:

- a. Minutes – June 17, 2025, City Council Meeting
- b. Accounts Payable 06/18/25 – 07/02/25
- c. April Cash and Investments
- d. Disposal of Office Chairs Police Department

Motion by Malloy to accept the Consent Calendar as presented.

Second by Westlund.

Vote: Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Aye, Plew-Aye, Malloy-Aye

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:

None

3. UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS

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ACTION ITEMS:

- a. Amendment 1 to the Impact Fee Study Agreement with Welch Comer for Phase II Services
Robert Seale, Community Development Director: The consultant team Welch Comer, FCS Group, and Iteris partnered with City staff to complete Phase I of the Impact Fee Study, which began in May 2024. This phase involved developing background white papers on growth, parks, police, and transportation, and was presented to City Council on May 6, 2025. Following the completion of Phase I, staff worked with the consultant team to define the next steps and prepare a scope of work for Phase II, which will focus on developing the actual fee structure using the alternatives analyzed in Phase I. Phase II, as proposed in this contract amendment, will include selecting a locally preferred methodology, updating the fee calculations, and preparing the final impact fee report. Amendment I for Phase II contract is for \$62,300 and will be funded from Impact Fee Revenues.

Motion by Malloy to approve the Amendment 1 to the Impact Fee Study Agreement with Welch Comer for Phase II Services.

Second by Ziegler.

Vote: Westlund-Aye, Davis-Aye, Steigleder-Aye, Plew-Aye, Malloy-Aye, Ziegler-Aye

Motion Carried

- b. Resolution establishing a C-PACE program.

Motion by Malloy to approve the Resolution establishing a C-PACE program.

Second by Westlund.

Vote: Davis-Aye, Steigleder-Aye, Plew-Aye, Malloy-Aye, Ziegler-Aye, Westlund-Aye

Motion Carried

4. NEW BUSINESS

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ACTION ITEMS:

- a. Acceptance of Annual Comprehensive Financial Report for FY 2024
Jason Faulkner, Finance Director: Alpine Summit CPA engaged in the annual audit and began field-testing in December, starting with accounts payable, payroll, debit service, and utilities billing. Later in the audit, the focus shifted to fixed assets, PERSI adjustments, subscriptions, lease agreements, and schedule of federal awards (SEFA). Alpine Summit CPA reviews the city council minutes, city policies, and internal controls for cash handling and finance department's processes to avoid theft. Alpine Summit CPA performed a single audit for the City since the city spent over \$750,000 of Federal Grant Money. Instead of having several agencies come to the city and charge fees, Alpine is authorized to perform single-audit tasks and report to the Federal Clearing House. In addition, Alpine reviews the financial statements once they are complete.

The financial statements are considered to be Management Discussion and Analysis, Financial Statements, and the Notes to the Financial Statements. Alpine noted that a few invoices needed to be in the fiscal year 2024 where the expense actually occurred, instead of 2025 from which the expense was paid. The issue was caused by professional services from a prior period before the invoice date. This issue has been resolved due to a new accounts payable process being implemented. The Annual Comprehensive Financial Report (ACFR) for FY 2024 and the Popular Annual Financial Report (PAFR) for 2024 are now on the City's website. Both have been submitted to the Government Finance Officers Association (GFOA) for certification of an award for excellent program.

Motion by Malloy to accept the Annual Comprehensive Financial Report for FY 2024.

Second by Ziegler.

Vote: Steigleder-Aye, Plew-Aye, Malloy-Aye, Ziegler-Aye, Westlund-Aye, Davis-Aye

Motion Carried

- b. Professional Services Agreement with J-U-B Engineers for Water Reclamation Facility Solids Handling Improvements
Andrew Arbini, Projects Division Manager: Significant upgrades are needed at the Water Reclamation Facility (WRF) to improve the solids handling process of wastewater treatment. Several components of these planned improvements were initially identified in the 2013 WRF Facility Plan as a future need. Last year, City Council adopted the 2024 update to the Facility master Plan which provided refinement to the needed improvements. The Facility plan was developed by JUB Engineers and City staff. Following the adopted Facility Study, City staff advertised for a Request for Qualifications (RFQ) for design services of the Solids Handling Improvements project. The City received responses from two consultant firms and JUB was selected as the most qualified firm. Following this selection, City staff initiated a Solids Resiliency Study with JUB. The completion of that study informed the development of this design scope and agreement for the project. As anticipated, the new tertiary treatment system has increased the amount of solids removal thereby increasing the overall daily solids production at the WRF. As a first phase, this design agreement will prioritize the procurement and installation of a new solids dewatering unit to provide improved redundancy of the solids processing system. The remainder of the planned solids improvements are also included in this design. Solids refer to the material removed from the treated water in the various processes of the WRF. They consist of the microbes which biologically treat the water, residual untreated waste products, and the particles created when the tertiary treatment coagulant binds to particles including phosphorus. This material is over 99% water. For economical handling, the water must be removed from the materials, which is accomplished through two processes, called thickening and dewatering. The design agreement and scope of work with JUB incorporates a Construction Manager/General Contractor (CMGC) delivery method. This approach involves early selection of a CMGC to provide input in the design phase with the project team, comprised of JUB and the City. The CMGC process will identify "early out" work packages, allowing a contractor to start construction before the entire project design is completed. Project work including design, is funded through the WRF

project budget for Solids Handling Improvements. This contract is not to exceed \$3,656,500. The Public Works Director is authorized to direct the use of the contingency for individual changes up to \$50,000. The total requested amount for Council approval is \$3,839,325.

**Motion by Malloy to approve the Professional Services Agreement with JUB Engineers for Water Reclamation Facility Solids Handling Improvements.
Second by Westlund.**

Vote: Plew-Aye, Malloy-aye, Ziegler-Aye, Westlund-Aye, Davis-Aye, Steigleder-Aye

Motion Carried

5. CITIZEN ISSUES

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None

6. ADMINISTRATIVE / STAFF REPORTS

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a. Recreation Special Events Update

Traci Stevenson, Recreation Manager gave an update on special events happening over the summer. Highlighting Summer Camp, Movies in the Park, Post Falls Festival, River City Market & Music, and the Post Falls Triathlon.

7. MAYOR AND COUNCIL COMMENTS

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Mayor: Please be responsible with your firework use.

Malloy: The show of support for the firefighters was impressive today. It went from Spokane to Coeur d' Alene.

8. EXECUTIVE SESSION

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ACTION ITEMS:

None

RETURN TO REGULAR SESSION

ADJOURNMENT 7:05 PM

Ronald G. Jacobson, Mayor

Shannon Howard, City Clerk

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Mayor Ronald G. Jacobson

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Randy Westlund, Ryan Davis

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**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Nancy Wolf, CSR/AP
SUBJECT: Payables 07/02/25 - 07/16/25

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 July 16, 2025. 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 \$889,414.11 to be dated July 16, 2025. The Hand Check Accountability is for hand checks issued June 27 – July 16, 2025, and total \$484,570.76.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

APPROVED OR DIRECTION GIVEN:

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

\$1,373,984.87

BUDGET CODE:

Various

ATTACHMENTS:

1. Check Run 07.16.25
2. Hand Check Accountability 7.16.25

Post Falls Check Approval



City of Post Falls

Packet: APPKT15833 - Check Run 07.08.25
Vendor Set: 01 - Vendor Set 01

Check Date: 7/16/2025

Vendor Number	Vendor Name				
Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Fund: 001 - GENERAL FUND					
Dept: 411 Mayor & Council					
K154	Kootenai MPO				
APMWB	Check	417	Board Authorized Billing Assessment for Offi	001-411.0000.62040	5,552.00
V040	ODP Business Solutions				
APMWB	Check	429876352001	Office Supplies-Admin	001-411.0000.63060	5.25
Dept 411 Total:					5,557.25
Dept: 412 Information Systems					
C140	CDW Government Inc.				
APMWB	Electronic Funds Transf	AE5U28X-6.26.25	FORTIAP for Parks Depot	001-412.0000.66040	361.12
		AE6EV6F	Firewalls for City Hall and PD	001-412.0000.80010	16,182.90
D070	Dell Marketing LP				
APMWB	Check	10822889804	Refresh replacement PC for Art Malin	001-412.0000.80010	1,067.06
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transf	20880	Monthly Sylint payments	001-412.0000.66043	2,557.42
Dept 412 Total:					20,168.50
Dept: 413 General Services					
D070	Dell Marketing LP				
APMWB	Check	10822254955	Laptop for Shelly	001-413.0000.80010	1,583.30
V040	ODP Business Solutions				
APMWB	Check	429876352001	Office Supplies-Admin	001-413.0000.63060	15.75
Dept 413 Total:					1,599.05
Dept: 414 Finance					
VEN15085	International Minute Press				
APMWB	Check	3398	Finance #10 Window Envelopes	001-414.0000.63050	186.00
V040	ODP Business Solutions				
APMWB	Check	430515782001	Office Supplies-Finance	001-414.0000.63060	130.66
VEN02035	Staples, Inc				
APMWB	Check	6035786180B	Office Supplies-Finance	001-414.0000.66042	78.98
Dept 414 Total:					395.64
Dept: 415 City Clerk					
V040	ODP Business Solutions				
APMWB	Check	429876352001	Office Supplies-Admin	001-415.0000.66050	5.25
Dept 415 Total:					5.25
Dept: 421 Police					
VEN15107	Advexure LLC				
APMWB	Check	SP-321057	Volarious V-Line pro tether for drone	001-421.0000.90050	13,500.00
B160	Body By Scotty Towing				
APMWB	Check	3968	PD Fleet Tow	001-421.0000.67170	200.00
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	001-421.0000.64030	125.77
		INV-267803	PD Diesel	001-421.0000.64030	297.24
C4245	Crown Castle GT Co., LLC				
APMWB	Check	48585104	PD State Line Tower Annual Rent	001-421.0000.62040	458.64
		48585101	PD PF Tower Annual Rent	001-421.0000.62040	327.22
VEN14874	Debra J Salish				
APMWB	Check	25-88	PD Uniform Pants Hemming - Robideaux	001-421.4000.72000	12.00
		25-85	PD Uniform Pants Hemming - Hughes	001-421.4000.72000	24.00
VEN01195	Empire Insignias				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	2506254	SRT Shoulder Patches	001-421.4000.72000	110.00
G020	Galls, LLC				
APMWB	Electronic Funds Transf	031749421	PD New Hire Uniform Shirt - Scruggs	001-421.4000.72000	59.16
		031723708	PD Uniform SWAT Insignia	001-421.4000.72000	16.56
		031666630	PD Uniform Shirt	001-421.4000.72000	59.16
VEN01683	Goodyear Tire & Rubber Company				
APMWB	Check	197-1160213	PFPD123 Tires	001-421.0000.67190	505.00
		197-1160214	PFPD111 Tires	001-421.0000.67190	505.00
VEN15085	International Minute Press				
APMWB	Check	3032	Code Enforcement Brochures	001-421.0000.63210	279.00
VEN09941	Jacque Panza				
APMWB	Check	070125	Chaplain Stipend - June	001-421.0000.62370	50.00
VEN07726	Jon Dekeles				
APMWB	Check	070125	Chaplain Stipend June	001-421.0000.62370	50.00
K080	Knudtsen Chevrolet and GMAC				
APMWB	Check	5010093	PD Shop - SL-N-Pipe	001-421.0000.67100	58.12
VEN14952	Magnet Forensics, LLC				
APMWB	Check	#SIN082420	PD GrayKey License Preserve	001-421.0000.63070	75.00
				001-421.0000.63920	999.00
VEN14071	Medtech Forensics, Inc				
APMWB	Check	45027	Evidence Tape	001-421.0000.63920	430.00
N001	Napa Auto Parts				
APMWB	Check	347738	PFPD131 Gasket Set	001-421.0000.67100	13.75
		346688	PD Stock - Cutoff Wheels, Brush Sets	001-421.0000.67100	41.54
		347468	PD Core Deposits	001-421.0000.67100	-36.00
		347594	PFPD123 Exhaust Gaskets	001-421.0000.67100	39.82
		347015	PD Stock - Wiper Blades	001-421.0000.67100	67.92
		347609	PFPD123 Exhaust Pipe Gasket	001-421.0000.67100	15.54
		347402	PFPD100 Battery, Core Deposit	001-421.0000.67100	148.98
		347820	PFPD112 Battery, Core Deposit	001-421.0000.67100	155.73
		347475	PFPD140 CV Axle	001-421.0000.67100	92.58
		347463	PFPD123 Compressor	001-421.0000.67100	328.87
		346638	PD Stock - Shop Towels, Tire Foam, Cleaners	001-421.0000.67100	180.15
V040	ODP Business Solutions				
APMWB	Check	424576452001	Shipping Tape-Wrong size OG Inv 42522303	001-421.0000.63060	-11.77
R251	Serights Ace Hardware				
APMWB	Check	367812/1	PD Shop Brass, Nails, Bolts	001-421.0000.67100	27.05
		367558/1	PD Wasp Spray	001-421.0000.68010	26.94
VEN02035	Staples, Inc				
APMWB	Check	6035786176	Office supplies- PD	001-421.0000.63060	22.88
		6035786179		001-421.0000.63060	8.99
		6035786176		001-421.0000.63060	15.84
		6035786179		001-421.0000.63060	315.92
VEN14584	Sylint, LLC				
APMWB	Electronic Funds Transf	20880	Monthly Sylint payments	001-421.0000.66043	838.50
U0010	ULINE				
APMWB	Check	193715040	Uline Patrol Sgt. Chairs and Evidence suppli	001-421.0000.63920	855.00
Dept 421 Total:					21,289.10
Dept: 424 Legal					
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	001-424.0000.64030	106.06
D09750	DeVries Info Management				
APMWB	Check	0196367	Legal On-Site Fecord Destruction - Lg	001-424.0000.63060	62.00
V040	ODP Business Solutions				
APMWB	Check	429876352001	Office Supplies-Admin	001-424.0000.63040	41.98
		430515782001	Office Supplies-Finance	001-424.0000.63040	18.35
				001-424.0000.63060	6.63
VEN14845	Smith & Malek, PLLC				
APMWB	Electronic Funds Transf	57922	GVD Partners LP & Hwy 41 Borrow Pit	001-424.0000.62040	71.00
VEN02035	Staples, Inc				

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check			6035786180A	Office Supplies-Legal	001-424.0000.63040	78.98
						001-424.0000.63060	11.69
Dept 424 Total:							396.69
Dept: 431 Streets							
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			100144	Banding straps	001-431.0000.63260	16.46
				100051	Drain Hose for S228	001-431.0000.68100	29.66
A365	American On-Site Services						
APMWB	Check			176078	Streets PortaPotty Cleanout	001-431.0000.68130	233.57
VEN05261	CDA PAVING						
APMWB	Check			106448	Dumping - Asphalt/Gravel mixed	001-431.0000.68130	501.38
				106184	Dumping Asphalt/Gravel	001-431.0000.68130	71.75
				106652	Dumping - Asphalt/Gravel mixed	001-431.0000.68130	77.13
				106380	Dumping Asphalt/gravel	001-431.0000.68130	230.25
				106601	Dumping - Asphalt/Gravel mixed	001-431.0000.68130	381.75
				106138	Dumping - Asphalt/gravel	001-431.0000.68130	537.50
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-431.0000.64030	6,226.95
C3818	Cooper Fabrication, Inc.						
APMWB	Check			30517	Modifications to S234	001-431.0000.67050	7,041.97
F070	Fire Safety Specialists						
APMWB	Check			27473	Street/Fleet 2025 Fire Extinguisher Inspectio	001-431.0000.63110	661.10
I340	Interstate Concrete & Asphalt						
APMWB	Electronic Funds Transf			1054172	Asphalt for paving Grange Ave - Day 4	001-431.0000.68130	18,781.20
VEN14810	Jett Concrete Inc						
APMWB	Check			515	2025 ADA ramps on Grange	001-431.0000.68130	9,900.00
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transf			0185542	Seltice Way Rehab JUB Invoice Apr & May 2001	001-431.0000.95040	12,631.50
L071	Local Highway Technical Assistance Council-				LHTAC		
APMWB	Electronic Funds Transf			T262525RDS-2	Roads 101 Course - S. Rewoldt	001-431.0000.64020	80.00
				T262425PM-2	Pavement Maintenance Course -S.Rewoldt,F001	001-431.0000.64020	160.00
P325	Poe Asphalt Paving, Inc.						
APMWB	Check			10263	Asphalt for patching in Riverside Harbor	001-431.0000.68130	2,143.40
				10285	Asphalt for Radius Pave Backs	001-431.0000.68130	5,017.94
				10263	Asphalt for patching in Riverside Harbor	001-431.0000.68130	3,233.30
P217	Porter W Yett Company, Inc.						
APMWB	Check			25544-1	Grinding of W. Grange Ave	001-431.0000.68130	7,834.64
R251	Serights Ace Hardware						
APMWB	Check			367474/1	Acetone	001-431.0000.63260	11.69
				367785/1	Bow Rake	001-431.0000.67090	33.29
				367535/1	Tape Measure	001-431.0000.67090	40.49
				367880/1	Propane	001-431.0000.68100	11.60
				367688/1		001-431.0000.68100	21.46
				367475/1	Fireman Nozzle	001-431.0000.68100	26.98
				367488/1	Propane	001-431.0000.68100	21.46
				367483/1	usb cables - empty paint can	001-431.0000.68100	26.97
				367769/1	Xylene Solvent, Grafitti remover	001-431.0000.68130	35.98
				367648/1	Propane	001-431.0000.68130	27.84
				367598/1		001-431.0000.68150	16.24
				367528/1	Weed Wacker trimmer line	001-431.0000.68150	20.69
VEN14310	US Fleet Tracking LLC						
APMWB	Check			499577	Monthly Fleet Tracking	001-431.0000.66016	592.68
W090	Welch Comer & Associates, Inc.						
APMWB	Electronic Funds Transf			41354110-033	Spokane St. Rehab - Welch Comer Invoice M001	001-431.1811.95040	15,532.10
Z040	Zumar Industries						
APMWB	Check			52820	Road Marking Stencils	001-431.0000.68100	894.20
Dept 431 Total:							93,105.12
Dept: 432 Public Works Administration							
V040	ODP Business Solutions						

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check			429876352001	Office Supplies-Admin	001-432.0000.63060	15.75
Dept 432 Total:							15.75
Dept: 433 Facility Maintenance							
C291	Coeur d' Alene Press						
APMWB	Check			0000036903	Printing ADA RFP	001-433.0000.95110	92.96
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-433.0000.64030	128.65
P310	Platt Electric Supply						
APMWB	Check			9z16717	ballasts	001-433.0000.63720	815.98
R251	Serights Ace Hardware						
APMWB	Check			366118/1	handsoap	001-433.0000.63150	10.06
				367041/1	maintenance supplies	001-433.0000.63730	34.86
W0226	Walter E Nelson Co						
APMWB	Electronic Funds Transf			550239	paper supplies	001-433.0000.63140	656.48
Dept 433 Total:							1,738.99
Dept: 434 Fleet Maintenance							
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			100095	1/2 D-Rng Weld on	001-434.0000.63012	28.08
				99763	Hydraulic hoses - P311	001-434.0000.63012	32.63
				99773	Hydraulic tubing - P312	001-434.0000.63012	12.49
VEN14736	Cintas Corporation No. 3						
APMWB	Check			4234524726	Fleet laundry & rug Service	001-434.0000.63160	99.32
				4235272749	Fleet laundry & Rug Service	001-434.0000.63160	89.02
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-434.0000.64030	309.84
VEN03826	FMI Equipment						
APMWB	Check			SPK-1014353	Various filters - P310	001-434.0000.63012	482.61
				SPK-1014233	Cutter Deck Belt - P471	001-434.0000.63012	264.35
N001	Napa Auto Parts						
APMWB	Check			347681	Air Filter - S506	001-434.0000.63011	25.48
				348912	Battery - S132	001-434.0000.63011	214.71
				348885	Battery - P475	001-434.0000.63012	52.58
				348363	Loom split polycord	001-434.0000.63012	87.69
				347395	oil filters - stock	001-434.0000.63013	9.10
				347418	Air Door Actuator - B106	001-434.0000.63013	30.45
				347748	Band saw blades	001-434.0000.67090	23.15
				348812	Engine grade spray paint	001-434.0000.67220	11.80
VEN14930	National Safety Inc						
APMWB	Check			0762126-IN	Uniform Shirts - Paul Strobel	001-434.4000.72000	46.98
N107	Norlift Inc						
APMWB	Electronic Funds Transf			10010739	JCB teletruck	001-434.0000.90010	46,400.00
O050	Oxarc Inc.						
APMWB	Electronic Funds Transf			0032355681	Magnetic angle holder	001-434.0000.67090	20.16
VEN08121	PacWest Machinery LLC						
APMWB	Check			30428188	Spray nozzle tips - S555	001-434.0000.63011	1,054.64
P1001	Pape Machinery						
APMWB	Check			16053357	Latch - S307	001-434.0000.63011	39.72
P180	Perfection Tire						
APMWB	Check			1092568	A/C Service - P116	001-434.0000.67170	119.95
R251	Serights Ace Hardware						
APMWB	Check			367603/1	Nuts & Bolts	001-434.0000.63013	5.78
VEN13987	Western Peterbilt, LLC						
APMWB	Check			027R11938	Sublet repair - S555	001-434.0000.67170	1,471.52
Dept 434 Total:							50,932.05
Dept: 441 Urban Forestry							
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-441.0000.64030	310.84
H1957	Horizon						

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Electronic Funds Transf	2S228570 - I	GR688 5/8"x8" GROUND ROD	001-441.0000.68230	56.85
R251	Serights Ace Hardware				
APMWB	Check	367167/1	Pick-up body credit return	001-441.0000.67010	-10.78
		367138/1	Conduit for Presentation	001-441.1200.64110	20.69
		367128/1	Conduit for presentation	001-441.1200.64110	17.99
Z026	Ziegler Lumber Co #017				
APMWB	Check	933024	Railroad Tie For Shipping Container Placem	001-441.0000.68170	59.80
		906685	Irrigation Parts for Nursery Upgrade	001-441.0000.68230	61.36
Dept 441 Total:					516.75
Dept: 442 Cemetery					
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	001-442.0000.64030	254.43
V040	ODP Business Solutions				
APMWB	Check	428098770001	Office supplies-Cemetery	001-442.0000.63060	40.99
R251	Serights Ace Hardware				
APMWB	Check	367834/1	painters tape and paper	001-442.0000.68160	16.18
		367741/1	Quikcrete	001-442.0000.68170	352.24
VEN02035	Staples, Inc				
APMWB	Check	6035786178	Office supplies-Cemetery	001-442.0000.63060	79.99
W230	Wilbert Precast Inc.				
APMWB	Check	332606-1	Highley	001-442.0000.63760	621.00
		334370-1	Viray	001-442.0000.63760	453.00
		339242-1	Sappington Engraving	001-442.0000.63760	251.00
		336722-1	Young FD	001-442.0000.63760	225.00
		335294-1	Rascheff	001-442.0000.63760	599.00
Z026	Ziegler Lumber Co #017				
APMWB	Check	4698195	Caulk	001-442.0000.68160	32.85
		4688940	mesh	001-442.0000.68170	37.95
		4692860	Portland cement	001-442.0000.68170	18.54
Dept 442 Total:					2,982.17
Dept: 443 Parks					
VEN15010	ADD Electronics				
APMWB	Check	4452	Checked repeaters at the Blossom Mountain	001-443.0000.67040	239.50
A228	A-L Compressed Gases, Inc.				
APMWB	Check	0003053767	Acetylene for Welder	001-443.0000.64030	8.79
A299	Alpine Barkblowing LLC				
APMWB	Check	2025-689	Landscape bark for the Community Garden	001-443.0000.68170	1,680.00
A365	American On-Site Services				
APMWB	Check	I78416	Community Garden Portable Restroom	001-443.0000.65050	200.00
		I78353	Q'emiln Portable Restrooms	001-443.0000.65050	400.00
		I78408	Hilde Kellogg Portable Restroom	001-443.0000.65050	200.00
		I78414	Skate Park Portable Restroom	001-443.0000.65050	200.00
		I78410	MTH Handicap Unit - Jun 1, 2025 - Jun 30, 20	001-443.0000.65050	200.00
		I78409	Warren Park Portable Restroom	001-443.0000.65050	200.00
		I78327	4th St Trailhead Portable Restroom	001-443.0000.65050	200.00
		I78329	Corbin Portable Restroom	001-443.0000.65050	115.00
		I78328	Black Bay Portable Restroom	001-443.0000.65050	115.00
		I78351	MTH Handicap Unit - Jun 1, 2025 - Jun 30, 20	001-443.0000.65050	200.00
A497	Arrow Construction Supply, Inc				
APMWB	Check	430594	Cut-All Multi-Purpose Blade 14" Diamond Pr	001-443.0000.67090	205.00
VEN14428	Asphalt Pros USA				
APMWB	Electronic Funds Transf	#871	Crackfill, Sealcoat & stripe Black Bay Park	001-443.0000.68111	26,776.00
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	001-443.0000.64030	4,844.36
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transf	S012408738.001	Plumbing Supplies for Park Restrooms	001-443.0000.68250	590.86
VEN14764	Deere & Company				
APMWB	Check	117770312	Commercial Quik Trak E Series Mowers	001-443.0000.90050	18,366.36
VEN14972	Frontline Communications Systems				

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
G098	APMWB	Check		23804	Kenwood KPG-129DN Software for radios	001-443.0000.80240	329.85
		Grainger					
H1957	APMWB	Check		9557616878	Batteries for stock	001-443.0000.67030	22.94
		Horizon					
VEN01373	APMWB	Electronic Funds Transfr		2S235840	Trim line	001-443.0000.66190	213.81
				25235725	Irrigation parts for Singing Hills	001-443.0000.68230	2,034.82
J105	APMWB	Intermountain Sign & Safety					
	Check			20787	Sign Posts for Syringa	001-443.0000.63260	110.00
L109	J-U-B Engineers, Inc.						
	APMWB	Electronic Funds Transfr		0185391	Warren Park Frontage Improvements	001-443.0000.94180	6,864.04
N001	Lowe's Credit Services						
	APMWB	Check		94401	Long nose pliers	001-443.0000.67090	16.13
VEN14065				84000	LOCK WARRIOR UNIVERSAL TOOLS	001-443.0000.67090	303.82
	Napa Auto Parts						
P180	APMWB	Check		347589	Grease for mowers	001-443.0000.66190	10.24
		North Idaho Pest					
R060	APMWB	Check		2025-06	Pest Control in all Parks	001-443.0000.68215	2,234.10
		Perfection Tire					
R1691	APMWB	Check		1092295	6L08371 24X9.50-12/4 CARLISLE TURF mc	001-443.0000.66190	150.08
				1091613	FLAT REPAIR for MOWER	001-443.0000.66190	20.00
R251	Ragan Equipment Co.						
	APMWB	Check		01-171988	PA STH Choke knob - for trimmers	001-443.0000.66190	8.49
VEN15091				01-171987	Trimmer repair	001-443.0000.66190	66.24
				01-157906	PA WA DUST CAP CASTER - Bln: 12E41	001-443.0000.66190	71.22
A565				01-171987	Trimmer repair	001-443.0000.66190	0.50
	River City Paint & Decorating						
U0010	APMWB	Check		8LNUB	Paint for Corbin Ditch Graffiti Cover-up	001-443.0000.67050	354.89
				6A5LT	Paint for tables	001-443.0000.68160	254.97
W0226	Serights Ace Hardware						
	APMWB	Check		367246/1	Q'emiln table maintenance	001-443.0000.63110	59.38
Z026				367541/1	SAFETY CAN GAS MTL 5 GAL	001-443.0000.66190	67.49
				367692/1	SAND DISC KIT 60GR ACE	001-443.0000.67030	5.50
Z026				367697/1	CABLE TIES 8" 75# BLK	001-443.0000.67030	8.98
				367692/1	SAND DISC KIT 60GR ACE	001-443.0000.67030	20.65
Z026				367422/1	WIRE LAMP 16/2 SPT-2 BLK	001-443.0000.67030	10.75
				367692/1	SAND DISC KIT 60GR ACE	001-443.0000.67030	20.12
Z026				367660/1	Hardware for Black Bay Bridge	001-443.0000.67030	18.46
				367422/1	WIRE LAMP 16/2 SPT-2 BLK	001-443.0000.67030	0.34
Z026						001-443.0000.67090	21.85
				367246/1	Q'emiln table maintenance	001-443.0000.67090	16.52
Z026				367376/1	SPANNER WRENCH ADJUSTABL	001-443.0000.67090	12.59
				367487/1	Paint Supplies for Corbin Ditch	001-443.0000.68160	10.74
Z026				367673/1	ROLLR WHT DOVE 9X3/8 3PK	001-443.0000.68160	20.24
				367487/1	Paint Supplies for Corbin Ditch	001-443.0000.68160	42.18
Z026				367757/1	UNION GALV 2" - Singing Hills	001-443.0000.68230	71.03
				367553/1	HOSE FLEXOGEN 5/8"X100'	001-443.0000.68250	89.98
Z026	Simpliverified, LLC						
	APMWB	Electronic Funds Transfr		#67423	Background Checks	001-443.0000.62080	40.00
Z026	SiteOne Landscape Supply, LLC						
	APMWB	Check		154768095-001	Fertilizer for Parks	001-443.0000.68200	8,940.00
Z026				155454381-001	Field Marking Chalk	001-443.0000.68240	240.40
	ULINE						
Z026	APMWB	Check		194689708	INVERTED MARKING PAINT	001-443.0000.68160	1,003.86
	Walter E Nelson Co						
Z026	APMWB	Electronic Funds Transfr		551354	MOP BLUE LARGE 1.25" HEADBAND COM	001-443.0000.63150	206.20
				550595	Cleaning Supplies for Parks	001-443.0000.63150	1,797.86
Z026	Ziegler Lumber Co #017						
	APMWB	Check		938058	147860 Contractor Aluminum Tripod - Tool	001-443.0000.67090	167.90
Z026				933591	Lumber for Urban Forestry Project	001-443.0000.68160	934.43
Dept 443 Total:							81,634.46

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 444 Parks - Construction							
A365	American On-Site Services						
APMWB	Check			I78407	Chase Park Portable Restroom	001-444.1665.93180	200.00
VEN07913	CANNON HILL						
APMWB	Check			42835	Remove restrooms and concrete at Chase P	001-444.1665.93180	9,700.00
VEN05261	CDA PAVING						
APMWB	Check			106102	Warren Project	001-444.0000.94180	145.63
				105976	Warren Project	001-444.0000.94180	86.88
				106381	Warren Project -DUMPING-CONCRETE W/	001-444.0000.94180	65.10
				106139	Warren Project Concrete disposal	001-444.0000.94180	200.63
				106327	Warren project concrete disposal	001-444.0000.94180	3.88
				106039		001-444.0000.94180	55.80
				106327		001-444.0000.94180	40.69
C210	City of Post Falls						
APMWB	Check			No.PLM-25-568	Water Service to Warren Park	001-444.0000.94180	5,829.27
C3090	Columbia Electric Supply						
APMWB	Check			1120-1021715	3 SCHED 80 CONDUIT for Warren Project	001-444.0000.94180	73.18
H003	H.D. Fowler Company						
APMWB	Check			C642758	Return	001-444.0000.94180	-283.20
				C643388		001-444.0000.94180	-105.12
				C642758		001-444.0000.94180	-16.99
				I7039613	Irrigation Parts for Warren Project	001-444.0000.94180	681.73
I340	Interstate Concrete & Asphalt						
APMWB	Electronic Funds Transf			715248-1	Base Rock for Warren Pickleball Courts	001-444.0000.94180	18,476.00
K100	Kootenai County Solid Waste						
APMWB	Check			09-30289/12-33134	Warren Project	001-444.0000.94180	214.76
				09-30289/12-31948		001-444.0000.94180	133.46
				09-30289/12-31765	Warren project	001-444.0000.94180	80.54
				09-30289/12-33104	Warren Project	001-444.0000.94180	102.78
				09-30289/12-33271		001-444.0000.94180	144.20
				09-30289/12-35729	Captured Invoice from Kootenai County Solic	001-444.0000.94180	200.19
				09-30289/12-35834	Warren Project	001-444.0000.94180	115.05
				09-30289/12-33196		001-444.0000.94180	122.72
P310	Platt Electric Supply						
APMWB	Check			6J39471	Hardware for Warren Project	001-444.0000.94180	173.12
A565	SiteOne Landscape Supply, LLC						
APMWB	Check			155282270-001	Irrigation parts for Warren Park.	001-444.0000.94180	1,909.95
				155040579-001	Valve Box for Warren Project	001-444.0000.94180	38.53
				154656569-001	Baseline Controller to replace Chase controll	001-444.1665.93180	3,552.04
VEN15125	SnapSports of Utah						
APMWB	Check			2101	Surfacing for Warran Pickleball Courts	001-444.0000.94180	15,392.00
VEN04018	Wm. Winkler Company						
APMWB	Check			PayApp1WWM	Warren Park Frontage Improvements	001-444.0000.94180	84,311.44
Dept 444 Total:							141,644.26
Dept: 445 Recreation							
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-445.0000.64030	260.43
VEN08139	Learning Resources Network, Inc						
APMWB	Check			INV24915	Membership: Recreation Department	001-445.0000.62060	445.00
V040	ODP Business Solutions						
APMWB	Check			428098959001	Office supplies-Recreation	001-445.0000.63060	25.92
				429490449001	Office supplies-Recreation	001-445.0000.63060	157.88
				428098959001	Office supplies-Recreation	001-445.0000.63060	200.37
				429490449002	Office supplies-Recreation	001-445.0000.63060	79.39
				429490449001		001-445.0000.63060	79.49
S050	Saturday Night Inc.						
APMWB	Electronic Funds Transf			107861	Tiny Hitters	001-445.0000.63430	1,338.00
				107862	Youth Baseball	001-445.0000.63430	1,043.40
VEN15091	Simpliverified, LLC						
APMWB	Electronic Funds Transf			#67423	Background Checks	001-445.0000.62080	1,634.50

Dept 445 Total: 5,264.38

Packet: APPKT15833 - Check Run 07.08.25

Check Date: 7/16/2025

Vendor Set: 01 - Vendor Set 01

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
Dept: 451 Planning & Zoning							
C291	Coeur d' Alene Press						
APMWB	Check			0000037743-06202	Public Hearing Notice Soaring Learners	001-451.0000.62000	222.40
				0000037733-06202	Public Hearing Notice Poleline & Zorros	001-451.0000.62000	233.18
				0000037731-06202	Public Hearing Notice Hope & Zorros	001-451.0000.62000	241.24
				0000037732-06202	Public Hearing Notice Early Dawn & Zorros	001-451.0000.62000	202.04
H001	H & H Business Systems, Inc.						
APMWB	Electronic Funds Transf			AR377727	Contract base rate charge for G736M660937001-451.1901.66140		26.78
VEN15091	Simpliverified, LLC						
APMWB	Electronic Funds Transf			#67423	Background Checks	001-451.0000.62080	30.00
Dept 451 Total:							955.64
Dept: 452 Building Inspector							
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-452.0000.64030	551.98
H001	H & H Business Systems, Inc.						
APMWB	Electronic Funds Transf			AR377727	Contract base rate charge for G736M660937001-452.1901.66140		26.77
R251	Serights Ace Hardware						
APMWB	Check			367651/1	TAPE MEASURE FATMAX 2PK	001-452.0000.63000	40.49
Dept 452 Total:							619.24
Dept: 453 Engineering							
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	001-453.0000.64030	212.61
H001	H & H Business Systems, Inc.						
APMWB	Electronic Funds Transf			AR377727	Contract base rate charge for G736M660937001-453.1901.66140		26.77
Dept 453 Total:							239.38
Dept: 454 Community Development Admin							
P050	Panhandle Area Council						
APMWB	Check			04-PFM	Captured Invoice from Panhandle Area Cour	001-454.0000.62040	2,500.00
VEN14084	The Metts Group						
APMWB	Check			1046	Pleasant View Corridor Marketing Plan (60%	001-454.0000.62040	37,500.00
Dept 454 Total:							40,000.00
Dept: 481 Capital Improvements/Contracts							
VEN14834	Carrier Corporation						
APMWB	Electronic Funds Transf			90457400	ERV 2 Repairs	001-481.0000.68390	4,250.00
C185	Chemsearch						
APMWB	Check			9112001	Chemical treatment for cooling tower at City	001-481.0000.68390	1,896.83
R251	Serights Ace Hardware						
APMWB	Check			366608/1	plant supplies	001-481.0000.62040	41.71
U0010	ULINE						
APMWB	Check			193715040	Uline Patrol Sgt. Chairs and Evidence suppli	001-481.0000.68395	2,793.22
Dept 481 Total:							8,981.76
Fund 001 Total:							478,041.43
Fund: 003 - PERSONNEL BENEFIT POOL							
Dept: 482 Personnel Pool							
VEN15121	BPA Health, Inc						
APMWB	Check			607145	8 sessions per incident June Services effecti	003-482.4000.73000	23.53
				607316	June EAP Services for employees not on BC	003-482.4000.73000	54.30
VEN14039	OneBridge						
APMWB	Check			INV-4397	July 2025 Administrative Fees	003-482.4155.71210	150.00
A6000	Rehn & Associates, Inc.						
APMWB	Check			INV-00208437	COBRA Specific Rights Notice Letter	003-482.0000.62160	28.00
Dept 425 Total:							255.83

Fund 003 Total: 255.83

Packet: APPKT15833 - Check Run 07.08.25

Check Date: 7/16/2025

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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Fund: 007 - DRUG SEIZURE PROGRAM

Dept: 425 Drug Seizure Program

A600	Awards Etc.						
APMWB	Electronic Funds Transfr	20240732		K9 Tournament Awards	007-425.0000.67020		260.00
VEN14867	CW Signs						
APMWB	Check	3271		K9 Tournament Sponsor Sign	007-425.0000.67020		15.00
						Dept 425 Total:	275.00
						Fund 007 Total:	275.00

Fund: 008 - 911 SUPPORT

Dept: 426 911 Support

C140	CDW Government Inc.						
APMWB	Electronic Funds Transfr	AE6EV6F		Firewalls for City Hall and PD	008-426.0000.80010		16,182.90
VEN01022	Kootenai County 911						
APMWB	Check	2025-00000002		PD Quarterly Radio Billing	008-426.0000.91390		699.44
VEN14584	Sylint, LLC						
APMWB	Electronic Funds Transfr	20880		Monthly Sylint payments	008-426.0000.66043		3,591.58
						Dept 426 Total:	20,473.92
						Fund 008 Total:	20,473.92

Fund: 011 - FACILITY BUILDING RESERVE

Dept: 491 Facility Building Reserve

VEN14808	Ardurra Group, Inc						
APMWB	Electronic Funds Transfr	230061 13		Parks Dept. Black Bay Parking Lot Planning	011-491.0000.95015		3,658.75
						Dept 491 Total:	3,658.75
						Fund 011 Total:	3,658.75

Fund: 017 - ANNEXATION FEES

Dept: 410 General Government Services

VEN15043	Urban3 LLC						
APMWB	Check	AC000366B		Consulting Fees Invoice #6	017-410.0000.62040		8,747.86
						Dept 410 Total:	8,747.86
						Fund 017 Total:	8,747.86

Fund: 035 - PUBLIC SAFETY IMPACT FEES

Dept: 420 Public Safety Impact Fees

VEN14481	HMH Engineering						
APMWB	Check	D25030-02		Design services for the PD Parking Lot Proje	035-420.0000.95015		15,629.50
						Dept 420 Total:	15,629.50
						Fund 035 Total:	15,629.50

Fund: 038 - PARKS IMPACT FEES

Dept: 443 Parks

VEN13635	Big Sky ID, Corp						
APMWB	Check	PayApp11		Black Bay Schedule A & B work	038-443.0000.94070		147,817.91
VEN02005	Matheus Lumber Company						
APMWB	Check	67694016		Black Bay Lumber for signs	038-443.0000.94070		450.00
						Dept 443 Total:	148,267.91
						Fund 038 Total:	148,267.91

Fund: 650 - RECLAIMED WATER OPERATING

Dept: 463 Wastewater Operating

VEN14736	Cintas Corporation No. 3						
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Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	4234524983	WWTP Uniforms	650-463.4000.72000	209.87
		423379115		650-463.4000.72000	174.57
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	650-463.0000.65005	507.45
VEN14791	Eurofins Enviroment Testing Northern California, LLC				
APMWB	Electronic Funds Transf	3200150026	Spring 2025 Spokane River PCB Testing	650-463.0000.68360	1,289.17
F105	Ford Hall Company, Inc.				
APMWB	Check	2959	Brush Holder, Collar Boss & 12" Brush	650-463.0000.68025	424.13
G098	Grainger				
APMWB	Check	9545125388	MULTI-BIT SCREWDRIVER	650-463.0000.67090	63.18
		9543676978	HEX HEAD PLUG, 1/2 IN	650-463.0000.68025	20.00
H030	Hach Company				
APMWB	Check	14550802	Lab Bottle Kit	650-463.0000.63400	386.00
		14547550	Lab Supplies	650-463.0000.63400	1,183.43
I129	Idaho Rural Water Assoc.				
APMWB	Check	4112	IRWA Membership 2025	650-463.0000.62060	685.00
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0185188	Hopper CMS per contract signed by Mayor	650-463.3125.95520	3,421.30
K100	Kootenai County Solid Waste				
APMWB	Check	12-26172	Disposal of old lab indubator	650-463.0000.68025	3.07
N001	Napa Auto Parts				
APMWB	Check	345859	Oil 0W20W	650-463.0000.68025	71.98
		348827	ABS Mats	650-463.0000.68025	57.80
N040	NCL of Wisconsin, Inc.				
APMWB	Check	520842	Lab Supplies	650-463.0000.63400	870.85
VEN04172	Northwest Scientific, Inc.				
APMWB	Electronic Funds Transf	5192379	200ml Disposable Aluminum Weigh Dish	650-463.0000.63400	28.27
O050	Oxarc Inc.				
APMWB	Electronic Funds Transf	0032353394	Sodium Bisulfite	650-463.0000.63008	4,155.75
VEN14427	Pacific Northwest Clean Water				
APMWB	Check	536708	PNCWA 2025 Conference Sponsorship	650-463.0000.62060	500.00
R251	Serights Ace Hardware				
APMWB	Check	367365/1	Caulking	650-463.0000.68025	21.58
VEN15074	Spex CertiPrep, LLC				
APMWB	Electronic Funds Transf	532979	DMR-QA 45 Study	650-463.0000.68360	1,430.62
VEN02035	Staples, Inc				
APMWB	Check	6035786177	Office supplies-Wastewater	650-463.0000.63060	66.30
U1006	Univar Solutions USA, LLC				
APMWB	Check	53102574	Caustic Soda Deliveries	650-463.0000.63008	4,711.75
Dept 463 Total:					20,282.07
Dept: 466 Wastewater - Collections					
A1395	Advanced Compressor & Hose Inc				
APMWB	Check	100007	Cable Ties	650-466.0000.63000	64.45
		99878	Razor Blades & Scrub Pads	650-466.0000.63000	154.20
VEN14808	Ardurra Group, Inc				
APMWB	Electronic Funds Transf	240451-6	SH41 & Poleline Ardurra Invoice May 2025	650-466.3221.68400	6,579.05
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	650-466.0000.65005	1,863.80
C3090	Columbia Electric Supply				
APMWB	Check	1120-1021716	8IN.DIAG. CUT PLIERS	650-466.0000.67090	30.56
C360	Consolidated Supply Co.				
APMWB	Electronic Funds Transf	S012458423.001	PVC Pipe	650-466.0000.63000	158.49
		S012458423.002	2" PVC	650-466.0000.63000	49.42
		S012452002.001	3/4" Clamp	650-466.0000.63000	177.64
G100	Granich Engineering				
APMWB	Check	BI-0379398	4" FV ASSY BC NEO	650-466.0000.63006	538.16
N001	Napa Auto Parts				
APMWB	Check	346945	Brake Cleaner	650-466.0000.63000	54.24
		046317	Car wash soap	650-466.0000.67170	9.16
P180	Perfection Tire				

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	1091234	Oil Change T121	650-466.0000.67170	107.89
Dept 466 Total:					9,787.06
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 468 Wastewater - Surface Water					
VEN14736	Cintas Corporation No. 3				
APMWB	Check	4234524983	WWTP Uniforms	650-468.4000.72000	209.86
		423379115		650-468.4000.72000	174.57
C220	Coleman Oil Co				
APMWB	Check	CP-0270182	Fuel Usage - June 2025	650-468.0000.65005	613.85
H1957	Horizon				
APMWB	Electronic Funds Transf	S244029	Bay St- Blades Surface Water	650-468.0000.68380	119.20
I129	Idaho Rural Water Assoc.				
APMWB	Check	E6427	IRWA Fall Conference	650-468.0000.64020	1,295.00
R251	Serights Ace Hardware				
APMWB	Check	17238560-R	Wrong Vendor should be Wilbur-Ellis	650-468.0000.68220	-262.97
		17238560	Element & Defoamer	650-468.0000.68220	262.97
Dept 468 Total:					2,412.48
Fund 650 Total:					32,481.61
Fund: 651 - RECLAIMED WATER CAPITAL - WWTP					
Dept: 463 Wastewater Operating					
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	185676	Tertiary Upgrade JUB Invoice May 2025	651-463.3213.90015	36,356.92
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transf	41354130-015	Lundy Blvd. Welch Comer Invoice May 2025	651-463.6505.95520	2,434.92
Dept 463 Total:					38,791.84
Fund 651 Total:					38,791.84
Fund: 652 - RECLAIMED WATER CAPITAL - COLLECTOR					
Dept: 463 Wastewater Operating					
J105	J-U-B Engineers, Inc.				
APMWB	Electronic Funds Transf	0185542	Seltice Way Rehab JUB Invoice Apr & May 2652-463.3229.95520		41,215.50
W090	Welch Comer & Associates, Inc.				
APMWB	Electronic Funds Transf	41354160-016	Guy Rd LS & Gravity Sewer Welch Invoice N652-463.3129.95520		13,600.10
Dept 463 Total:					54,815.60
Fund 652 Total:					54,815.60
Fund: 700 - SANITATION					
Dept: 461 Sanitation					
C2150	City of Spokane				
APMWB	Check	40003549	Evidence Drug Burn	700-461.0000.65050	127.51
K100	Kootenai County Solid Waste				
APMWB	Check	09-30289/12-41586	Singing Hills wood waste	700-461.0000.65050	12.21
		09-30289/12-42791	Park Clean-up	700-461.0000.65050	104.31
		09-30289/12-33151	Park clean-up	700-461.0000.65050	20.71
		09-30289/12-32836	Kiwanis Clean-up	700-461.0000.65050	12.27
		09-30289/12-43055	PD Clean-up	700-461.0000.65050	7.43
Dept 461 Total:					284.44
Fund 700 Total:					284.44
Fund: 750 - WATER OPERATING					
Dept: 462 Water Operating					
A090	Accurate Testing Labs LLC				
APMWB	Check	146581	Water Testing	750-462.0000.68360	150.00
		146532	BACT T PA Coliform Presence/Absence	750-462.0000.68360	150.00
		146100	Water Testing Well 2A	750-462.0000.68360	2,675.00
		146267	Water Testing Well 6 & 10	750-462.0000.68360	2,675.00

Vendor Number	Vendor Name	Bank Code	Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount
APMWB	Check			145931	RAD 226 Radium 226	750-462.0000.68360	465.00
A1395	Advanced Compressor & Hose Inc						
APMWB	Check			100028	Hose for transferfuel tank	750-462.0000.63280	171.60
B072	BAVCO						
APMWB	Check			338589	Backflow assembly repair kit	750-462.0000.63280	114.60
C220	Coleman Oil Co						
APMWB	Check			CP-0270182	Fuel Usage - June 2025	750-462.0000.64030	2,083.72
C360	Consolidated Supply Co.						
APMWB	Electronic Funds Transfr			S012473219.001	Water Shop Stock	750-462.0000.63280	35.49
H215	Core & Main LP						
APMWB	Check			W954407	1-1/2X1/16 MTR GASKET EPDM	750-462.0000.63280	64.00
				X114263	Brass & Gaskets	750-462.0000.63280	1,223.80
H1957	Horizon						
APMWB	Electronic Funds Transfr			2S235726	Highland Grounds Work	750-462.0000.68010	716.37
I129	Idaho Rural Water Assoc.						
APMWB	Check			E6524	Justin Water Review	750-462.0000.64020	120.00
J105	J-U-B Engineers, Inc.						
APMWB	Electronic Funds Transfr			0185403	Well House #4 JUB Invoice May 2025	750-462.3227.95550	16,774.25
VEN01397	Minute Press						
APMWB	Check			3235	Envelopes for water	750-462.0000.63060	146.54
N001	Napa Auto Parts						
APMWB	Check			345883	Oil Change Lawn Mower	750-462.0000.68010	25.62
N0991	Norco Inc						
APMWB	Check			0043893072	NORTON MASORNR Y CUTOFF WHEEL	750-462.0000.63280	35.85
R251	Serights Ace Hardware						
APMWB	Check			367423/1	Shop Supplies	750-462.0000.63280	37.21
A565	SiteOne Landscape Supply, LLC						
APMWB	Check			155160547-001	PVC Pipe	750-462.0000.68010	198.05
VEN15123	Strizhaks Haven Ranch						
APMWB	Check			WATER CAP & ME	WATER CAP & METER FEE REFUND - 645750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 757750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 653750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 639750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 749750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 691750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 763750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER REFUND - 685 CRE750-462.3316.33605		419.27
				WATER METER & (	WATER METER & CAP FEE REFUND - 677750-462.3316.33605		419.27
				WATER METER & (	WATER METER & CAP FEE REFUND - 701750-462.3316.33605		419.27
				WATER METER & (	WATER METER & CAP FEE REFUND - 775750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 631750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 709750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 717750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 669750-462.3316.33605		419.27
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 661750-462.3316.33605		419.27
Dept 462 Total:							34,570.42
Fund 750 Total:							34,570.42
Fund: 753 - WATER CAPITAL							
Dept: 462 Water Operating							
VEN15123	Strizhaks Haven Ranch						
APMWB	Check			WATER METER & (	WATER METER & CAP FEE REFUND - 775753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 691753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 763753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER REFUND - 685 CRE753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 757753-462.3308.38605		3,320.00
				WATER METER & (	WATER METER & CAP FEE REFUND - 701753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 653753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 639753-462.3308.38605		3,320.00
				WATER CAP & ME	WATER CAP & METER FEE REFUND - 631753-462.3308.38605		3,320.00

Vendor Number	Vendor Name	Invoice #	Invoice Description	Account Number	Distribution Amount
Bank Code	Payment Type				
APMWB	Check	WATER CAP & ME	WATER CAP & METER FEE REFUND - 749753-462.3308.38605		3,320.00
		WATER METER & (	WATER METER & CAP FEE REFUND - 677753-462.3308.38605		3,320.00
		WATER CAP & ME	WATER CAP & METER FEE REFUND - 709753-462.3308.38605		3,320.00
		WATER CAP & ME	WATER CAP & METER FEE REFUND - 669753-462.3308.38605		3,320.00
		WATER CAP & ME	WATER CAP & METER FEE REFUND - 661753-462.3308.38605		3,320.00
		WATER CAP & ME	WATER CAP & METER FEE REFUND - 645753-462.3308.38605		3,320.00
		WATER CAP & ME	WATER CAP & METER FEE REFUND - 717753-462.3308.38605		3,320.00
Dept 462 Total:					53,120.00
Fund 753 Total:					53,120.00
Report Total:					889,414.11



Fund	Account	Amount
001 - GENERAL FUND		
	001-411.0000.62040	5,552.00
	001-411.0000.63060	5.25
	001-412.0000.66040	361.12
	001-412.0000.66043	2,557.42
	001-412.0000.80010	17,249.96
	001-413.0000.63060	15.75
	001-413.0000.80010	1,583.30
	001-414.0000.63050	186.00
	001-414.0000.63060	130.66
	001-414.0000.66042	78.98
	001-415.0000.66050	5.25
	001-421.0000.62040	785.86
	001-421.0000.62370	100.00
	001-421.0000.63060	351.86
	001-421.0000.63070	75.00
	001-421.0000.63210	279.00
	001-421.0000.63920	2,284.00
	001-421.0000.64030	423.01
	001-421.0000.66043	838.50
	001-421.0000.67100	1,134.05
	001-421.0000.67170	200.00
	001-421.0000.67190	1,010.00
	001-421.0000.68010	26.94
	001-421.0000.90050	13,500.00
	001-421.4000.72000	280.88
	001-424.0000.62040	71.00
	001-424.0000.63040	139.31
	001-424.0000.63060	80.32
	001-424.0000.64030	106.06
	001-431.0000.63110	661.10
	001-431.0000.63260	28.15
	001-431.0000.64020	240.00
	001-431.0000.64030	6,226.95
	001-431.0000.66016	592.68
	001-431.0000.67050	7,041.97
	001-431.0000.67090	73.78
	001-431.0000.68100	1,032.33
	001-431.0000.68130	49,007.63
	001-431.0000.68150	36.93
	001-431.0000.95040	12,631.50
	001-431.1811.95040	15,532.10
	001-432.0000.63060	15.75
	001-433.0000.63140	656.48
	001-433.0000.63150	10.06
	001-433.0000.63720	815.98
	001-433.0000.63730	34.86
	001-433.0000.64030	128.65
	001-433.0000.95110	92.96
	001-434.0000.63011	1,334.55
	001-434.0000.63012	960.43
	001-434.0000.63013	45.33
	001-434.0000.63160	188.34
	001-434.0000.64030	309.84
	001-434.0000.67090	43.31
	001-434.0000.67170	1,591.47
	001-434.0000.67220	11.80

001-434.0000.90010	46,400.00
001-434.4000.72000	46.98
001-441.0000.64030	310.84
001-441.0000.67010	-10.78
001-441.0000.68170	59.80
001-441.0000.68230	118.21
001-441.1200.64110	38.68
001-442.0000.63060	120.98
001-442.0000.63760	2,149.00
001-442.0000.64030	254.43
001-442.0000.68160	49.03
001-442.0000.68170	408.73
001-443.0000.62080	40.00
001-443.0000.63110	59.38
001-443.0000.63150	2,004.06
001-443.0000.63260	110.00
001-443.0000.64030	4,853.15
001-443.0000.65050	2,030.00
001-443.0000.66190	608.07
001-443.0000.67030	107.74
001-443.0000.67040	239.50
001-443.0000.67050	354.89
001-443.0000.67090	743.81
001-443.0000.68111	26,776.00
001-443.0000.68160	2,266.42
001-443.0000.68170	1,680.00
001-443.0000.68200	8,940.00
001-443.0000.68215	2,234.10
001-443.0000.68230	2,105.85
001-443.0000.68240	240.40
001-443.0000.68250	680.84
001-443.0000.80240	329.85
001-443.0000.90050	18,366.36
001-443.0000.94180	6,864.04
001-444.0000.94180	128,192.22
001-444.1665.93180	13,452.04
001-445.0000.62060	445.00
001-445.0000.62080	1,634.50
001-445.0000.63060	543.05
001-445.0000.63430	2,381.40
001-445.0000.64030	260.43
001-451.0000.62000	898.86
001-451.0000.62080	30.00
001-451.1901.66140	26.78
001-452.0000.63000	40.49
001-452.0000.64030	551.98
001-452.1901.66140	26.77
001-453.0000.64030	212.61
001-453.1901.66140	26.77
001-454.0000.62040	40,000.00
001-481.0000.62040	41.71
001-481.0000.68390	6,146.83
001-481.0000.68395	2,793.22
Fund 001 Total:	478,041.43
003 - PERSONNEL BENEFIT POOL	
003-482.0000.62160	28.00
003-482.4000.73000	77.83
003-482.4155.71210	150.00
Fund 003 Total:	255.83
007 - DRUG SEIZURE PROGRAM	
007-425.0000.67020	275.00
Fund 007 Total:	275.00
008 - 911 SUPPORT	
008-426.0000.66043	3,591.58
008-426.0000.80010	16,182.90
008-426.0000.91390	699.44

	Fund 008 Total:	20,473.92
011 - FACILITY BUILDING RESERVE		
011-491.0000.95015		3,658.75
	Fund 011 Total:	3,658.75
017 - ANNEXATION FEES		
017-410.0000.62040		8,747.86
	Fund 017 Total:	8,747.86
035 - PUBLIC SAFETY IMPACT FEES		
035-420.0000.95015		15,629.50
	Fund 035 Total:	15,629.50
038 - PARKS IMPACT FEES		
038-443.0000.94070		148,267.91
	Fund 038 Total:	148,267.91
650 - RECLAIMED WATER OPERATING		
650-463.0000.62060		1,185.00
650-463.0000.63008		8,867.50
650-463.0000.63060		66.30
650-463.0000.63400		2,468.55
650-463.0000.65005		507.45
650-463.0000.67090		63.18
650-463.0000.68025		598.56
650-463.0000.68360		2,719.79
650-463.3125.95520		3,421.30
650-463.4000.72000		384.44
650-466.0000.63000		658.44
650-466.0000.63006		538.16
650-466.0000.65005		1,863.80
650-466.0000.67090		30.56
650-466.0000.67170		117.05
650-466.3221.68400		6,579.05
650-468.0000.64020		1,295.00
650-468.0000.65005		613.85
650-468.0000.68220		0.00
650-468.0000.68380		119.20
650-468.4000.72000		384.43
	Fund 650 Total:	32,481.61
651 - RECLAIMED WATER CAPITAL - WWTP		
651-463.3213.90015		36,356.92
651-463.6505.95520		2,434.92
	Fund 651 Total:	38,791.84
652 - RECLAIMED WATER CAPITAL - COLLECTOR		
652-463.3129.95520		13,600.10
652-463.3229.95520		41,215.50
	Fund 652 Total:	54,815.60
700 - SANITATION		
700-461.0000.65050		284.44
	Fund 700 Total:	284.44
750 - WATER OPERATING		
750-462.0000.63060		146.54
750-462.0000.63280		1,682.55
750-462.0000.64020		120.00
750-462.0000.64030		2,083.72
750-462.0000.68010		940.04
750-462.0000.68360		6,115.00
750-462.3227.95550		16,774.25
750-462.3316.33605		6,708.32
	Fund 750 Total:	34,570.42
753 - WATER CAPITAL		
753-462.3308.38605		53,120.00
	Fund 753 Total:	53,120.00
	Report Total:	889,414.11

ACCOUNTS PAYABLE HANDCHECK ACCOUNTABILITY

6/27/2025	\$85.43	APA000154 AT&T Long Distance
6/27/2025	\$159.99	APA000155 Charter Communications
6/27/2025	\$155.00	APA000156 Charter Communications
6/27/2025	\$3,122.27	APA000157 Kootenai County Solid Waste
6/27/2025	\$32.50	APA000158 Kootenai Electric
6/27/2025	\$625.36	APA000159 Level 3 Communications
6/27/2025	\$920.03	APA000160 Level 3 Communications
6/27/2025	\$11.39	APA000161 Ricoh USA Inc.
6/27/2025	\$310.64	APA000162 TDS
6/27/2025	\$610.37	APA000163 Verizon Wireless
6/27/2025	\$122.00	APA000164 Ziplly Fiber
6/27/2025	\$34.19	APA000165 Ziplly Fiber
6/27/2025	\$122.00	APA000166 Ziplly Fiber
6/27/2025	\$288.57	APA000167 Ziplly Fiber
7/2/2025	\$500.00	101057 Noel Taggart
7/2/2025	\$520.91	APA000270 AT&T Mobility
7/2/2025	\$14.50	APA000271 AT&T Mobility
7/2/2025	\$114.32	APA000272 AT&T Mobility
7/2/2025	\$1,409.05	APA000273 Avista
7/2/2025	\$16.94	APA000274 Charter Communications
7/2/2025	\$169.99	APA000275 Charter Communications
7/2/2025	\$517.10	APA000276 H & H Business Systems
7/2/2025	\$29,699.71	APA000277 Idaho State Tax Commission
7/2/2025	\$403,657.06	APA000278 Northwest Waste and Recycling
7/2/2025	\$455.88	APA000279 Post Falls Food Bank
7/2/2025	\$1,620.80	APA000280 T-Mobile
7/2/2025	\$720.72	APA000281 T-Mobile
7/2/2025	\$41.80	APA000282 Ziplly Fiber
7/2/2025	\$5,387.24	APA000283 Ziplly Fiber
7/16/2025	<u>\$33,125.00</u>	101131 City of Post Falls
	\$484,570.76	

ITY FOR CHECK RUN 07.16.25

Pay Before Due Date	001-431.0000.65030
Pay Before Due Date	001-421.000.65030
Pay Before Due Date	001-442.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-443.0000.65021
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	001-421.0000.66050
Pay Before Due Date	Various
Pay Before Due Date	Various
Pay Before Due Date	008-426.0000.65031
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	008-426.0000.65031
Pay Before Due Date	650-463.0000.65030
PF Musical Act	023-446.1605.62040
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-424.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	001-417.0000.63080
Pay Before Due Date	001-443.0000.65030
Pay Before Due Date	Various
Pay Before Due Date	Various
Sanitation Monthly Contract	700-461.0000.62042
Pay Before Due Date	001-22110
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	001-421.0000.65030
Pay Before Due Date	650-463.0000.65030
Pay Before Due Date	Various
City Utilities	City Utilities

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Ross Junkin, Maintenance Manager

SUBJECT: Request to Declare City Vehicles Surplus

ITEM AND RECOMMENDED ACTION:

Staff requests that Council declare the (19) City vehicles/equipment listed in this agenda item as surplus. Once declared as surplus, staff will then send each to auction.

DISCUSSION:

The City manages our fleet assets using a system of planned replacement. An asset can be deemed surplus based on the vehicle/equipment, its age, usage, and maintenance history. To dispose of an asset, Council must first declare it surplus. Once declared by Council as surplus, the asset can then be sent to auction.

General Life Cycle Expectancies:

Vehicle Type	Estimated Life Cycle (yrs)	Example
Passenger cars/SUVs	10	SUVs, Sedans
Pickup trucks	10	Up to Chevy 3500 / F350
Police Patrol vehicles	7	
Heavy duty trailers	20	
Light duty trailers	10	
Sanders/Mag systems	7	

Department/Number	Asset Description	Explanation for disposal
Fleet / F116	2011 Chevrolet 2500	14 years old. 132K Miles – Purchased in 2011, has reached its useful service life and was replaced by F102 as part of the approved FY25 budget.
Water / W114	2011 Chevrolet 2500	14 years old. 96K miles – This vehicle has reached its useful service life and has been replaced by W115 of the FY25 budget.
Parks / P115	2007 Ford F150	18 years old, 72K miles – This vehicle has reached its useful service life and has been replaced by P116 of the FY25 budget.

Parks / P114	2007 Ford F150	18 years old, 114K miles – This vehicle has reached its useful service life and has been replaced by P114 as part of the FY25 budget.
Parks / P113	2007 Ford F450	18 years old, 125K miles – This vehicle has reached its useful service life and has been replaced by P113 as part of the FY25 budget.
Streets / S607	2012 Fox Trailer (light duty)	13 years old. This trailer has reached its useful service life and will be replaced as part of the FY25 budget.
Streets / S605	2010 Interstate Trailer (heavy duty)	15 years old. This trailer was replaced due to equipment changes/needs. It was replaced by S619 as part of the FY25 budget.
Police / PFPD 075	2006 Chevrolet Cobalt	19 years old, 55K miles. This vehicle has reached its useful service life and has been replaced by PFPD 075 as part of the FY25 budget.
Police / PFPD 090	2006 Chrysler 300	19 years old, 122K miles. This vehicle has reached its useful service life and has been replaced by PFPD 090 as part of the FY25 budget.
Police / PFPD 097	2010 Chevrolet Impala	15 years old, 127K miles. This vehicle has reached its useful service life and has been replaced by PFPD 097 as part of the FY25 budget.
Police / PFPD 099	2010 Chevrolet Impala	15 years old, 110K miles. This vehicle has reached its useful service life and has been replaced by PFPD 099 as part of the FY25 budget.
Police / PFPD 100	2011 Chevrolet Impala	14 years old, 135K miles. This vehicle has reached its useful service life and has been replaced by PFPD 100 as part of the FY25 budget.
Police / PFPD 101	2011 Chevrolet Impala	14 years old, 115K miles. This vehicle has reached its useful service life and has been replaced by PFPD 101 as part of the FY25 budget.
Police / PFPD 104	2010 Dodge Charger	15 years old, 139K miles. This vehicle has reached its useful service life and has been replaced by PFPD 104 as part of the FY25 budget.
Police / PFPD 105	2010 Dodge Charger	15 years old, 153K miles. This vehicle has reached its useful service life and has been replaced by PFPD 105 as part of the FY25 budget.
Streets / S210 Mag	S210 Mag sprayer system	This equipment was built in house and has reached its useful service life. Replacement has been approved as part of the FY25 budget. Estimated to be replaced by S210 Mag.
Streets / S211 Sander	2004 SandDog spreader	21 years old - This equipment has reached its useful service life and has been approved for replacement as part of the FY25 budget.

Streets	2005 Highway Spreader/Sander	20 years old - This equipment has reached service life and has been approved for replacement as part of the FY25 budget.
Streets	2009 Highway Spreader/Sander	16 years old - This equipment has reached service life and has been approved for replacement as part of the FY25 budget.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

N/A

APPROVED OR DIRECTION GIVEN:

N/A

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

Replacements were approved for the 2025 budget cycle.

BUDGET CODE:

001-410.1432.39410

ATTACHMENTS:

1. 2025.07.15 Fleet Disposal

Explanations for disposal of City Assets

07/15/2025 Council Meeting

General Life Cycle Expectancies:

Vehicle Type	Estimated Life Cycle (yrs)	Example
Passenger cars/SUVs	10	SUVs, Sedans
Pickup trucks	10	Up to Chevy 3500 / F350
Police Patrol vehicles	7	
Heavy duty trailers	20	
Light duty trailers	10	
Sanders/Mag systems	7	

Department/Number	Asset Description	Explanation for disposal
Fleet / F116	2011 Chevrolet 2500	14 years old. 132K Miles – Purchased in 2011. This vehicle has reached its useful service life and was replaced by F102 as part of the approved FY25 budget.
Water / W114	2011 Chevrolet 2500	14 years old. 96K miles – This vehicle has reached its useful service life and has been replaced by W123 as part of the FY25 budget.

Parks / P115	2007 Ford F150	18 years old, 72K miles – This vehicle has reached its useful service life and has been replaced by P140 as part of the FY25 budget.
Parks / P114	2007 Ford F150	18 years old, 114K miles – This vehicle has reached its useful service life and has been replaced by P141 as part of the FY25 budget.
Parks / P113	2007 Ford F450	18 years old, 125K miles – This vehicle has reached its useful service life and has been replaced by P201 as part of the FY25 budget.
Streets / S607	2012 Fox Trailer (light duty)	13 years old. This trailer has reached its useful service life and will be replaced as part of the FY25 budget.
Streets / S605	2010 Interstate Trailer (heavy duty)	15 years old. This trailer was replaced due to operational changes/needs. It was replaced by S619 as part of the FY25 budget.
Police / PFPD 075	2006 Chevrolet Cobalt	19 years old, 55K miles. This vehicle has reached its useful service life and has been replaced by PFPD170 as part of the FY25 budget.
Police / PFPD 090	2006 Chrysler 300	19 years old, 122K miles. This vehicle has reached its useful service life and has been replaced by PFPD181 as part of the FY25 budget.
Police / PFPD 097	2010 Chevrolet Impala	15 years old, 127K miles. This vehicle has reached its useful service life and has been replaced by PFPD175 as part of the FY25 budget.
Police / PFPD 099	2010 Chevrolet Impala	15 years old, 110K miles. This vehicle has reached its useful service life and has been replaced by PFPD176 as part of the FY25 budget.

Police / PFPD 100	2011 Chevrolet Impala	14 years old, 135K miles. This vehicle has reached its useful service life and has been replaced by PFPD177 as part of the FY25 budget.
Police / PFPD 101	2011 Chevrolet Impala	14 years old, 115K miles. This vehicle has reached its useful service life and has been replaced by PFPD178 as part of the FY25 budget.
Police / PFPD 104	2010 Dodge Charger	15 years old, 139K miles. This vehicle has reached its useful service life and has been replaced by PFPD179 as part of the FY25 budget.
Police / PFPD 105	2010 Dodge Charger	15 years old, 153K miles. This vehicle has reached its useful service life and has been replaced by PFPD180 as part of the FY25 budget.
Streets / S210 Mag	S210 Mag sprayer system	This equipment was built in house and has reached its useful service life. Replacement has been approved as part of the FY25 budget. Estimated to be 10+ years old.
Streets / S211 Sander	2004 SandDog spreader	21 years old - This equipment has reached its useful service life and has been approved for replacement as part of the FY25 budget.
Streets	2005 Highway Spreader/Sander	20 years old - This equipment has reached its useful service life and has been approved for replacement as part of the FY25 budget.
Streets	2009 Highway Spreader/Sander	16 years old - This equipment has reached its useful service life and has been approved for replacement as part of the FY25 budget.

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Fleet Maintenance DEPT.# 434 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 132,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: _____ F116

2011 Chevrolet 2500

TAG# 4080 SERIAL # 1GB0KVCG5BF185814 MODEL# 2500

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN
☐ OTHER: _____
- SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Water Department DEPT.# 462 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 96,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: W114

2011 Chevrolet 2500

TAG# 4082 SERIAL # 1GB0KVCG0BF191696 MODEL# 2500

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Parks Department DEPT.# 443 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 72,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: _____ P115

2007 Ford F150

TAG# 3979 SERIAL # 1FTRF12247KC47272 MODEL# F150

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN
☐ OTHER: _____
- SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Parks Department DEPT.# 443 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 114,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: _____ P114

2007 Ford F150

TAG# 3978 SERIAL # 1FTRF12217NA46959 MODEL# F150

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Street Maintenance DEPT.# 431 DATE:
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☒ MACHINERY & EQUIPMENT
☐ VEHICLE (Enter Mileage)
☐ OTHER IMPROVEMENTS

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: S607

2012 Fox 7'x 10'Trailer

TAG# 4570 SERIAL # 5DEFS1011C1005068 MODEL# 710FS

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE
SELLING PRICE
CASH VALUE/TRADE IN

☐ OTHER:

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES NO
USEFUL LIFE OF ASSET INCREASED YES NO

ESTIMATED REMAINING USEFUL LIFE

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Street Maintenance DEPT.# 431 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☒ MACHINERY & EQUIPMENT
☐ VEHICLE (Enter Mileage) _____
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: S605

2010 Interstate Trailer

TAG# 4049 SERIAL # 1JK0DT208AM010601 MODEL# 20DT

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED
USEFUL LIFE OF ASSET INCREASED

YES ☒ -
YES -

NO ☒ -
NO -

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Police Department DEPT.# 421 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 55,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: PFPD 075

2006 Chevrolet Cobalt

TAG# 4493 SERIAL # 1G1AL58F967756405 MODEL# Cobalt

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES . - NO _____
USEFUL LIFE OF ASSET INCREASED YES . - NO . -

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

FIXED ASSET DISPOSAL

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FIXED ASSET DISPOSAL

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CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Police Department DEPT.# 421 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 135,300
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: PFPD 100

2011 Chevrolet Impala

TAG# 4085 SERIAL # 2G1WD5EM7B1291894 MODEL# Impala

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

FIXED ASSET DISPOSAL

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CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Police Department DEPT.# 421 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☒ VEHICLE (Enter Mileage) 139,000
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☐ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: PFPD 104

2010 Dodge Charger

TAG# 4094 SERIAL # 2B3CA4CV2AH282018 MODEL# Charger

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN
☐ OTHER: _____
- SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES ☒ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO ☒

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

FIXED ASSET DISPOSAL

Page 52 of 158

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Street Maintenance DEPT.# 431 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☐ VEHICLE (Enter Mileage) _____
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☒ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION **AND** EXPLANATION FOR DISPOSAL: _____

2005 Highway Sander

TAG# 3941 SERIAL # 123023 MODEL# E2500

REASON FOR DISPOSAL (**MANDATORY**):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN
☐ OTHER: _____
- SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES _____ NO _____
USEFUL LIFE OF ASSET INCREASED YES _____ NO _____

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

CITY OF POST FALLS

FIXED ASSET DISPOSAL

DEPT. NAME Street Maintenance DEPT.# 431 DATE: _____
OF DISPOSAL

CATEGORY OF ASSET:

- ☐ LAND
☐ BUILDING
☐ MACHINERY & EQUIPMENT
☐ VEHICLE (Enter Mileage) _____
☐ OTHER IMPROVEMENTS _____

CONTROLLABLE ASSETS (UNDER \$5,000 COST)

- ☒ MACHINERY & EQUIPMENT
☐ OTHER _____

ASSET DESCRIPTION AND EXPLANATION FOR DISPOSAL: _____

2009 Highway Sander

TAG# 4037 SERIAL # 129720 MODEL# E2500

REASON FOR DISPOSAL (MANDATORY):

- ☐ ABANDONED IN PLACE
☐ DESTROYED / DISPOSED
☒ SOLD AT AUCTION
☐ SOLD
☐ TRADED IN

SELLING PRICE _____
SELLING PRICE _____
CASH VALUE/TRADE IN _____

☐ OTHER: _____

- ☐ LOST
Please attach police report
☐ STOLEN
Please attach police report

REPLACED YES . - NO _____
USEFUL LIFE OF ASSET INCREASED YES . - NO . -

ESTIMATED REMAINING USEFUL LIFE _____

AUTHORIZED SIGNATURE

ASSET MANAGER SIGNATURE

(PLEASE ATTACH FIXED ASSET ACQUISITION FORM)

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Palus, City Engineer

SUBJECT: Westfork Townhomes Construction Improvement Agreement

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor to sign the Construction Improvement Agreement for the subject project.

DISCUSSION:

This agreement reflects the construction phase of the Westfork Townhomes project. The Agreement sets forth the typical expectations of the Developer of the project, and sets forth the responsibilities of the Developer and the City of Post Falls. This is a 6-lot minor subdivision located at the northwest corner of E. Mullan Avenue and N. Frederick Street. The application was submitted by Robert King. The construction drawings were approved as meeting the requirements of the Master Development Agreement and the applicable standards of the City of Post Falls.

***Draft CIA attached. Original to Clerk prior to meeting.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

February 4, 2025 - Master Development Agreement (SUBD-24-6)

APPROVED OR DIRECTION GIVEN:

Approved.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

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

BUDGET CODE:

N/A

ATTACHMENTS:

1. Draft CIA
2. Location Map

CITY OF POST FALLS
408 SPOKANE STREET
POST FALLS, IDAHO 83854

CONSTRUCTION IMPROVEMENT AGREEMENT

THE CITY OF POST FALLS (hereinafter the "City"), 408 Spokane Street, Post Falls, Idaho 83854 and **Robert King** (hereinafter the "Developer"), enter into this Agreement effective the ____ day of _____ 20____, respecting the development of **Westfork Townhomes**, the "Project", affecting the public rights of way or other public systems, equipment or property within the City of Post Falls. This Agreement provides for construction of subdivision improvements intended for ownership or maintenance by the City of Post Falls and other purveyors to support the development in accordance with the Subdivision Ordinance of the City of Post Falls.

I, **Robert King**, execute this Agreement as the Developer with full responsibility for the proper development of the Project in accordance with provisions of the law and the specific terms and conditions made applicable to the Project in the course of project review by the City of Post Falls, as applicable. It is understood that the person(s) who execute this Agreement on behalf of the Developer does so in the capacity of Owner, and that they represent that they have full legal authority to do so. The parties to this Agreement shall accept notices at the following respective addresses and telephone numbers:

DEVELOPER

Robert King
11249 W. Romin Rd
Post Falls, ID 83854
(208) 964-2680

CITY

Ronald Jacobson, Mayor
City of Post Falls
408 Spokane Street
Post Falls, Idaho 83854
(208) 773-3511

WHEREAS, no construction of public improvements shall be allowed until plans are approved by the City Engineer as authorized by the City Council, as appropriate, until Engineering inspection and other fees indicated herein are pre-paid in full, until this Construction Improvement Agreement has been approved by City Council, Mayor or City Engineer, as appropriate, and until this Agreement has been signed, and necessary proof of insurance or surety has been provided; and

WHEREAS, Title 17, Subdivisions, of the Post Falls City Code requires certain common improvements to be provided by the Owner prior to occupancy of structures built within a development project or acceptance of public improvements for maintenance; and

WHEREAS, subdivisions and their inclusive lots must be provided with survey monuments, street surfacing, curbs and gutters, drainage systems, sidewalks, street name signs, street lighting, public water supply, fire hydrants and sanitary sewer system, among others; and

WHEREAS, no building permit may be issued for construction or repair of a dwelling unit in a subdivision for which a plat has not been approved and recorded or adequate surety provided; and no Certificates of Occupancy will be issued until the plat has been recorded and all improvements necessary for public health and safety are constructed and

substantially complete. Said requirement shall not prohibit construction of a pre-approved model home or other demonstration project provided that it is not intended for sale or occupancy before all subdivision improvements are substantially complete and adequate life safety measures are addressed; and

WHEREAS, the Owner is deemed to have satisfied the requirements for the plat to be recorded when all improvements required have been constructed pursuant to an approved Construction Improvement Agreement, or a bond furnished in an amount equaling 150% of the cost of constructing such improvements pursuant to an approved Construction Improvement Agreement; and

WHEREAS, the City of Post Falls has adopted site development standards which require work in the public rights of way in order to complete site development work on projects to comply with the City's Subdivision Ordinance; and

NOW, THEREFORE, in consideration of mutual promises and covenants contained herein, and upon representations made in application documents and presentations before the City's deliberative bodies, the parties agree as follows:

The real property which is the subject of this Agreement (hereinafter the "Property") is located in the City of Post Falls and is described as set forth on Attachment A which is incorporated herein by reference: (Legal Description of External Boundaries of Lands Subject to Development Agreement).

The Developer seeks the City's agreement to enter into a Contract to construct and install the improvements listed in Attachment B in accordance with all terms, covenants and conditions of this Agreement and the Developer's approved construction plans and specifications which are incorporated herein by reference. Any unique terms or conditions of improvement status, including any accelerated or delayed improvement obligations shall be set forth in the Attachments.

The estimated total costs of the improvements to be owned, operated and maintained by the City of Post Falls: utilities to be owned, operated and maintained by a utility other than the City of Post Falls; and other improvements for which surety is required as submitted by the Developer and approved by the City Engineer are depicted on Attachment C for purposes of calculation of surety requirements in accordance with the requirements of ordinances of the City of Post Falls. Evidence any required surety at the time of execution of this Agreement shall be attached hereto and be labeled Attachment D.

ARTICLE I

GENERAL PROVISIONS

1.01 APPLICATION OF ARTICLE

Unless this Agreement expressly provides otherwise, all provisions of this Article applies to every part of this Agreement.

1.02 PERMITS, LAWS, AND FEES

The Developer shall acquire and maintain in good standing all permits, licenses, platting approvals and other requirements necessary to its performance under this Agreement. All actions taken by the Developer under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Developer shall pay all fees pertaining to its performance under this Agreement in accordance with this Agreement or with laws applicable to actions contemplated. Applicable fees shall be required by Post Falls Municipal Code and resolutions adopted by the City Council implementing Code requirements.

1.03 RELATIONSHIP OF PARTIES

Neither by entering into this Agreement, nor by doing any act hereunder, may the Developer, or any contractor or subcontractor of the Developer, be deemed an agent, employee, or partner of the City, nor otherwise associated with the City other than, in the case of Developer, as an independent contractor. The Developer and its contractors and subcontractors shall not represent themselves to be agents, employees or partners of the City, or otherwise associated with the City other than, in the case of the Developer, as an independent contractor. The Developer shall notify all its contractors and subcontractors of the provision of this section.

1.04 ENGINEER'S RELATION TO THE CITY

Notwithstanding any other agreement, an engineer retained by the Developer to perform work under this Agreement shall not be deemed an agent, employee, partner, or contractor of the City, or otherwise associated with the City. The parties agree that the engineer retained by the Developer to supervise the construction and inspection of the Project is doing so for the benefit of the Developer and City. Engineer's duties include responsible and in-charge, fair, honest, and competent inspection of the work undertaken pursuant to this Agreement in accordance with standards of practice in the engineering profession.

1.05 DEVELOPER'S RESPONSIBILITY

The Developer shall be ultimately responsible for the faithful performance of all terms, covenants and conditions of this Agreement, notwithstanding the Developer's delegation to another of the actual performance of any term, covenant or conditions hereof. The Developer shall notify all contractors, subcontractors, or agents providing professional services of conditions and requirements of this agreement.

1.06 ALLOCATION OF LIABILITY

The Developer shall indemnify and hold the City harmless from any claim, action, or demand arising from any act or omission related to Developer's performance of duties pursuant to this Agreement. The liability assumed by the Developer pursuant to this section includes, but is not limited to, claims for labor and materials furnished for the construction of the improvements. Developer acknowledges that the work on the Project will take place on lands, which may be owned or otherwise subject to

control by the City. Developer shall provide insurance in amounts sufficient to satisfy the obligations of the City pursuant to the Idaho Tort Claims Act, but in no case less than one million dollars (\$1,000,000) per occurrence. City shall be named as an additional insured respecting the premises and conduct of the work on the project including coverage for comprehensive general liability, premises liability and automobile liability. The required evidence of insurance shall be attached hereto as Attachment E.

1.07 DISCLAIMER OF WARRANTY

Notwithstanding this Agreement or any action taken by any person hereunder, neither the City nor any City officer, agent or employee warrants or represents the fitness, suitability or merchantability of a property, plan, design, material, workmanship or structure for any purpose.

1.08 NON-DISCRIMINATION

- A. In performing its obligations under this Agreement, the Developer shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.
- B. In selling property or improvements in the subdivision, the Developer shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.

1.09 COST OF DOCUMENTS

All plans, reports, drawings, or other documents that this Agreement requires to be provided to the City by the Developer shall be furnished at the Developer's expense, free of copyright.

1.10 PUBLIC UTILITIES

- A. Any public utility service contemplated by this Agreement shall be provided only to areas where the service is allowed by applicable law. All utility service shall conform to the rules, regulations, and tariffs of the State of Idaho to the extent they may apply.
- B. If the State of Idaho or other agency having authority disallows any utility service to be provided by the city or any utility following execution of this Agreement, requirements of this Agreement relating to the disallowed service shall be deleted from the requirements of the Developer under this Agreement. The disallowance shall not be grounds for any claim, action, or demand against the City.
- C. The Developer shall bear all cost associated with the installation of all Public Utilities, including street lights. These installation costs shall not be passed on to the City unless provided for otherwise within an appendix to this agreement.
- D. The Developer shall be responsible to either pay the sewer and water cap fees and hookup fees or confirm that those fees have been paid by any property

owner which the developer connects to the City sewer or water system as part of the installation of the public improvement.

- E. The Developer shall be responsible to pay the cost of operation of the street lights within the development for a period of one year. The Developer shall pay to the City, at the time of execution of this Agreement the anticipated cost of the operation of the street lights within the development for one year, as determined by the City.

1.11 TIME IS OF THE ESSENCE

Unless otherwise expressly provided herein, time is of the essence of each and every term, covenant, and condition of this Agreement.

1.12 ASSIGNMENTS

- A. Except insofar as Subsection B of this section specifically permits assignments, any assignment by the Developer of its interest in any part of this Agreement or any delegation of duties under this Agreement shall be void and any attempt by the Developer to assign any part of its interest or delegate any duty under this Agreement shall constitute a default entitling the City to invoke any remedy available to it under Section 1.13.
- B. The Developer may assign its interest or delegate its duties under this Agreement:
 - 1. To the extent that applicable codes require that assignments of contract rights be allowed;
 - 2. To contractors and subcontractors, or to partnerships, limited liability companies or corporations in which the Developer may have a substantial interest, subject to Section 1.05, provided that performance guaranties can be provided or maintained;
 - 3. As expressly permitted in writing by the City. The City will not unreasonably deny assignment if security of performance is maintained on a comparable basis.

1.13 DEFAULT – CITY’S REMEDIES

- A. The City may declare the Developer to be in default:
 - 1. If the Developer is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers a receiver to be appointed on account of insolvency, takes advantage of any law for the benefit of insolvent debtors; or
 - 2. Except as provided in subsections 3 and 4 below, if the Developer has failed in any measurable way to perform its obligations under this Agreement, except if delayed by an act or omission of the City, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials, sabotage or

freight embargoes, provided the City gives the Developer notice of the failure to perform and the Developer fails to correct the failure within twenty-eight (28) days of receiving the notice; or if the failure requires more than twenty-eight (28) days to cure, the Developer fails within twenty-eight (28) days of receiving the notice to commence and proceed with diligence to prosecute the cure. All such notices to the Developer shall be in writing by certified mail, return receipt requested.

3. If the Developer fails to continue with sustained effort in accordance with the approved Construction Schedule, while working in the existing public traveled or developed rights of way, and the City provides twenty-four (24) hours' notice of this default and the Developer fails to correct the failure within that time period.
4. If the actions of the Developer have created a public hazard or conditions deemed an emergency by the City, the City may declare the Developer in default without providing prior notice and opportunity to cure.

B. Upon a declaration of default, and failure to cure under Section 1.13, the City may do any one or more of the following:

1. Perform any act required of the Developer under this Agreement, including drawing surety and construction of all or any part of the improvements after giving formal notice in writing to the Developer. The Developer shall be liable to the City for any costs thus incurred. The City may deduct any costs incurred from the surety or any payments then or thereafter due the Developer from the City whether under this Agreement or otherwise. No advance notice shall be required by the City to the Developer to correct actions to remedy any items that fall under Section 1.13,A.4.
2. Exercise its rights under any provision of this Agreement, or any performance or warranty guaranty securing the Developer's obligations under this Agreement.
3. Pursue any appropriate judicial remedy including, but not limited to, an action for specific performance, injunction, and civil penalties. City shall be entitled to its attorney's fees in any enforcement action necessary to enforce the terms of this Agreement.

1.14 NON-WAIVER

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of the City thereafter to enforce each and every provision hereof.

1.15 INTERPRETATION

A. Each document incorporated by reference herein is an essential part of this Agreement, and any requirement, duty or obligation stated in one document is as

binding as if stated in all. All documents shall be construed to operate in a complementary manner and to provide for a complete project. Unless stated otherwise in express terms, the duties to complete the Project in compliance with the approved plans, such that part or all of it can be accepted for public maintenance, is the sole responsibility of the Developer.

B. If the terms of any of the documents and amendments thereto comprising this Agreement conflict, the conflict shall be resolved by giving the conflicting documents and amendments thereto the following order of preference:

1. Documents, appendixes, or sections titled "Special Provisions".
2. Article II of this Agreement, titled "IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES" and Article III of this Agreement titled "FINAL ACCEPTANCE OF IMPROVEMENTS".
3. Article I of this Agreement titled "GENERAL PROVISIONS".
4. Any other documents incorporated by reference herein.

1.16 EFFECT OF STANDARD SPECIFICATIONS

The Design Standards of the City of Post Falls, Idaho, Standards for Public Works Construction and any standards required by Federal or State regulatory agencies are incorporated by reference herein as minimum construction standards for performance under this Agreement, except where this Agreement specifically provides otherwise.

1.17 AMENDMENT

The parties may amend this Agreement only by written agreement, which shall be attached as an appendix hereto.

1.18 JURISDICTION – CHOICE OF LAW

Any civil action arising from this Agreement shall be brought in the District Court of the First Judicial District; venue shall be in Kootenai County. The law of the State of Idaho shall govern the rights and duties of the parties under this Agreement.

1.19 SEVERABILITY

Any provision of this Agreement that may be declared invalid or otherwise unenforceable by a Court of competent jurisdiction shall not affect the validity or enforceability of any other part of this Agreement, so long as the remainder of the Agreement is reasonably capable of completion.

1.20 INTEGRATION

This instrument, including Appendixes and any writings incorporated by reference herein, embody the entire Agreement of the parties. This Agreement shall supersede all previous communications, representations or agreements, whether written or oral, between the parties hereto.

1.21 DEFINITIONS

Unless this Agreement expressly provides otherwise, the following definitions shall apply herein:

- A. "Improvements" mean all work, which the Developer is required to perform by this Agreement.
- B. "City Improvements" means improvements which are to be dedicated to the City, or which are to be operated and controlled by a City-owned utility.
- C. "Private Utility Improvement" means improvements owned, maintained, and operated by a private utility or by a private owner or homeowner's association.
- D. "City", for the purpose of administering this Agreement, means the City of Post Falls, or its chief executive or his/her administrative designee.
- E. "Acceptance", by the City means a determination that an improvement meets City construction standards and does not refer to the City accepting a dedication of the improvement by the Developer.
- F. "Final Acceptance" by the City means that the City is satisfied that all improvements required by this Agreement and Titles 17 and 18 of the Post Falls Municipal Code, or as a result of the procedures required thereby, have been constructed in a satisfactory manner to comply with the specifications.

1.22 APPROVALS AND CONSENTS

Wherever in the Agreement consents or approvals of either party are required, they shall not be unreasonably withheld. Nothing in this provision shall compromise the general police power authority in the City in matters governmental in nature.

1.23 ATTORNEY FEES – MEET AND CONFER

Should either party need to resort to Court proceedings to interpret or enforce provisions of this Agreement, the prevailing party in any such action shall be entitled to recovery of its reasonable attorney fees. No legal action shall begin, nor shall any attorney fees be recoverable, unless the parties have first met and conferred regarding the contested issues. Any party, which refuses to meet and confer in good faith, shall not be entitled to recovery of its attorney fees.

ARTICLE II

IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES

2.01 RECORDING OF FINAL PLAT

Developer shall be solely responsible for all platting of the property.

2.02 PERFORMANCE GUARANTY

- A. The Developer shall guarantee, for the sole benefit of the City that the Developer will perform all of its obligations not yet completed under this Agreement. The guaranty shall be in one of the forms specified by Post Falls Municipal Code as described in paragraphs 2.02.D.1, 2.02.D.2, or 2.02.D.3. During the term of this Agreement, the Developer may, with the written consent of the City; substitute for a performance guaranty submitted under this section another guaranty in the required amount and in one of the forms specified herein. The City may choose to not release surety less than 25% of the surety amount until all final project items are complete – including final as-builts and certification.
- B. The City Engineer may require a guaranty be established prior to any work within the existing rights of way commencing and prior to the Developer providing a guaranty for the purposes of recording the plat. The purpose of this guaranty is to allow the City remedy under Section 1.13.
- C. Amount of Guaranty: The guaranty shall be in an amount equal to 150% (one hundred fifty percent) of the estimated cost of all improvements, not including those to be constructed by private utilities. The estimated cost shall be determined as follows. The Developer shall submit for the City Engineer's approval a cost estimate for each improvement required by this Agreement. Before submitting the cost estimates, the Developer's engineer shall have prepared, documented and certified each cost estimate. The estimated cost of all improvements shall be the sum of the estimated cost as approved by the City Engineer.
- D. All guarantees shall include the City's standard "Evergreen Clause" or automatic renewal language, as follows:

"This type of surety is for an initial term that expires on _____. This type of surety shall automatically be extended without amendment for one year from the present or any future expiration date unless the company issuing the surety notifies the beneficiary in writing sent certified mail, return receipt requested, or by personal service, at least sixty (60) days prior to any expiration date that this surety will not be renewed.

- 1. PERFORMANCE BOND - The Developer may provide a performance bond from a company qualified by law to act as a surety in the State of Idaho. The bond shall be in a form approved by the City. The bond shall name the City as the sole obligee and the Developer as the principal.
- 2. ESCROW - The Developer may deposit funds in an escrow account with a bank or financial institution qualified by law to do business in the State of Idaho. The disbursement of the escrowed funds shall be governed by an escrow agreement in a form approved by the City.

3. LETTER OF CREDIT - The Developer may cause a bank or financial institution qualified by law to do business in the State of Idaho to issue an irrevocable letter of credit in a form approved by the City.

E. If the Developer is not in default under this Agreement, the City may allow a proportionate reduction in amount of the performance guaranty in increments not less than 25% of the surety amount, or the amount secured and the current estimated cost of the work remaining to be performed under this Agreement; provided, however, that the amount of the performance guaranty, or the amount secured thereby always shall be greater than or equal to the amount of the warranty guaranty required by Section 3.09.

F. As soon as one of the following occurs, the City shall release any performance guaranty which has not been used or encumbered under Section 1.13 as long as the warranty guaranty provides sufficient coverage as required by this Agreement or by law:

1. The final acceptance of all improvements and the posting of warranty guaranty as provided in Section 3.09.

2. The expiration of the warranty period as provided in Section 3.08.

2.03 PREREQUISITES TO CONSTRUCTION

The Developer shall not obtain permits for the construction of improvements or commence the construction of improvements until approval by all other agencies as required to construct the required improvements have been obtained and this Agreement has been completed and signed by the Developer and the City and all Engineering Inspection Fees have been paid as required by City ordinance or resolution. Appendix III to this Agreement is the Engineering Inspection Fee Summary.

2.04 ENGINEER

A. The Developer shall retain an Engineer of Record, licensed as a professional engineer under the laws of the State of Idaho, to design and administer the construction of the improvements, including preparing plans and specifications, inspecting and controlling the quality of work and preparing the as-built data. The Engineer shall perform the work described herein in accordance with the City's required procedures for consulting engineers.

B. The Developer shall inform the City of the name and mailing address of the Engineer of Record it has retained to perform the duties described in Subsection A of this section. Developer agrees that notice to the Developer and engineer at the addresses so specified regarding the performance of such duties shall constitute notice to the Developer. The Developer shall promptly inform the City of any change in the information required under this subsection.

2.05 PLANS AND SPECIFICATIONS

A. The Developer shall submit to the City, in such form as the City may specify all plans and specifications pertaining to the construction of the improvements.

- B. If the City requires soil tests, traffic studies or other tests and studies pertaining to the design of improvements, the Developer shall submit reports of the test results with the plans and specifications.
- C. The City may approve the plans and specifications as submitted, or indicate to the Developer deficiencies to be corrected to secure approval, within a reasonable time from the submission of all plans and specifications for the improvements. The City's approval of the plans and specifications is for general conformance with City Standards. The City will endeavor to provide a complete and thorough review of all plans and specifications; however, ultimate design and function remains the responsibility of the Developer. It shall be the responsibility of the Developer to correct errors and omissions found prior to final acceptance as provided in Section 3.01 of this Agreement.

2.06 QUALITY CONTROL PROGRAM

The Developer's Engineer of Record shall follow the City's project certification and quality control program when performing their duties to provide for certification of the construction work. The Engineer of Record shall be responsible, in charge of the quality control / inspection activities.

2.07 WORK SCHEDULE

- A. The Developer shall submit to the City, in such form as the City may specify, a work schedule, which shall be Appendix II to this Agreement.
- B. The construction schedule shall indicate the approximate percentage of work scheduled for completion at any given time. The schedule shall indicate starting and completion dates for each improvement, including City and private utility improvements.
- C. The City Engineer may require detailed and specific schedule for portions of the work deemed critical for continuation of City services.
- D. Contractor's offsite work schedule and efforts shall be to expedite the work, to minimize the inconvenience to the public.

2.08 MATERIALS

- A. The Developer shall submit, in such form as the City may specify, detailed information concerning all materials and equipment it proposes to incorporate into an improvement. All materials shall comply with the Post Falls Standards for Public Works Construction.
- B. Upon the City's request, the Developer shall submit samples of materials or equipment it proposes to incorporate into an improvement.
- C. The City may approve the materials and equipment, or indicate to the Developer unacceptable material and equipment within a reasonable time after submittal. The City's approval of material and equipment is for general conformance with City standards, alternate design and function remain the

responsibility of the Developer. It shall be the responsibility of the Developer to correct errors and omissions found subsequent to City approval. Substitutions may be considered subject to review and approval of the City Engineer.

2.09 GENERAL STANDARDS OF WORKMANSHIP

- A. The Developer shall construct all improvements in accordance with plans and specifications approved by the City, and with the terms, covenants, and conditions of this Agreement, including installation of street trees unless the developer elects to exercise the option to pay for the trees in accordance with Post Falls City Code 17.28.091 instead of installing them. The Developer shall not incorporate any material or equipment into an improvement unless the City has approved its use. Unless the City specifically agrees otherwise in writing, all materials, supplies, and equipment incorporated into an improvement shall be new.
- B. If, in the course of construction, conditions appear, which, in the exercise of reasonable engineering judgment, require a modification of, or substitution for, approved materials, equipment, plans, specifications or contracts to meet an acceptable standard of performance, the Developer shall make the modification or substitution. The City shall reasonably approve all such substitution.
- C. The Developer shall construct all facilities in the subdivision not otherwise subject to this Agreement in accordance with applicable statutes, ordinances and specifications.

2.10 PLACEMENT OF UTILITIES

The Developer shall place all utilities underground, except where this requirement is specifically waived under this Agreement. The City Engineer shall approve the alignment of City and private utilities.

2.11 WORK IN RIGHTS-OF-WAY

The Developer shall comply with all ordinances and secure all necessary permits and authorizations pertaining to work in public rights-of-way. The Developer shall co-ordinate and supervise the installation and construction of all utility improvements, including those not otherwise covered by this Agreement, in a manner that will prevent delays in City construction or other damage to the City and that will permit the City to properly schedule work that it will perform. The Contractor's offsite work schedule and efforts shall be to expedite the work, to minimize the inconvenience towards the public.

2.12 SURVEYOR

A person licensed as a professional land surveyor under the laws of the State of Idaho shall make all land surveys required for the completion of improvements under this Agreement.

2.13 REQUIRED REPORTING

- A. Quality Control

The Developer shall submit to the City regularly and promptly written reports certified by the Engineer describing the results of all tests and inspections required by the quality control program and all other test and inspection which the Developer may make.

- B. Construction Progress
If actual progress indicates that the Developer will not perform the work as scheduled, the Developer shall prepare and submit a revised schedule for the City's reasonable approval.
- C. Surveys
The Developer shall furnish promptly to the City copies of all final surveys required for the completion of the improvements.
- D. Well Logs/Test Hole Logs
The Developer shall furnish the City copies of all well and test hole logs required for any purpose during the Project.
- E. Express or implied approval by the City of any report or inspection shall not authorize any deviation from approved plans and specifications or from the terms of this Agreement unless such express approval notes such deviation.
- F. At the completion of construction prior to acceptance by the City, the Engineer of Record shall submit to the City a report certifying that the improvements were constructed in accordance with plans and specifications and that they meet standards established by the City. This certification shall include a cover letter with the engineer's professional stamp, followed by copies of all inspection records, test results, and construction quality control data as indicated within the City's Engineering Project Certification and Quality Control provision.

2.14 PROGRESS PAYMENTS

The Developer shall hold the City harmless against any claims made by Developer's contractors.

2.15 OBSERVANCE

- A. The Engineer of Record or their representatives shall attend regularly scheduled jobsite meetings with a City Representative, to review construction progress and inspection activities.
- B. The City may monitor the progress of the work and the Developer's compliance with this Agreement and perform any inspection or test, which it deems necessary to determine whether the work conforms to this Agreement. Such inspections or tests do not relieve the Developer from performing tests and inspections required by 2.13A.
- C. If the Developer fails to notify the City of inspections, tests and construction progress as required by Section 2.13, the City may require, at the Developer's expense, retesting, exposure of previous stages of construction, or any other steps

which the City deems necessary to determine whether the work conforms to this Agreement.

- D. Any monitoring, tests or inspections that the City orders or performs pursuant to this section are solely for the benefit of the City. The City does not undertake to test or inspect the work for the benefit of the Developer or any other person.

2.16 STOP WORK ORDERS

- A. If the City determines there is a substantial likelihood, based upon reasonable and substantial information, that the Developer will fail to comply, or if the Developer does fail to comply with this Agreement or the Developer and/or his contractors fail to comply with provisions of occupational health and safety standards promulgated by the State and Federal agencies or his actions present a threat to the public health and safety or the Engineer of Record fails to perform their inspection and quality control duties, the City may stop all further construction of improvements by issuing a stop work order regarding the nonconforming construction and notifying the Developer and its Engineer of the order.
- B. A stop work order shall remain in effect until the City approves:
 - 1. Arrangements made by the Developer to remedy the nonconformity; and
 - 2. Assurances by the Developer that future nonconformity's will not occur.
- C. The issuance of a stop work order under this section is solely for the benefit of the City. The City does not undertake to supervise the work for the benefit of the Developer or any other person. No suspension of work under this section shall be grounds for any action or claim against the City or for an extension of time to perform the work.
- D. The Developer shall include in all contracts for work to be performed, or materials to be used under this Agreement, the following provision:

The City of Post Falls, pursuant to a Construction Improvement Agreement on file with the City Clerk and incorporated by reference herein, has the authority to inspect all work or materials under this contract and to stop work in the event that the work performed under this Agreement fails to comply with any provision of the Construction Improvement Agreement. In the event that the City issues a stop work order, the contractor shall immediately cease all work and await further instructions from the Developer and City.

2.17 ACCESS

The City shall have access to all parts of the subdivision necessary or convenient for monitoring the Developer's performance, inspecting, surveying, testing or performing any other work.

2.18 MAINTENANCE

- A. Until the City accepts the improvements, the Developer shall maintain at his expense all road improvements within the Project that are necessary for access or service to property not owned by the Developer. For the purposes of this subsection, existing roads are roads that physically exist, as distinguished from mere rights-of-way dedicated for road purposes. The maintenance required by this subsection includes cleaning, effective dust control measures, snow removal and similar activities, but does not include repair, replacement or reconstruction, except if the need to repair, replace or reconstruct is caused by the Developer's activities or is required as a condition of this Agreement. If the Developer fails to maintain the road improvements, the City may either contract for the maintenance to be completed, or complete the maintenance by City forces and charge the Developer for all associated costs, including administration fees.
- B. The Developer shall repair or pay the cost of repairing damage to any improvement that occurs prior to the City's acceptance of the improvements, except for damage caused solely by the City, its agents, employees, or contractors. The Developer shall give reasonable notice to the City before undertaking the repair of any damaged improvement.

2.19 OPERATION OF IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE

- A. Before final acceptance, the City may enter upon, inspect, control, and operate any improvement if the City determines that such action is necessary to protect the public's health, safety, and welfare.
- B. The action described in subsection A of this section shall not constitute the final acceptance of any improvement by the City, nor shall the action affect in any way the Developer's warranty under this Agreement.
- C. The Developer or his agents may not connect to or operate any City utilities without written consent from the City. No structure shall be occupied, nor shall any land use be established which requires a building or construction permit, until the improvements required by this Agreement or by applicable provisions of law have been accepted by the City or other responsible public agency or have been completed as required by this Agreement.

2.20 TIME

The Developer shall start work and complete construction of improvements required under this Agreement in accordance with the Developer's work schedule as approved by the City and attached as an Appendix to this Agreement.

ARTICLE III

FINAL ACCEPTANCE OF IMPROVEMENTS

3.01 PREREQUISITES TO ACCEPTANCE

The City shall not accept the improvements until all the requirements of Section 3.02 through 3.05 have been met.

3.02 SURVEY MONUMENTS AND AS-BUILT DRAWINGS

- A. Upon completing the improvements, the Developer shall replace lost lot corners and survey monuments per Idaho Code.
- B. No later than sixty (60) days after the final inspection and prior to final acceptance and certification under Section 3.06F, the Developer shall provide to the City as-built drawings in accordance with current City Engineer's Drawing Submittal Standards. The as-built drawings shall be certified by a professional engineer licensed under the laws of the State of Idaho to represent accurately the improvements as actually constructed.

3.03 CERTIFICATE OF COMPLIANCE

The Developer shall furnish the City with a certificate of compliance for the work performed under this Agreement, in the form prescribed in Paragraph 2.13F. Developer shall also certify that all private utility installation has been completed according to plan.

3.04 CERTIFICATE OF PAYMENT OF CONTRACTORS AND VENDORS

Prior to final acceptance, the Developer shall certify that all contractors and vendors have been paid and no liens or other claims have been recorded, and that he knows of no intent to file a claim or lien against the property, the improvement, the City or private utility improvements.

3.05 CONVEYANCE OF EASEMENTS AND RIGHTS-OF-WAY TO CITY

The Developer shall convey to the City any easement, rights-of-way, or other property interest necessary to allow access to the City improvements to operate, maintain, or repair the City improvements. The Developer may condition the conveyance upon the City's acceptance of the improvements.

3.06 INSPECTION

- A. Upon receiving notice that the Developer has completed the improvements, the City shall schedule inspections of the improvements. The City may inspect all improvements and any other work in dedicated easements or rights-of-way.
- B. A privately owned utility may inspect any phase of work on an improvement of which it is to assume control.
- C. The City or appropriate privately owned utility shall inform the Developer in writing of any deficiencies in the work found in the course of the inspection.

- D. The Developer shall, at its own expense, correct all deficiencies found by inspections under Subsection A or B of this section. Upon receiving notice that the deficiencies have been corrected, the City, or appropriate privately owned utility shall re-inspect the improvements.
- E. The City or appropriate privately owned utility may continue to re-inspect an improvement until the Developer has corrected all deficiencies in the improvement.
- F. After final inspection has revealed that all improvements and other work in dedicated easements and rights-of-way meet City standards and the Developer has furnished the as-built drawings required in Section 3.02B, and project certification required by Section 3.03, and upon written request by the Developer, the City Engineer shall submit to the Post Falls City Council a recommendation for final acceptance of the improvements.

3.07 CONSEQUENCES OF ACCEPTANCE OF IMPROVEMENTS

- A. The City's final acceptance of the City improvements constitutes a grant to the City of all the Developer's right, title, and interest in and to the City improvements.
- B. Upon final acceptance of the improvements, the City will maintain said improvements, except regarding the Developer's obligations covered by warranty in Section 3.08.

3.08 DEVELOPER'S WARRANTY

- A. The Developer shall warrant the design, construction materials and workmanship of the improvements against any failure or defect in design, construction, material or workmanship which is discovered for one (1) year, except for sewer systems which shall be warranted until such time as the number of active users on the system reaches twenty percent (20%) of the approved user design capacity, but not less than one (1) year or longer than three (3) years. This warranty shall cover all direct or indirect costs of repair or replacement, and damage to the property, improvements or facilities of the City or any other person, caused by such failure or defect or in the course of repairs thereof, and any increase in cost to the City of operating and maintaining a City improvement resulting from such failures, defects or damages. The warranty period for the project shall begin upon the satisfaction and final acceptance of all improvements.
- B. The Developer's warranty shall not extend to any failure or defect caused solely by changes in design, construction or materials required by the City.
- C. Except as provided in Subsection B of this section, the fact that the City takes any action, or omits to take any action authorized in this Agreement including, but not limited to, operation or routine maintenance of the improvements prior to acceptance or surveillance, inspections, review or approval of plans, tests or reports shall in no way limit the scope of the Developer's warranty.

3.09 WARRANTY GUARANTY

To secure the Developer's performance of the warranty under Section 3.08, the performance guaranty provided by the Developer under Section 2.02 shall remain in effect until the end of the warranty period, or the Developer shall provide a warranty guaranty by one or more of the methods described in Section 2.02, determined by the following table:

<u>Actual Cost of All Improvements</u>	<u>Percent to Secure Warranty</u>
Less than \$500,000.00	10.0%
\$500,000.00 - \$1,000,000.00	7.5%
Over \$1,000,000.00	5.0%

3.10 CITY'S REMEDIES UNDER WARRANTY

- A. The City shall notify the Developer in writing upon its discovery of any failure or defect covered by the warranty in Section 3.08. The City shall notify the Developer before conducting any test or inspections to determine the cause of failure or defect to the extent the circumstances will allow and shall notify the Developer of the results of all such tests and inspection.
- B. The Developer shall correct or make a diligent effort to correct any failure or defect covered by the warranty within thirty (30) days of receiving notice of the failure or defect from the City. The Developer shall correct the failure or defect at its own expense and to the satisfaction of the City.
- C. If the Developer fails to correct the failure or defects within the time allowed by Subsection B of this section, the City may correct the failure or defect at the Developer's expense. If the Developer fails to pay the City for the corrective work within thirty (30) days of receiving the City's bill, the City may pursue any remedy provided by law or this Agreement to recover the cost of the corrective work, including calling upon the Developer's security. The City's attorney's fees in pursuit of such remedy shall be an allowed cost.
- D. In case of an emergency affecting public health and safety, the City may make immediate required repairs and shall notify the Developer and contractor as quickly as possible.

3.11 CONDITIONS OF REIMBURSEMENT

- A. If this Agreement requires the City to reimburse the Developer for all or part of the cost of an improvement, the reimbursement shall be conditioned upon the Developer's performance of all its obligations under this Agreement. Reimbursement shall be limited to that work described herein.
- B. Any reimbursement shall be subject to the approval of bonds and/or the appropriation of funds as required by law. If funds are not available at the time any reimbursement is due under this Agreement, the City shall reimburse the Developer when funds become available. The City shall not be liable for any delay in reimbursing the Developer due to the unavailability of funds, nor shall such delay constitute a breach of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date first set forth above.

CITY OF POST FALLS

DEVELOPER

BY: _____
Ronald Jacobson, Mayor

BY: _____

ATTEST:

WITNESS:

Shannon Howard - City Clerk

Print Name:

ATTACHMENT A:	PROPERTY DESCRIPTION
ATTACHMENT B:	DESCRIPTION OF IMPROVEMENTS
ATTACHMENT C:	COST ESTIMATES
ATTACHMENT C-1:	DETAILED COST ESTIMATES
ATTACHMENT D:	EVIDENCE OF SURETY
APPENDIX I:	CONSTRUCTION PLANS AND SPECIFICATIONS
APPENDIX II:	CONSTRUCTION SCHEDULE
APPENDIX III:	PUBLIC WORKS INSPECTION SUMMARY
APPENDIX IV:	STREET LIGHT DESCRIPTION
APPENDIX V:	CALCULATION OF UTILITY FEES PRE-EXISTING RESIDENCE(S)
APPENDIX VI:	CITY WATER CAP & METER FEES
APPENDIX VII:	ENGINEER OF RECORD DECLARATION
APPENDIX VIII:	ENGINEERING CERTIFICATE OF COMPLIANCE
APPENDIX IX:	CERTIFICATION OF PAYMENT OF CONTRACTORS AND VENDORS
APPENDIX X:	CASH IN LIEU OF PLANTING TREES

STATE OF IDAHO)
)
) :SS
County of Kootenai)

Notary Public for the State of Idaho
Residing at: _____
Commission Expires: _____

STATE OF IDAHO)
) ss
County of Kootenai)

Notary Public for the state of Idaho
Residing at: _____
Commission Expires: _____

ATTACHMENT "A"
PROPERTY DESCRIPTION
FOR

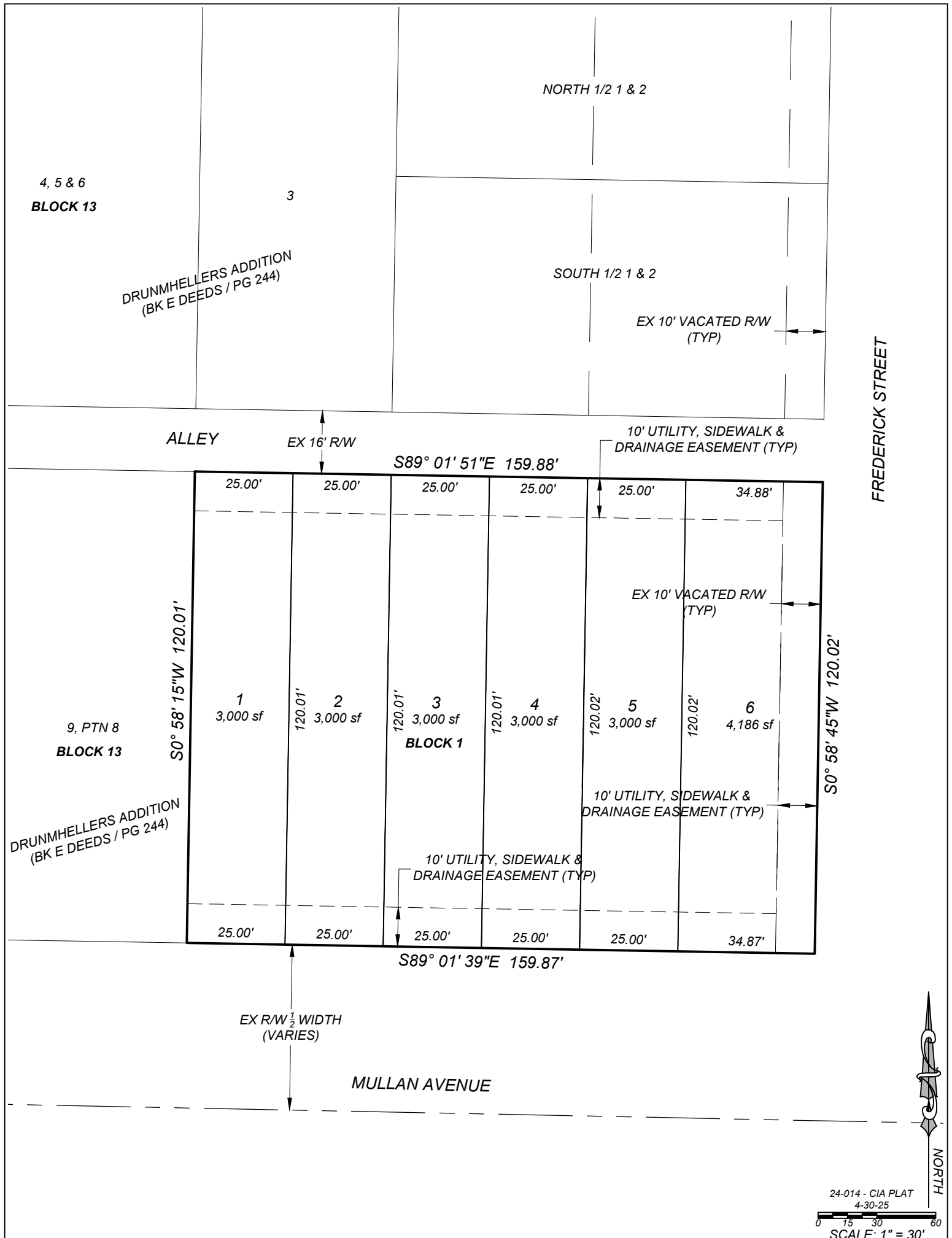
Westfork Townhomes

Developer to submit legal property description and reduced copy of plat.

ATTACHMENT "A"

Lots 10, 11 and 12, Block 13, DRUMHELLER'S ADDITION TO POST FALLS; according to the plat recorded in Book "E" of Deeds at Page 244, records of Kootenai County, Idaho.

TOGETHER WITH the West 10 feet of Vacated Frederick Street which attaches by operation of law.



4, 5 & 6
BLOCK 13

3

DRUMHELLERS ADDITION
(BK E DEEDS / PG 244)

NORTH 1/2 1 & 2

SOUTH 1/2 1 & 2

EX 10' VACATED R/W
(TYP)

FREDERICK STREET

ALLEY

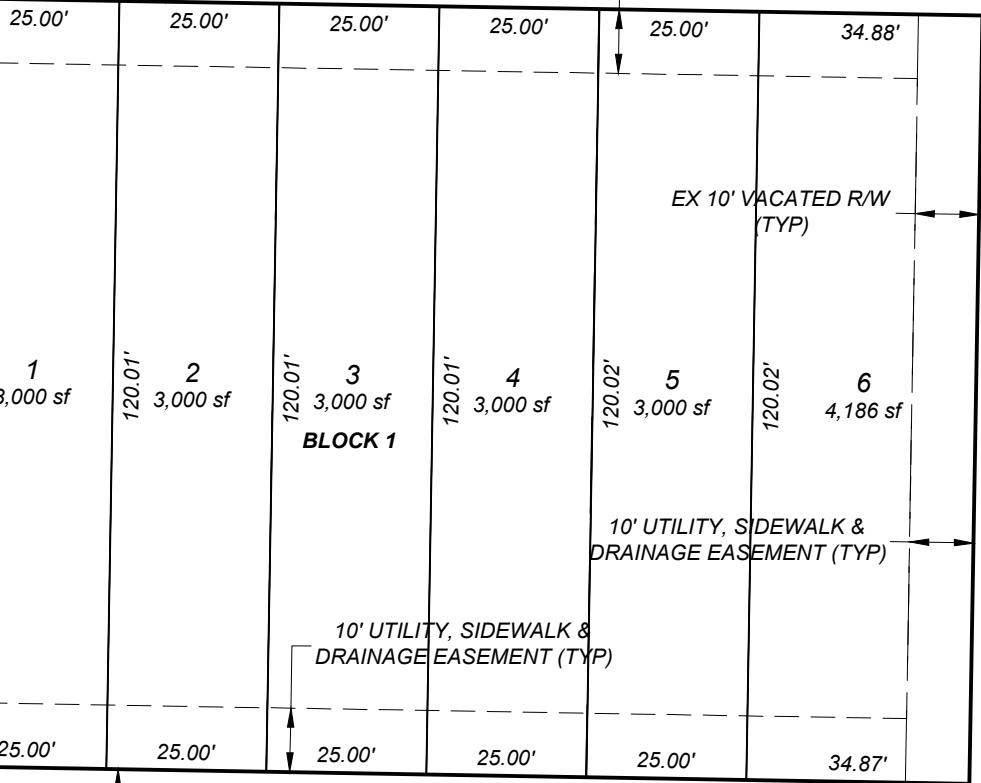
EX 16' R/W

S89° 01' 51"E 159.88'

10' UTILITY, SIDEWALK &
DRAINAGE EASEMENT (TYP)

9, PTN 8
BLOCK 13

S0° 58' 15"W 120.01'



BLOCK 1

S0° 58' 45"W 120.02'

DRUMHELLERS ADDITION
(BK E DEEDS / PG 244)

10' UTILITY, SIDEWALK &
DRAINAGE EASEMENT (TYP)

S89° 01' 39"E 159.87'

EX R/W 1/2 WIDTH
(VARIES)

MULLAN AVENUE



ATTACHMENT "B"
DESCRIPTION OF IMPROVEMENTS
TO BE CONSTRUCTED AND INSTALLED BY

Robert King

FOR

Westfork Townhomes

<u> X </u>	Street surfacing or infill paving
<u> X </u>	Monumentation
<u> X </u>	Electric
<u> X </u>	Curbs and gutters
<u> X </u>	Street lighting
<u> X </u>	Gas
<u> X </u>	Sidewalks
<u> X </u>	Telephone
<u> X </u>	Drainage
<u> X </u>	Street Signs (Replacement)
<u> X </u>	Cable TV
<u> X </u>	Water
<u> X </u>	Landscaping (Swales)
<u> X </u>	Sanitary Sewer
<u> X </u>	Improvements shown on construction plans attached as Appendix I to this Agreement
<u> </u>	Other – as follows:

ATTACHMENT "B"

ATTACHMENT "C"
COST ESTIMATES
FOR

Westfork Townhomes

The estimated total cost of the improvements submitted by the Developer and approved by the City Engineer are as follows:

1. Public improvements to be owned operated and maintained by the City of Post Falls: **\$ 127,048.00**
2. Public utilities to be owned, operated and maintained by a utility other than the City of Post Falls: **\$ -0-**
3. Other improvements for which bonding is required: **\$ 14,750.00**
4. Street trees within public right-of-way: **\$ 2,400.00**
5. Total cost of improvements: **\$ 144,198.00**
6. Warranty amount: **\$ 14,419.80**

ATTACHMENT "C"

ATTACHMENT "C-1"
DETAILED COST ESTIMATES
FOR

Westfork Townhomes

Developer to submit detailed cost estimates.

ATTACHMENT "C-1"

CIA Estimate: Attachment "C-1"

SIZE	Description	Quantity	Units	Unit Price	Amount
	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
				Subtotal:	\$ 5,000.00
Water Improvements		Water Improvements			
	Connect to Existing Water	1	EA	\$ 3,000.00	\$ 3,000.00
	1" Water Services	6	EA	\$ 3,025.00	\$ 18,150.00
	1" Irrigation Services	1	EA	\$ 3,500.00	\$ 3,500.00
	Fire Hydrants	1	EA	\$ 7,750.00	\$ 7,750.00
				Water Subtotal:	\$ 32,400.00
Sewer Improvements		Sewer Improvements			
	Connect to Existing Sewer	1	EA	\$ 1,400.00	\$ 1,400.00
	4" Sewer Services	6	EA	\$ 1,275.00	\$ 7,650.00
				Sewer Subtotal:	\$ 9,050.00
Hard Surface Improvements		Hard Surface Improvements			
	Curb and Gutter	316	LF	\$ 27.00	\$ 8,532.00
	Curb Cuts	8	EA	\$ 150.00	\$ 1,200.00
	6' Sidewalks	979	SF	\$ 9.00	\$ 8,811.00
	5' Sidewalks	1,782	SF	\$ 7.50	\$ 13,365.00
	Ped Ramps	2	EA	\$ 2,250.00	\$ 4,500.00
	2/4" Paving	262	SY	\$ 20.00	\$ 5,240.00
	4/6" Paving (Mullan Avenue)	254	SY	\$ 50.00	\$ 12,700.00
				Hard Surface Subtotal:	\$ 54,348.00
Earthwork		Earthwork			
	Strip Right-of-Way	1	LS	\$ 5,000.00	\$ 5,000.00
	Excavate to Embankment	100	CY	\$ 12.50	\$ 1,250.00
	Subgrade Road	1	LS	\$ 5,000.00	\$ 5,000.00
				Earthwork Subtotal:	\$ 11,250.00
Stormwater Improvements		Stormwater Improvements			
	Swales With Topsoil	1	LS	\$ 10,000.00	\$ 10,000.00
	Single Depth Drywells	1	EA	\$ 3,000.00	\$ 3,000.00
				Stormwater Subtotal:	\$ 13,000.00
Misc Cost		Misc Costs			
	Utility Trenching	500	LF	\$ 8.50	\$ 4,250.00
	Traffic Control	1	LS	\$ 4,500.00	\$ 4,500.00
	Street Lights - Cobra	2	EA	\$ 1,500.00	\$ 3,000.00
	Street Trees	4	EA	\$ 600.00	\$ 2,400.00
	Signs & Striping	1	LS	\$ 5,000.00	\$ 5,000.00
				Misc Subtotal:	\$ 19,150.00
				Total COST	\$ 144,198.00

ATTACHMENT "D"
EVIDENCE OF SURETY
FOR

Westfork Townhomes

The Developer will be performing the majority of required improvements prior to filing the plats. A surety company will post surety acceptable to the City for the remaining improvements per Section 2.02.

ATTACHMENT "D"

APPENDIX I
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

CONSTRUCTION DRAWINGS

Plans Titled: **Westfork Townhomes**

Dated: **6/30/25**

By: **Drew Dittman, P.E.**

Sheets 1 through 11

APPENDIX II
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

CONSTRUCTION SCHEDULE

Developer to submit a construction schedule.

Schedule of Events for the *West Fork Townhome Project*

- **West Fork Project Alley Work – Week 1**

Estimated timeline for task – 1 week

- Install Traffic Control on both ends of Alley work limits.
- Expose the water main line in 7 locations and tap water main for new 1" water services and irrigation service.
- Install Domestic Water meter assemblies and route services out of ROW.
- Connect to existing Irrigation service.
- Tap water main and install valve assembly and new fire hydrant.
- Backfill all excavated areas in the Alley after inspections are complete. Provide compaction testing.
- Install and grade ¾" road base in Alley work limits and prep for Asphalt.

- **West Fork Project Mullan Ave Sewer Work – Week 2**

Estimated timeline for task – 1.5 weeks

- Set up Traffic Control along Mullan Ave for street cut and sewer work.
- Cut existing asphalt along Mullan Ave in work limits, also cut gutter section on Frederick St. up to Alley.
- Remove and haul off asphalt.
- Expose Sewer Main in Mullan Ave in 5 places.
- Expose and route 1 existing Sewer Service.
- Tap sewer main in all locations and route new services into property limits.
- After inspections, backfill sewer excavated areas with compaction testing.
- Install ¾" base rock and prep for Asphalt.

- **West Fork Project Curb, Gutter and Asphalt Patching Work – Week 4**

- Ensure all Curb replacement areas are prepped and ready for concrete.
- Install new concrete curb in work limits.
- Prep all Asphalt areas and Patch. Provide asphalt compaction testing for all street and alley asphalt.

- **West Fork Project Swale Work – Week 5**

Estimated timeline for task – 1 week

- Excavate for Swales along Mullan Ave.
- Install Dry Well per City of Post Falls Standards.
- Excavate for Swale along Frederick St.

- **West Fork Project Townhomes Footing Excavation – Week 6**

Estimated timeline for task – 1 week

- Excavate for footings on all 6 lots for the townhomes.
- Rout Sewer and Water services to inside building limits.

- **West Fork Project Townhome Driveway Work – Week 7**

Estimated timeline for task – 1 week

- Cut in driveways to each Townhome.
- Import ¾" base rock, grade, compact and prep for Asphalt.

- **West Fork Project Townhome Footing Backfill – Week 8**

Estimated timeline for task – 1 week

- Backfill around all footings.
- Cut in Sidewalks and walking paths to each building.
- Import and grade ¾" base rock for sidewalks and walking paths, prep for concrete.

- **West Fork Project Townhome Project Cleanup – Week 9**

Estimated timeline for task – 1 week

- Clean up all areas impacted by Civil work.
- Haul off any/all leftover materials generated by Civil work.

APPENDIX III
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

ENGINEERING SERVICES FEE SUMMARY

To be determined by the City of Post Falls, Engineering Division, based on quantity of improvements and current fee schedule.

6 Lots X \$350.00 = \$ 2,100.00

APPENDIX IV
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

STREET LIGHT CHARGES

Per Section 1.10 E of the Agreement, the Developer reimburses the City for street light charges for a period of 12 months. The street light charges are determined as follows:

Street light utility provider: **Avista Utilities**

Street light type: **Cobra Head**

 2 lights X 12 months X \$ 13.18 per month = \$ 316.32

Street light type: _____

_____ lights X 12 months X \$ _____ per month = \$ _____

TOTAL = \$ 316.32

APPENDIX V
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

 X This project does not have any existing structures connecting to the City of Post Falls Sanitary Sewer System.

Sanitary sewer cap fee of \$_____ to connect **existing structures** to City sanitary sewer.

_____ (# of SF homes) x \$7,675.00 = \$_____

_____ (# of Commercial service units) x \$7,675.00 = \$_____

_____ (# of structures connecting) x (Utility Deposit = \$60.00) = \$_____

SEWER CAP FEES

1 Wastewater Flow (5,000 Gallons)	\$7,675.00
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APPENDIX VI
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

 X This project does not have any existing structures or proposed common area irrigation systems connecting to the City of Post Falls Water System.

Total water cap & meter fees \$_____ for existing structures or irrigation service to common areas.

Fees to be determined based upon service size & meter size.

Water Cap Fees

_____ x	3/4" – 1"	= \$3,320.00 Residential	=	\$ _____
_____ x	1"	= \$5,534.00 Commercial	=	\$ _____
_____ x	1-1/2"	= \$11,068.00	=	\$ _____
_____ x	2"	= \$17,709.00	=	\$ _____

Meter Fees

_____ x	3/4"	= \$ 254.00	=	\$ _____
_____ x	1"	= \$ 325.00	=	\$ _____
_____ x	1-1/2"	= \$ 691.00	=	\$ _____
_____ x	2"	= \$ 920.00 (flow meter for irrigation only)	=	\$ _____
_____ x	2"	= \$ 1,864.00 (compound meter)	=	\$ _____

ACCOUNT FEES

_____ (# of irrigation service connections) x Utility Deposit \$10 = \$ _____

APPENDIX VII
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

ENGINEER OF RECORD DECLARATION:

The Engineer of Record for the project is established as:

ENGINEER NAME: Drew Dittman, P.E.

ENGINEERING FIRM: Lake City Engineering, Inc.

ADDRESS: 126 E. Poplar Ave.

CITY: Coeur D'Alene STATE: ID ZIP: 83854

PHONE NO.: 208-676-0230

E-MAIL ADDRESS: admin@lakecityengineering.com

APPENDIX VIII
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

ENGINEERING OF RECORD CERTIFICATION:

Certification Statement

I _____ certify that construction observation and quality control for (project, plans with approval date) was performed under my responsible charge. It is my professional opinion that the project was constructed in accordance with the intent of the plans and specifications. The submittal of as-built drawings and the attached documentation within the certification packet provide evidence to support a recommendation of acceptance of the public infrastructure associated with the referenced project plans and specifications.

(Provide Engineer's seal, signature and date.)

APPENDIX IX
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

Westfork Townhomes

CERTIFICATE OF PAYMENT OF CONTRACTORS AND VENDORS:

State of Idaho)
)
) :SS
County of Kootenai Kootenai)

I, _____, hereby certify under oath that all contractors, subcontractors and vendors that have performed work and provided supplies for the construction of the subdivisions public improvements relating to _____, including individuals or firms providing design services or legal services, have been paid in full and that no liens or other claims have been recorded against the real property of the Subdivision for those services.

I further certify that I know of no intent to file a claim or lien against the public improvements or any private utility improvements.

Signature

Print Name

SUBSCRIBED AND SWORN TO before me this ____ day of _____,
20____.

Notary for the state of Idaho _____
Residing at: _____
Commission Expires: _____

APPENDIX X
TO THE CONSTRUCTION IMPROVEMENT AGREEMENT
BETWEEN THE CITY OF POST FALLS AND

Robert King

FOR

CASH IN LIEU OF PLANTING STREET TREES

 X The Developer agrees to plant street trees approved in the Landscaping Plan and will not utilize the Cash In Lieu of Planting Street Trees option.

 The Developer agrees to cash out the obligated street trees approved in the Landscaping Plan, in lieu of planting the street trees for the project. Cashout shall be paid to the City of Post Falls in the amount of \$, and is based upon trees x \$600.00/each, as outlined per Section 2.12 A of the Agreement and City Ordinance No. 1217.



WESTFORK TOWNHOMES LOCATION MAP

**CITY OF POST FALLS
AGENDA REPORT
CONSENT CALENDAR
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: Robert Palus, City Engineer
SUBJECT: Mongeau Meadows 1st Addition Final Plat

ITEM AND RECOMMENDED ACTION:

With approval of the Consent Agenda, City Council authorizes the Mayor's signature of the final plat for the Mongeau Meadows 1st Addition Subdivision.

DISCUSSION:

This 29-lot subdivision is located on the south side of E. 16th Avenue near N. Quail Run Blvd. The plat has been reviewed by staff and found to be in conformance with City Standards and the requirements of the Master Development Agreement. Construction plans were approved, and the Construction Improvement Agreement was executed on February 18, 2025.

Under the Subdivision Ordinance, the plat is returned to the City Council for authorization of the Mayor's signature. Certification is required from the Engineering Division that infrastructure improvements have been completed, or that surety has been provided to guarantee the completion of the improvements. As the Developer is platting the subdivision prior to completion of all improvements, they have provided surety for those remaining improvements associated with the subdivision.

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

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

February 18, 2025 - 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 upon completion of improvements.

BUDGET CODE:

N/A

ATTACHMENTS:

1. MM 1st Location Map
2. MM 1st Add - Final Plat



MONGEAU MEADOWS 1ST ADDITION LOCATION MAP

MONGEAU MEADOWS FIRST ADDITION

A PORTION OF TRACT 38 OF POST FALLS IRRIGATED TRACTS
LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 89°46'01" EAST LOCATED ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN PER THE PLAT OF MONGEAU MEADOWS RECORDED IN BOOK L OF PLATS, PAGE 815, RECORDS OF KOOTENAI COUNTY, IDAHO.

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS, RIGHTS-OF-WAY OF RECORD OR PHYSICAL FEATURES OF THE SUBJECT PROPERTY. FEATURES WHICH MAY BE SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.

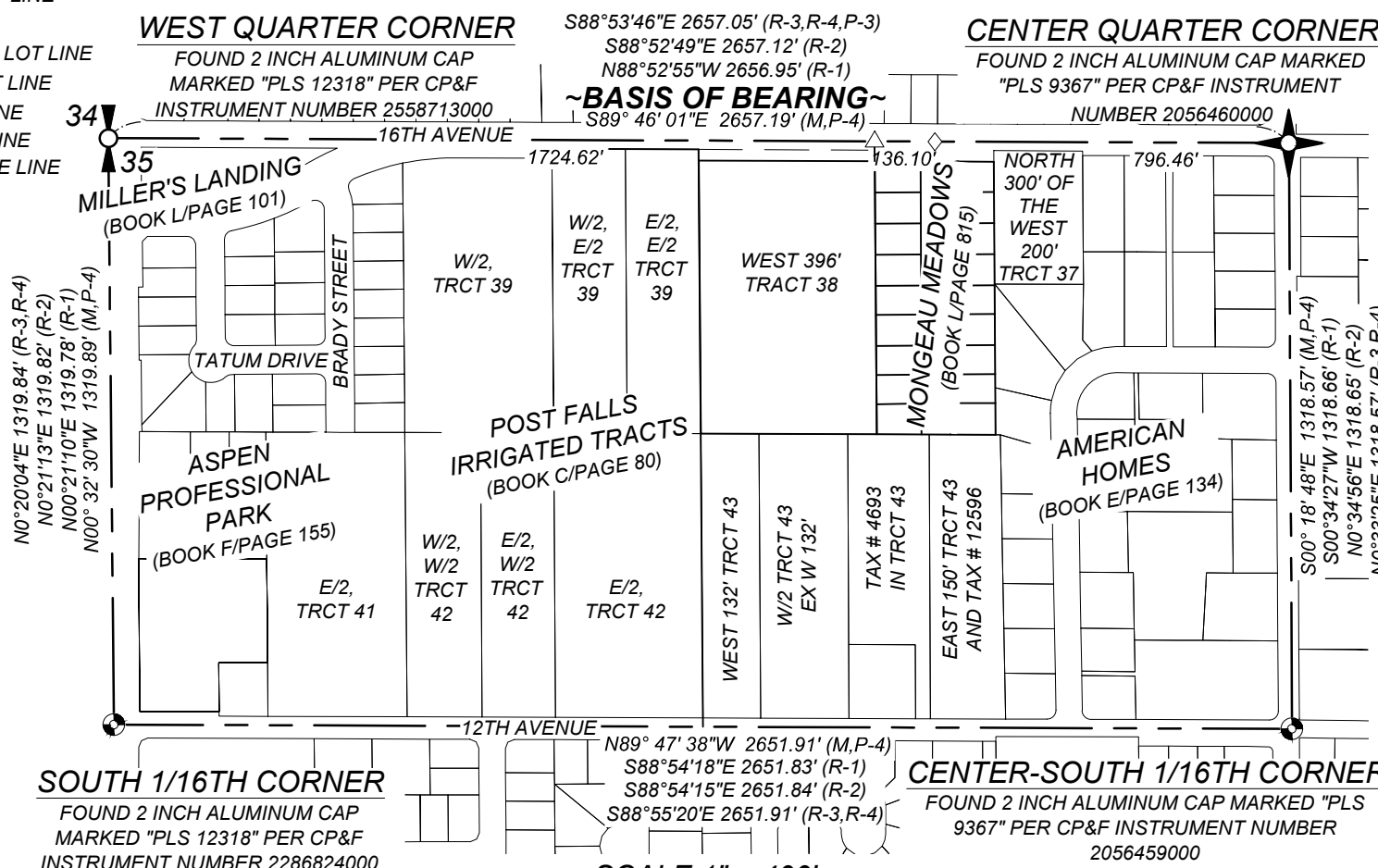
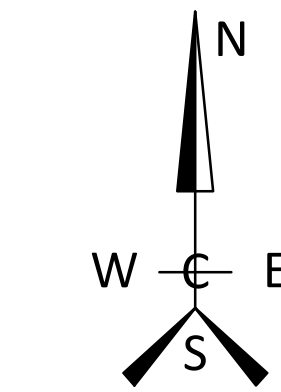
REFERENCES

- (R-1) RECORD OF SURVEY PREPARED BY NORTH IDAHO ENGINEERING, AND RECORDED IN BOOK 18 OF SURVEYS, PAGE 28, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-2) RECORD OF SURVEY PREPARED BY MECKEL ENGINEERING & SURVEYING, AND RECORDED IN BOOK 23 OF SURVEYS, PAGE 238, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-3) RECORD OF SURVEY PREPARED BY WELCH COMER ENGINEERS SURVEYORS, AND RECORDED IN BOOK 27 OF SURVEYS, PAGE 490, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-4) RECORD OF SURVEY PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK 29 OF SURVEYS, PAGE 66, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-1) PLAT OF POST FALLS IRRIGATED TRACTS PREPARED BY J.J. BLYDENSTEIN, AND RECORDED IN BOOK C OF PLATS, PAGES 78, 79, AND 80, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-2) PLAT OF AMERICAN HOMES PREPARED BY PACIFIC ENVIRONMENTAL CONSULTANTS, AND RECORDED IN BOOK E OF PLATS, PAGE 234 RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-3) PLAT OF MILLER'S LANDING PREPARED BY LAKE CITY ENGINEERING, AND RECORDED IN BOOK L OF PLATS, PAGE 101 RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-4) PLAT OF MONGEAU MEADOWS PREPARED BY WHIPPLE CONSULTING ENGINEERS, INC., AND RECORDED IN BOOK L OF PLATS, PAGE 815, INSTRUMENT NUMBER 2939926000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-1) RIGHT-OF-WAY DEED FILED AS INSTRUMENT NUMBER 2994599000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-2) EASEMENT FILED AS INSTRUMENT NUMBER 2994600000, RECORDS OF KOOTENAI COUNTY, IDAHO.

LEGEND

- SET 5/8" X 24" REBAR WITH PINK PLASTIC CAP MARKED "WCE PLS 19724"
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP MARKED "WCE PLS 19724"
- FOUND 5/8" REBAR WITH PINK PLASTIC CAP MARKED "WCE PLS 19724"
- FOUND 5/8" IRON ROD
- FOUND 2" ALUMINUM CAP MARKED "WCE PLS 19724"
- CALCULATED POINT, NOTHING FOUND OR SET
- PREVIOUS RIGHT-OF-WAY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- SURVEY TIE LINE

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	78.49'	50.00'	89°56'19"	N45°23'20"W
C2	39.24'	50.00'	44°58'10"	N67°52'24"W
C3	39.24'	50.00'	44°58'10"	N22°54'15"W
C4	11.50'	20.00'	32°57'28"	S73°09'47"W
C5	41.48'	60.00'	39°36'30"	S76°29'18"W
C6	33.14'	60.00'	31°38'44"	N67°53'05"W
C7	34.74'	60.00'	33°10'40"	N35°28'24"W
C8	53.85'	60.00'	51°25'22"	N06°49'37"E
C9	11.50'	20.00'	32°57'28"	N16°03'34"E
C10	31.39'	20.00'	89°56'19"	N45°23'20"W
C11	31.39'	20.00'	89°56'19"	S45°23'20"E
C12	31.44'	20.00'	90°03'41"	S44°36'40"W



PROJ #: 24-3769
DATE: 03/19/2025
DRAFTED BY: WAL
REVIEWED BY: RDK
F.B.: 24-3769

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING-
LANDSCAPE
OTHER

WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

FINAL PLAT OF
MONGEAU MEADOW FIRST ADDITION
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
1 OF 2
JOB NUMBER
24-3769

MONGEAU MEADOWS FIRST ADDITION

A PORTION OF TRACT 38 OF POST FALLS IRRIGATED TRACTS
LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF WILD HORSE INVESTMENTS, LLC FOR RECORDING IN THE
OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS _____ DAY OF _____, 20____,
AT _____, _____ M. IN BOOK _____ OF PLATS, PAGE(S) _____, AS INSTRUMENT
NUMBER _____.

FEE \$ _____

DEPUTY CLERK

JENNIFER LOCKE, KOOTENAI COUNTY CLERK

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO.

DATED THIS _____ DAY OF _____, 20____.

RONALD G. JACOBSON - MAYOR

SHANNON HOWARD - CLERK

CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF POST FALLS, CERTIFY THAT THIS PLAT IS IN
CONFORMANCE WITH THE CITY CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL AND IS HEREBY
APPROVED FOR RECORDING.

DATED THIS _____ DAY OF _____, 20____.

ROBERT S. PALUS, PE - CITY ENGINEER
IDAHO PE #10039

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND

DEDICATION HAVE BEEN PAID THROUGH _____, 20____.

DATED THIS _____ DAY OF _____, 20____.

KOOTENAI COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON
A REVIEWS BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING CITY OF POST FALLS
AND POST FALLS WATER DEPARTMENT AND THE QLPE'S 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 EXTENSION
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.

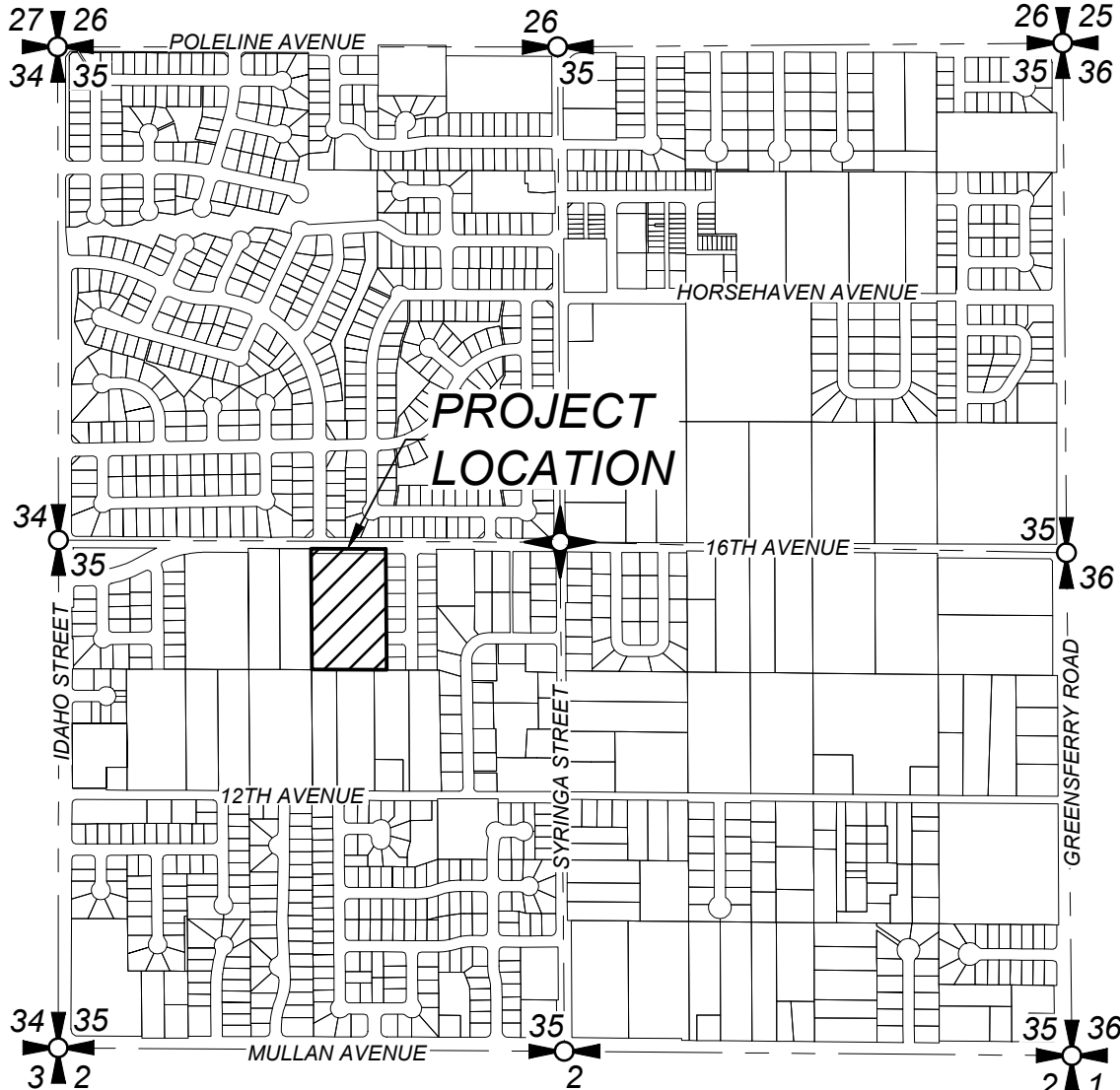
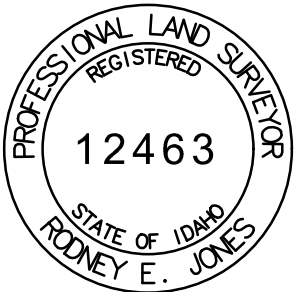
DATED THIS _____ DAY OF _____, 20____.

PANHANDLE HEALTH DISTRICT 1

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE
DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN
MET.

DATED THIS _____ DAY OF _____, 20____.



SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST

VICINITY MAP

SCALE 1" = 1000'

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF POST FALLS
SUBDIVISION ORDINANCE. THE REFERENCES AND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE
BOUNDARY LOCATION OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI
COUNTY TITLE COMPANY, INC. DATED FEBRUARY 21, 2025, COMMITMENT NUMBER KT-504342.

THE BOUNDARY WAS ESTABLISHED HOLDING THE WARRANTY DEED, WHICH REFERS TO TRACT 38 OF THE PLAT
OF POST FALLS IRRIGATED TRACTS. THE BOUNDARY OF TRACT 38 WAS DETERMINED BY HOLDING THE FOUND
CENTER QUARTER AND WEST QUARTER CORNERS OF SECTION 35 AS WELL AS THE FOUND SOUTH 1/16TH
CORNER AND THE FOUND CENTER-SOUTH 1/16TH CORNER OF SAID SECTION 35. THESE CORNERS WERE USED TO
DETERMINE THE CENTERLINE OF THE RIGHTS OF WAY, AND BECAUSE THERE ARE NO FOUND ORIGINAL PLAT
CORNERS, THE BOUNDARY OF TRACT 38 WAS DETERMINED BY PROPORTION USING THE DIMENSIONS OF THAT
BLOCK FOUND ON SAID PLAT. THIS IS CONSISTENT WITH REFERENCES (R-1), (R-2), (R-4), AND (P-3) SHOWN
HEREON. SEE THE PLAT OF MONGEAU MEADOWS FOR ADDITIONAL INFORMATION.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF FIELD TRAVERSING USING A TOPCON GT-1003
ROBOTIC TOTAL STATION AND TOPCON HIPER V GNSS BASE UNIT AND RTK ROVER UNIT

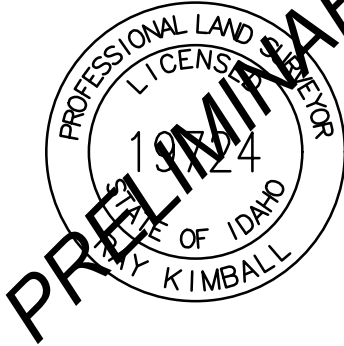
SURVEYOR'S CERTIFICATE

I, RAYMOND D. KIMBALL, PROFESSIONAL LAND SURVEYOR #19724 STATE OF IDAHO, DO HEREBY CERTIFY THAT
THE PLAT OF MONGEAU MEADOWS FIRST ADDITION IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND
DESCRIBED HEREON, UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED
THEREON, ARE IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL
INTERIOR CORNERS WILL BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF
THIS PLAT, IN ACCORDANCE WITH IDAHO CODE 50-1331 & 50-1303.

PRELIMINARY

RAYMOND D. KIMBALL

DATE



BOOK: _____ PAGE: _____

INSTRUMENT No. _____

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT WILD HORSE INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY,
DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN
AS MONGEAU MEADOWS FIRST ADDITION, BEING A PORTION OF TRACT 38 OF THE PLAT OF POST FALLS
IRRIGATED TRACTS, LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35 BEING A 2 INCH ALUMINUM CAP MARKED "PLS
12318" PER CP&F INSTRUMENT NUMBER 2558713000, RECORDS OF KOOTENAI COUNTY, IDAHO FROM WHICH THE
CENTER QUARTER BEARS SOUTH 89°46'01" EAST 2657.19 FEET, BEING A 2 INCH ALUMINUM CAP MARKED "PLS
9367" PER CP&F INSTRUMENT NUMBER 2056460000; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST
QUARTER SOUTH 89°46'01" EAST 1724.62 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°25'39" EAST 45.00
FEET TO THE SOUTH RIGHT-OF-WAY OF 16TH AVENUE BEING A 5/8 INCH REBAR WITH PINK PLASTIC CAP MARKED
"WCE PLS 19724" ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE WEST LINE OF THE PLAT OF MONGEAU MEADOWS RECORDED IN BOOK L OF PLATS, AT PAGE
815, RECORDS OF KOOTENAI COUNTY, IDAHO, SOUTH 00°25'39" EAST 614.52 FEET TO THE NORTH LINE OF TRACT
43 OF THE PLAT OF POST FALLS IRRIGATED TRACTS, RECORDED IN BOOK C OF PLATS, AT PAGES 78, 79, AND 80,
RECORDS OF KOOTENAI COUNTY, IDAHO, BEING A 5/8 INCH REBAR WITH PINK PLASTIC CAP MARKED "WCE PLS
19724";

THENCE ALONG THE NORTH LINE OF TRACT 43 OF SAID PLAT OF POST FALLS IRRIGATED TRACTS, NORTH
89°46'43" WEST 396.06 FEET TO THE COMMON CORNER OF TRACTS 38, 39, 42, AND 43 OF SAID PLAT OF POST
FALLS IRRIGATED TRACTS;

THENCE ALONG THE EAST LINE OF SAID TRACT 39, NORTH 00°25'29" WEST 614.60 FEET TO THE SOUTH
RIGHT-OF-WAY OF SAID 16TH AVENUE;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID 16TH AVENUE, SOUTH 89°46'01" EAST 396.03 FEET TO THE
TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 5.587 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS PROVIDED BY CITY OF POST FALLS;

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY CITY OF POST FALLS;

RIGHTS-OF-WAY AS SHOWN HEREON, AND KNOWN AS MCKELVY LANE AND HEALY AVENUE ARE HEREBY
DEDICATED TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS;

A 10 FOOT UTILITY, SIDEWALK AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ADJACENT TO ALL
DEDICATED RIGHTS-OF-WAY AS SHOWN, ARE HEREBY GRANTED TO THE PUBLIC IN THE NAME OF THE CITY
OF POST FALLS;

DIRECT VEHICULAR ACCESS TO/FROM RESIDENTIAL LOTS TO 16TH AVENUE IS PROHIBITED, EXCEPT FOR
LOT 1, BLOCK 4;

THE 20 FOOT EMERGENCY INGRESS/EGRESS EASEMENT ACROSS LOT 1, BLOCK 4, AS SHOWN HEREON, IS
DEDICATED TO THE PUBLIC IN THE NAME OF THE CITY OF POST FALLS FOR THE EMERGENCY PURPOSES IN
ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE CODE D107.1. THIS EASEMENT SHALL AUTOMATICALLY
EXTINGUISH UPON THE EXTENSION OF MCKELVY LANE OR HEALY AVENUE;

MAINTENANCE OF THE COMMON RIGHT-OF-WAY FRONTAGE ALONG 16TH AVENUE, INCLUDING ALL
LANDSCAPING, IRRIGATION AND REMOVAL OF SNOW FROM SIDEWALKS AND TRAILS SHALL BE THE
RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION;

THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND
EASEMENTS RECORDED AS: INSTRUMENT NUMBER 2939927000, RECORDS OF KOOTENAI COUNTY, IDAHO.

MICHAEL STEGMANN, MANAGER

DATE

WILD HORSE INVESTMENTS, LLC

NOTARY PUBLIC

STATE OF IDAHO _____)

COUNTY OF KOOTENAI _____)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ IN THE
YEAR 20____, BY MICHAEL STEGMANN, MANAGER OF WILD HORSE INVESTMENTS, LLC, A LIMITED LIABILITY
COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____

PROJ #:	24-3769	CIVIL
DATE:	03/19/2025	STRUCTURAL
DRAFTED BY:	WAL	☒ SURVEYING
REVIEWED BY:	RDK	TRAFFIC
F.B.:	24-3769	PLANNING-
		LANDSCAPE
		OTHER



WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

FINAL PLAT OF
MONGEAU MEADOW FIRST ADDITION
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
2 OF 2

JOB NUMBER
24-3769

**CITY OF POST FALLS
AGENDA REPORT
PUBLIC HEARINGS
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Jonathon Manley, Planning Manager

SUBJECT: Frontage Improvements Text Amendment (TA-25-1)

ITEM AND RECOMMENDED ACTION:

This item is a legislative public hearing on a request to amend the city's zoning code concerning frontage improvements. Staff requests that the City Council evaluate the testimony and evidence submitted during the public hearing process and approve the requested text amendment.

DISCUSSION:

Infill development involving accessory buildings within the City of Post Falls has historically been required to install frontage improvements and dedicate rights of way. In certain instances, City staff—on behalf of applicants—sought relief from these obligations by requesting waivers from the City Council. However, following a legal review, the city's legal department determined that this waiver process did not comply with city code. Consequently, many property owners with infill lots are now seeking alternatives to offset the financial burden of these improvements. In response, a code amendment is being proposed to establish specific exceptions to these requirements, with the goal of supporting continued infill development in a legally sound and economically feasible manner. The Planning Department is requesting to repeal and replace Post Falls Municipal Code Section 18.24.020, subsection F with the proposed ordinance (Exhibit S-1 in Staff Report).

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. CC Staff Report TA-25-1 Text Amendment
2. TA-25-1 Text Amendment Powerpoint
3. Exhibit PA-6 PFHD Comments_Text Amendment TA-25-1

**CITY OF POST FALLS
STAFF REPORT**

DATE: JUNE 25, 2025

TO: POST FALLS CITY COUNCIL

FROM: JON MANLEY, PLANNING MANAGER, 208-457-3344, jmanley@postfalls.gov

SUBJECT: STAFF REPORT FOR THE JULY 15, 2025 P&Z MEETING
TITLE 18 HOUSEKEEPING TEXT AMENDMENT

FILE NUMBER/NAME: TA-25-1 / TITLE 18 TEXT AMENDMENT

APPLICANT: City of Post Falls Planning Division

REQUESTED ACTION: The Planning Division is seeking amendments to Title 18 Post Falls Municipal Code (PFMC) for the following:

Establish parameters where upon certain developments, frontage improvements and right-of-way dedications would not be required providing that remaining sections of Post Falls City Code would be adhered to.

Historically, infill development of accessory buildings would trigger frontage improvements and right-of-way (ROW) dedications where City Staff at times would bring a frontage waiver request to City Council; thus, allowing for the construction of said structure without ROW improvements. Under advisement from the City's legal department, it was deemed that this process was not supported and could no longer be utilized. Since this determination there are a number of properties desiring an accessory building within infill lots in Post Falls with no adjoining improvements and are awaiting a process to avoid the cost burden of these improvements. This proposed code update addresses this concern and should assist facilitating additional infill development. The following represents the draft exceptions:

Dedication and frontage improvements are not required in the following circumstances:

1. For temporary or seasonal uses.
2. For residential accessory structures on lots that:
 - a. Are not located in a SmartCode Zone,
 - b. Do not front a collector or arterial roadway, and
 - c. Are smaller in square footage than the primary residence.
3. For infill development on pre-existing platted City lots creating up to three (3) additional cottage or tiny home housing units, through plat or site plan review, provided that:
 - a. The lots are not located in a SmartCode Zone, and
 - b. The lots do not front a collector or arterial roadway.

PROPOSED CHANGES: Exhibit S-1 (Draft Ordinance), see Section 1 that details the code sections that is being repealed and replaced. The proposed language is cited within this Section 1.

OTHER AGENCY RESPONSE & RECEIVED WRITTEN COMMENTS:

Agencies Notified:

Bonneville Power Administration	City Link	Post Falls Area Chamber
Post Falls Post Office	Post Falls Parks & Rec	PF Police Department
Post Falls School District	Post Falls Highway District	Utilities (W/WW)
Kootenai Electric	Kootenai County Fire	Department of Environmental Quality
Ross Point Water	East Greenacres Irr. District	Urban Renewal Agency
Idaho Department of Lands	Idaho Transportation Department	Panhandle Health District
KMPO	Kootenai County Planning	Yellowstone Pipeline Co.
Phillips 66 Pipeline Co. (Conoco)	NW Pipeline Corp.	BNSF
TC Energy (TransCanada GTN)	Avista Corp. (WWP-3)	TDS Telecom
Ziply Fiber	Spectrum	Coeur d'Alene Garbage
Coeur d'Alene Press		

MOTION OPTIONS: The Planning Commission must provide a recommendation pertaining to the requested amendment to City Council, of which at a later date, an additional Public Hearing will be heard by City Council. Should the Commission need additional information or wish to hear additional testimony, it may wish to move to continue the public hearing to a later 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 later date certain.

ATTACHMENTS:

Staff Submittals:

Exhibit S-1 Draft Title 18 Ordinance

ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPEAL AND ADOPTION OF POST FALLS MUNICIPAL CODE SECTION 18.24.020.F TO PROVIDE RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT REQUIREMENTS, STANDARDS AND EXCEPTIONS; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW

WHEREAS, the Mayor and City Council find that it is in the city's best interest to amend City Code to provide standards for right-of-way dedication and frontage improvement requirements, standards and exceptions; and

WHEREAS, after public hearing on the hereinafter provided, and after recommendation of the Planning and Zoning Commission, it is deemed by the Mayor and City Council to be in the best interests of the citizens of the City of Post Falls that the following be adopted.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Post Falls as follows:

SECTION 1. That Post Falls Municipal Code Section 18.24.020.F is repealed and replaced as follows:

18.24.020: GENERAL STANDARDS:

F. Street Right-Of-Way Dedication and Frontage Improvements.

1. Applicability. Dedication of additional street rights-of-way, easements and the construction of frontage improvements are required in the following cases:

a. When establishing any use other than a temporary use.

b. When constructing or expanding a use on a lot by creating a new land use or expanding an existing use by twenty-five (25%) or more in floor area.

c. For primary residential structures with less than 850 sq. ft. of living area, rights-of-way and frontage improvements are required when expanding by thirty-five percent (35%) or more in floor area.

2. Requirements. Frontage improvements shall be to the centerline of existing fully developed roadways, or to centerline, plus ten feet (10') for undeveloped roadways, including transitions on both ends of the developing property, as determined by the City Engineer. For corner lots or lots with multiple frontages, only improvements on the collector or arterial frontage are required. Right-of-way dedication must align with the transportation element of the comprehensive plan, the transportation master plan, or other requirements specified by the City Engineer through site plan review or other applicable procedures. Private streets and associated streetlights may be permitted at the City's discretion but must adhere to City street and illumination standards.

3. Exceptions. Dedication and frontage improvements are not required in the following circumstances:

- a. For temporary or seasonal uses.
- b. For residential accessory structures on lots that:
 - 1. Are not located in a SmartCode Zone,
 - 2. Do not front a collector or arterial roadway, and
 - 3. Are smaller in square footage than the primary residence.
- c. For infill development on pre-existing platted City lots creating up to three (3) additional cottage or tiny home housing units, through plat or site plan review, provided that:
 - 1. The lots are not located in a SmartCode Zone, and
 - 2. The lots do not front a collector or arterial roadway.

SECTION 2. All provisions of the current Post Falls Municipal Code or ordinances of the City of Post Falls and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Neither the adoption of this ordinance nor the repeal of any ordinance shall, in any manner, affect the prosecution for violation of such ordinance committed prior to the effective date of this ordinance or be construed as a waiver of any license or penalty due under any such ordinance or in any manner affect the validity of any action heretofore taken by the City of

Post Falls City Council or the validity of any such action to be taken upon matters pending before the City Council on the effective date of this ordinance.

SECTION 4. The city clerk shall cause the Post Falls Municipal Code to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

SECTION 5. The city attorney may correct scrivener's errors in this ordinance by filing a corrected copy with the city clerk.

SECTION 6. The provisions of this ordinance are severable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this ordinance would have been adopted if such illegal, invalid, or unconstitutional provision, clause sentence, subsection, word, or part had not been included therein, and if such person or circumstance to which the ordinance or part thereof is held inapplicable had been specifically exempt therefrom.

SECTION 7. After its passage and adoption, a summary of this Ordinance, under the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Post Falls, and upon such publication shall be in full force and effect.

Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Post Falls at a regular session of the City Council on May ____ 2025.

APPROVED, ADOPTED and SIGNED this day of May, 2025.

Ronald G. Jacobson, Mayor

ATTEST:

Shannon Howard, City Clerk

DRAFT

SUMMARY OF POST FALLS ORDINANCE NO. [Category]

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE REPEAL AND ADOPTION OF POST FALLS MUNICIPAL CODE SECTION 18.24.020.F TO PROVIDE RIGHT OF WAY DEDICATION AND FRONTAGE IMPROVEMENT REQUIREMENTS, STANDARDS AND EXCEPTIONS; PROVIDING THAT REMAINING SECTIONS OF POST FALLS CITY CODE SHALL REMAIN IN EFFECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW

The City of Post Falls, Kootenai County Idaho hereby gives notice of the adoption of Post Falls Ordinance No. [Category], which repeals and adopts City Code to provide for exceptions to requirements of right-of-way dedications and frontage improvements; providing repeal of conflicting ordinances and providing severability. The ordinance is effective upon publication of this summary. The full text of Ordinance No. [Category] is available at Post Falls City Hall, 408 Spokane Street, Post Falls, ID 83854 in the office of the City Clerk. Dated this ____ day of May, 2025.

/s/

Shannon Howard, City Clerk

STATEMENT OF LEGAL ADVISOR

I, Field K. Herrington, the legal advisor for the City of Post Falls, I have examined the attached summary of Ordinance No. [Category], which repeals and adopts City Code to provide for exceptions to requirements of right-of-way dedications and frontage improvements, and find it to be a true and complete summary of said ordinance and provides adequate notice of the contents to the public.

Dated this ____ day of May, 2025.

Field K. Herrington, City Attorney

Post Falls Municipal Code Title 18 Housekeeping Amendment

File No. TA-25-1

APPLICANT: Post Falls Planning Division

REQUESTED ACTION:

Review and approve the requested amendments to the Title 18 as recommended for approval by the Planning and Zoning Commission on 6/10/25

~~Street *Right-of-Way* Dedication and *Frontage Improvements*. Dedication of necessary additional street *Rights-of-Way*, easements and construction of *Frontage Improvements* is required at the time of establishment of other than a temporary use, any construction on a *Lot* to establish a new land *Use* or expansion of an existing *Use* by twenty-five (25) percent or more in *Floor Area*. *Frontage Improvements* shall be to centerline of existing fully developed roadways, or to centerline, plus ten (10) feet for nondeveloped roadways, including transitions on each end of the developing property, as determined by the city engineer. *Right-of-Way* dedication shall conform to the transportation element of the *Comprehensive Plan*, the transportation master plan, or as otherwise required by the city engineer pursuant to *Site* plan review or other ordinance specified procedures. Private streets and associated streetlights may be allowed, as determined by the city, and shall meet city street and illumination standards.~~

CURRENT LANGUAGE 18.24.020, Subsection F



Right-of-Way (ROW) Dedication & Frontage Improvements are required when:

- Establishing a non-temporary use.
- Constructing on a lot to establish a new use.
- Expanding an existing use by 25% or more in floor area.

CURRENT LANGUAGE 18.24.020, Subsection F



- Infill development of accessory buildings in Post Falls previously required frontage improvements and right-of-way (ROW) dedications.
- City staff occasionally requested waivers from City Council to bypass these requirements.
- The City's legal department determined this waiver process is not legally supported and must be discontinued.
- Many property owners with infill lots are now seeking alternatives to avoid the cost of these improvements.
- A proposed code update aims to address this issue and support more infill development by creating specific exceptions.

WHY BRING THIS FORWARD



- Post Early 90's, approximately 8000 people, most of Post Falls meets a more modern standard, therefore not triggering improvements
- Older Lot and Block Neighborhoods with alleys access do not.
- Existing code prevents investments into property.
 - May assist preventing blight
 - May increase addition units closer to community services
 - May assist keeping neighborhoods reflecting community pride

WHY BRING THIS FORWARD



Harmony Place Platted 1995



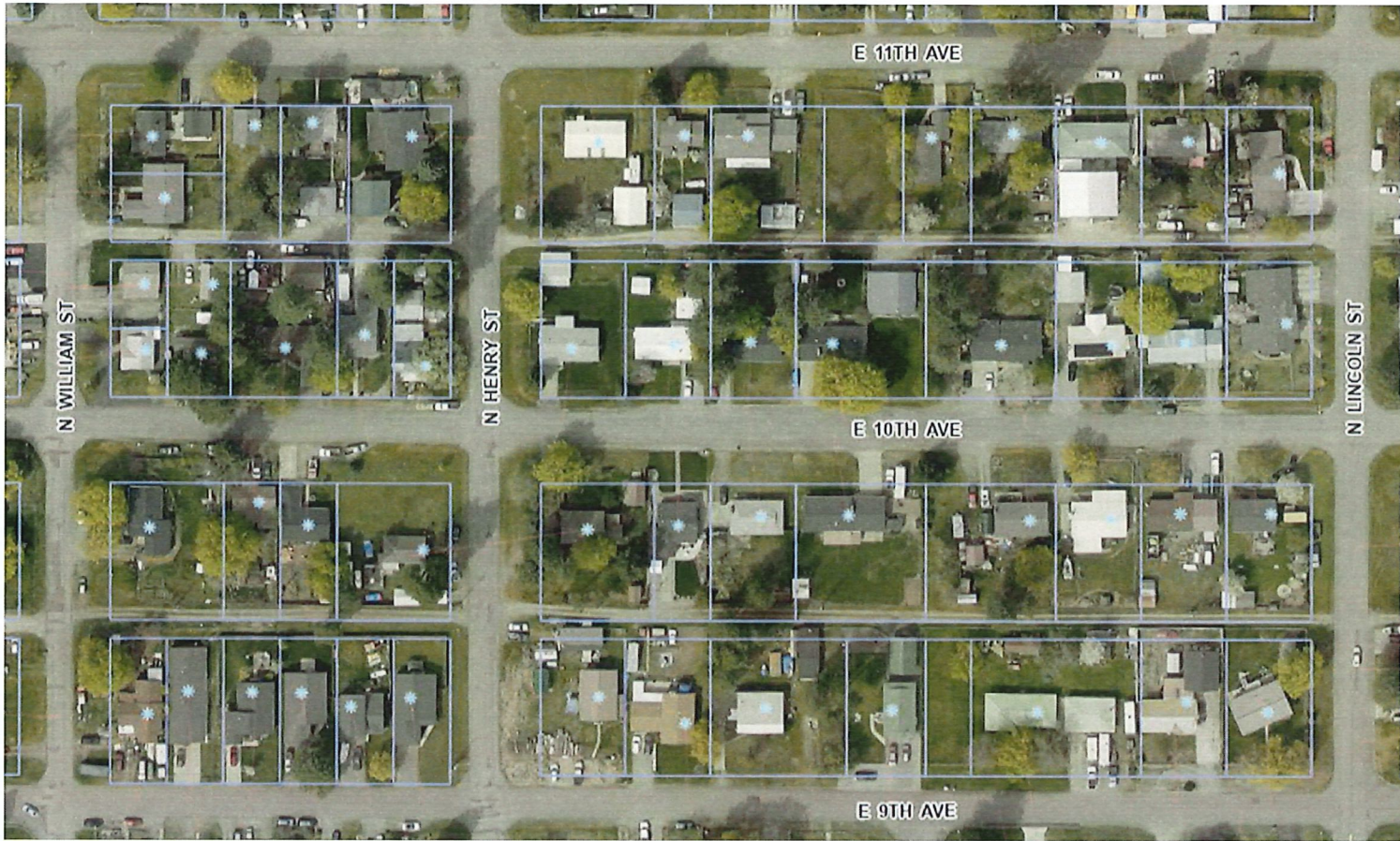
WHY BRING THIS FORWARD





WHY BRING THIS FORWARD





WHY BRING THIS FORWARD

Establish parameters where upon certain developments, frontage improvements and right-of-way dedications would not be required providing that remaining sections of Post Falls City Code would be adhered to.

PROPOSED CHANGES/GOAL



Right-of-Way (ROW) Dedication & Frontage Improvements are required when:

- Establishing a non-temporary use.
- Expanding an existing use by 25% or more in floor area.
- For residential units under **850 sq. ft.**, when expanding by **35%+.**

Exceptions (Not required):

- Temporary or seasonal uses.
- Residential accessory structures (not in SmartCode Zones, not on arterial/collector roads, smaller than main house).
- Infill development adding up to 3 cottage/tiny homes on pre-platted lots (not in SmartCode Zones or fronting arterial/collector).

Note: Does not apply to non-residential

Kootenai County Fire
PF Highway District
PF School District
Avista (WWP-3)
Dept. of Environmental Quality
Conoco Inc. (Pipeline company)
Yellowstone (Pipeline company)
TransCanada GTN
PF Parks & Rec
Kootenai Electric
Ross Point Water
TDS

Verizon
Idaho Department of Lands
Panhandle Health
NW Pipeline Corp.
PF Post Office
East Greenacres Irrigation District
Time Warner Cable
PF Police Department
Utilities
Urban Renewal Agency
Kootenai County Planning
KMPO

AGENCIES NOTIFIED



- | | |
|---------------|---|
| Exhibit PA-1: | Post Falls School District – Remains Neutral |
| Exhibit PA-2: | Kootenai County Fire & Rescue – Reserves
to coordinate at time of permitting |
| Exhibit PA-3: | Department of Environmental Quality – has
no environmental impacts |
| Exhibit PA-4: | Kootenai County Community Development–
no comment |
| Exhibit PA-5: | Idaho Transportation Department – no comment |

P&Z AGENCIES COMMENT



Nancy Thurwachter

From: Jonie Anderson <Jonie@postfallshd.com>
Sent: Wednesday, July 2, 2025 8:08 AM
To: Nancy Thurwachter
Subject: RE: Correction - Notice to Jurisdictions Text Amendment Title 18 & 18A File No TA-25-1 File No TA-25-1

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 no comments.

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



From: 'Nancy Thurwachter' via Contact Us <contactus@postfallshd.com>
Sent: Thursday, June 26, 2025 4:08 PM
To: Ali Marenau <AMarienu@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>; cingle@kcgov.us; Chris Way <cway@kootenaifire.com>; Christina Petit <christina@postfallschamber.com>; Christine Harmon <christine.harmon@deq.idaho.gov>; cschneider@kec.com <cschneider@kec.com>; 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 <deqcomments@deq.idaho.gov>; Devin Weeks <dweeks@cdapress.com>; Gina Dillman <gdillman@republicservices.com>; Glen Miles <Gmiles@kmpo.net>; Gregory Ashley <gregory.Ashley@williams.com>; 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>; 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>; Leo Martinez <leo.martinez@p66.com>; Lori Cogley <lcogley@kec.com>; Lynn Sandsor <lynn.sandsor@aecom.com>; Mark Brantl <mbrantl@postfallspolice.gov>; Mike Patton <Michael.m.patton@p66.com>; Owens, Dylan <Dylan.Owens@tdstelecom.com>; Panhandle Health General <ehapplications@phd1.idaho.gov>; Patricia M. Corrigan <pcorrigan@hbkengineering.com>; PFPD Admin <admin@postfallspolice.gov>; 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>; Scott Morton <smorton@republicservices.com>; Tom Kearns <tkearns@idl.idaho.gov>; Tom Murn <Tom.Murn@Ziply.com>; URA <postfallsura@gmail.com>
Cc: Andrew Millar <amillar@postfalls.gov>; Bobby Wilhelm <bobby@bobbywilhelm.com>; Christopher Gabbert <cgabbert@postfalls.gov>; Chris Schreiber <chris.schreiber@khco.com>; Dave Fair <dfair@postfalls.gov>; Field Herrington <fherrington@postfalls.gov>; James Steffensen <James.steffensen@yahoo.com>; Jason Faulkner

CITY OF POST FALLS
AGENDA REPORT
UNFINISHED BUSINESS/RETURNING ORDINANCES AND RESOLUTIONS
MEETING DATE: 7/15/2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Andrew Arbini, Projects Division Manager

SUBJECT: Spokane Street and Poleline Avenue Roundabout Rehabilitation

ITEM AND RECOMMENDED ACTION:

Staff requests City Council approval of the award of the contract for the Spokane Street and Poleline Roundabout Rehabilitation project to Interstate Concrete and Asphalt. Approval of this item will authorize the the Notice of Award and execution of contract documents.

DISCUSSION:

City Staff, with support from Welch Comer Engineers, solicited informal bids from four contractors for the construction of the Spokane and Poleline roundabout. Two bids were received on June 27, 2025. Informal bidding for Public Works Construction is allowed under Idaho Code for public works projects less than \$250,000 in value. Interstate Concrete and Asphalt submitted the low bid of \$167,080.75. The engineer's estimate for construction was \$179,305. Following a review of the bids by Welch Comer Engineers and the City's Legal Division, City staff recommends awarding the construction contract to Interstate Concrete and Asphalt as the lowest, responsive bidder.

In early 2025, the City's Streets Division evaluated the Spokane Street and Poleline Avenue roundabout for potential pavement rehabilitation. Rather than simply removing and replacing the asphalt, it was determined that it would be necessary to repair the base rock under the asphalt in the roundabout as well. Due to the impact on the public during construction and the extent of the traffic control needed, city staff recommended this work be performed by a contractor.

This project is budgeted and funded through the annual budget for Streets Reconstruction and the Spokane Street Rehabilitation project, which is primarily funded through the Strategic Initiatives Grant. It is anticipated that any balance of grant funding remaining from the completion of the Spokane Street Rehabilitation project will be applied to the roundabout rehabilitation project.

The contractor will select a date to begin construction, with a start date no later than September 2, 2025. A two-week closure of the roundabout is expected while crews complete the rehabilitation work. Traffic and pedestrian detours will be provided. Following the repaving operations, the contractor will return prior to final completion and apply the roadway striping.

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

April 1, 2025 – Contract Amendment with Welch Comer Engineers

APPROVED OR DIRECTION GIVEN:

Items were reviewed and approved as applicable.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

City Council approval authorizes the Mayor to sign the Notice of Award with Interstate Concrete and

Asphalt in the amount of \$167,080.75 and authorizes a 10% contingency of \$16,708 for potential change orders for unforeseen conditions and/or changes that would benefit the City of Post Falls transportation system. Contract changes utilizing contingency funds will require authorization of the Public Works Director or his designee. City Council approval is for the requested amount of \$183,788.75. Any remaining Strategic Initiatives Grant funds will be applied to this project. Any balance of project costs for the Spokane and Poleline roundabout project will be funded from the annual Streets Reconstruction budget.

BUDGET CODE:

001-431.1811.95040 (Spokane Street Reconstruction) and 001-431.0000.68180 (Street Reconstruction)

ATTACHMENTS:

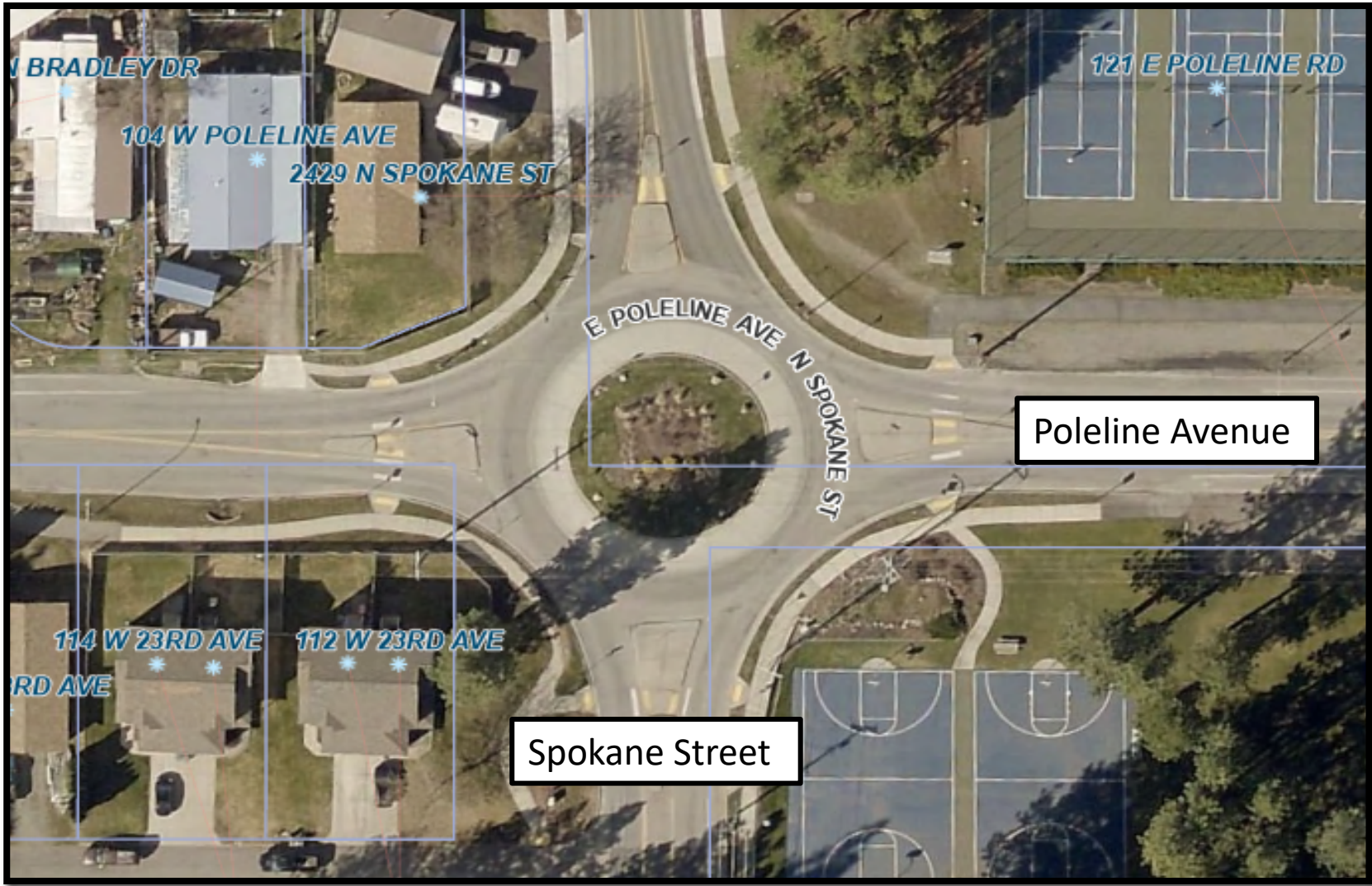
1. 071525 PPT - Spokane and Poleline
2. Welch Comer Notice of Award
3. 2025.07.07 Legal Bid Review

Spokane St. and Poleline Ave. Roundabout Rehabilitation

Andrew Arbini
Projects Division Manager, Public Works
July 15, 2025



Spokane Street and Poleline Avenue Roundabout



Background

- Originally designed and constructed circa 2009
- Repair was budgeted as a Streets Division annual maintenance project
- Recent patching efforts indicate more extensive repair is necessary. Rehabilitation includes sub-grade and base rock improvements
- Resource availability, scope of work and minimizing disruptions to traffic

Existing Condition



Bid Results

Informal bidding, Idaho Code 67-2805 for Public Works Construction <\$250,000

Bid Opening June 27, 2025

CONTRACTOR	BASE BID
Interstate Concrete & Asphalt	\$ 167,080.75
Big Sky ID Corp	\$ 329,323.00

*Engineer's Estimate: \$179,305

Financial Summary

Contract Award to Interstate Concrete and Asphalt	\$167,080.75
Contract Contingency (10%)	<u>\$ 16,708.00</u>
Total Request	\$183,788.75

Budgeted and funded through:

- Street Reconstruction 001-431.0000.68130
- Spokane Street Reconstruction 001-431.1811.95040

*Any remaining grant funds will be applied to offset project costs

Next Steps

- Contractor will select a date to commence construction (No later than September 2, 2025)
- Requires closure of intersection. Approximately two weeks in duration
- Detours around the intersection will be in-place

Questions



June 30, 2025

Andrew Arbin
City of Post Falls
408 N Spokane Street
Post Falls, ID 83854

Re: Spokane Street and Poleline Avenue Roundabout Rehabilitation

Dear Andrew:

Enclosed please find the bid summary, bid tabulation and review checklist for the bids which were received via email for the Spokane Street and Poleline Avenue Roundabout Rehabilitation Project. We have reviewed the bid packages received and they all seem to be responsive.

Welch Comer & Associates recommends awarding Base Bid, in the amount of \$167,080.75, to the low bidder, Interstate Concrete & Asphalt. Should the Council concur with our recommendation, please sign, but do not date, the attached Notice of Award, and return to our office for immediate processing.

Should you have any questions, please contact our office.

Sincerely,
Welch Comer Engineers



Jack Griffing, P.E.
Design Engineer

JRG/lmt

Enclosures

CITY OF POST FALLS
SPOKANE STREET AND POLELINE AVENUE ROUNDABOUT REHABILITATION
BID SUMMARY*
Bid Opening June 27, 2025 at 2:00 pm

CONTRACTOR	BASE BID
Interstate Concrete & Asphalt	\$ 167,080.75
Big Sky ID Corp	\$ 329,323.00

* PLEASE NOTE THAT THIS IS FOR INFORMATION USE ONLY. THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS PURSUANT TO THE CONTRACT DOCUMENTS.

CITY OF POST FALLS
SPOKANE STREET AND POLELINE AVENUE ROUNDABOUT REHABILITATION
BID TABULATION
Bid Opening: Friday, June 27, 2025 at 2:00 pm

Pay Item	Description	Pay Unit	Estimated Quantity	Engineer's Estimate		Interstate Concrete & Asphalt		Big Sky ID Corp	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
201.4.1.D.1	Removal of Existing Asphalt	SY	1802	\$ 13.50	\$ 24,327.00	\$ 5.85	\$ 10,541.70	\$ 3.50	\$ 6,307.00
202.4.1.C.1	Excavation	SY	1892	\$ 21.60	\$ 40,867.20	\$ 9.65	\$ 18,257.80	\$ 28.00	\$ 52,976.00
202.4.9.A.1	Geotechnical & Materials Testing	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 13,500.00	\$ 13,500.00
706.4.1.A.3	Standard 6 Inch Vertical Curb & Gutter	LF	99	\$ 50.00	\$ 4,950.00	\$ 84.00	\$ 8,316.00	\$ 355.00	\$ 35,145.00
706.4.1.E.1	Concrete Sidewalks, Thickness 4"	SF	615	\$ 10.00	\$ 6,150.00	\$ 17.00	\$ 10,455.00	\$ 62.00	\$ 38,130.00
706.4.1.H.1	Pedestrian Ramp w/Detectable Warning Domes,	SF	325	\$ 12.00	\$ 3,900.00	\$ 47.65	\$ 15,486.25	\$ 115.00	\$ 37,375.00
802.4.1.B.1	Crushed Aggregate for Base Type 3/4" Minus	TON	650	\$ 15.00	\$ 9,750.00	\$ 23.85	\$ 15,502.50	\$ 39.00	\$ 25,350.00
810.4.1.A.1	Superpave HMA, Class SP-3, 1/2" Aggregate	TON	410	\$ 100.00	\$ 41,000.00	\$ 114.50	\$ 46,945.00	\$ 146.00	\$ 59,860.00
1001.4.1.A.1	Sediment Control	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 627.90	\$ 627.90	\$ 3,750.00	\$ 3,750.00
1103.4.1.A.1	Construction Traffic Control	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 7,187.50	\$ 7,187.50	\$ 12,965.00	\$ 12,965.00
1104.4.1.A.1	Permanent Striping - Paint	LF	884	\$ 1.20	\$ 1,060.80	\$ 2.25	\$ 1,989.00	\$ 2.50	\$ 2,210.00
1104.4.1.B.1	Permanent Striping - MMA	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,043.00	\$ 10,043.00	\$ 11,413.00	\$ 11,413.00
2010.4.1.A.1	Mobilization	LS	1	\$ 16,000.00	\$ 16,000.00	\$ 17,000.00	\$ 17,000.00	\$ 29,500.00	\$ 29,500.00
2030.4.1.D.1	Miscellaneous Utility, Adjust to Grade	EA	2	\$ 400.00	\$ 800.00	\$ 614.55	\$ 1,229.10	\$ 421.00	\$ 842.00
TOTAL CONSTRUCTION COST				\$	179,305.00	\$	167,080.75	\$	329,323.00

BID REVIEW CHECKLIST PRIOR TO RECOMMENDATION

OWNER: CITY OF POST FALLS
PROJECT: SPOKANE STREET AND POLELINE AVENUE ROUNDABOUT REHABILITATION
Open Date: June 27, 2025 at 2:00 pm

CONTRACTOR	Interstate Concrete & Asph	Big Sky ID Corp
BID AMOUNT (Basis of Bid Award)		
PUBLIC WORKS LICENSE NO.	PWC-C-12090	002207
License Limit (See List)	Unlimited	Unlimited
License Confirmed with the License Board at www.dbs.idaho.gov	Yes	Yes
BID PACKAGE		
Are all forms filled out completely and correctly?		
ALL ADDENDA ACKNOWLEDGED?	Yes	Yes
BID PROPOSAL FORM	Yes	Yes
BID SCHEDULE	Yes	Yes
NON-COLLUSION AFFIDAVIT	Yes	Yes
AFFIDAVIT OF PAYMENT OR SECUREMENT OF ALL TAXES	Yes	Yes
CONTRACTOR FOR PUBLIC WORKS TO PAY OR SECURE ALL TAXES	Yes	Yes
ANTI-DISCRIMINATION AFFIDAVIT	Yes	Yes

NOTICE OF AWARD

Date of Issuance:

Owner: **City of Post Falls**

Owner's Project No.:

Engineer: **Welch Comer Engineers**

Engineer's Project No.: **41354.11**

Project: **Spokane Street and Poleline Avenue Roundabout Rehabilitation**

Contract Name:

Bidder: **Interstate Concrete & Asphalt**

Bidder's Address: **8849 W. Wyoming Avenue, Rathdrum, ID 83858**

You are notified that Owner has accepted your Bid dated **June 27, 2025** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

The work shall include: Removal and replacement of approximately 1720 SY of base rock and pavement in the roundabout at Poleline Ave and Spokane St, including traffic control, pedestrian ramps, and other work.

The Contract Price of the awarded Contract is **\$167,080.75**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

One (1) unexecuted counterpart of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner one (1) counterpart of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **City of Post Falls**

By *(signature)*: _____

Name *(printed)*: Ronald G. Jacobson

Title: Mayor

Copy: Engineer



Legal Services
Phone: (208) 773-0215
Fax: (208) 773-0214

Memorandum of Legal Counsel

To: Andrew Arbin
From: Chris Gabbert, Deputy City Attorney
Date: July 7, 2025
Re: June 27, 2025, Bid Opening – Spokane and Poleline Roundabout Rehabilitation

My review and analysis are based purely on the legal aspects of the informal bids received as authorized by the Idaho purchasing statutes, particularly Idaho Code § 67-2805(1). The City received copies of two (2) bids at or about 2:00 p.m. on June 27, 2025.

The bids consisted of the following:

- Interstate Concrete & Asphalt \$167,080.75
- Big Sky ID Corp: \$329,323.00

After evaluating the bids, I conclude that the Interstate Concrete & Asphalt submission is the lowest responsive and responsible bid. My review of Interstate's bid leads me to conclude that they are the lowest responsive bidder. If the City intends to award the bid, then the bid should be awarded to Interstate. My conclusion is based on the following information:

1. I have reviewed the Bid Summary and bid submittals from the design engineer consultants. It appears that the submittal by Interstate was timely.
2. The submittal was provided on the required form and with the required attachments:
 - a. Completed proposal;
 - b. Bidder information;
 - c. Executed Non-Collusion Affidavit;
 - d. Executed Anti-Discrimination Affidavit;
 - e. Executed Affidavit for Payment of Taxes; and
 - f. The attestations were properly executed.
3. I researched the Public Works License of Interstate to confirm the validity of the license, the level of the license, and the approved types of work. Interstate is a licensed Public Works Contractor with a "Class Unlimited" License No. 12090. According to Idaho Code § 54-1904, a Class "Unlimited" license is issued for any contractor whose qualifications, ability, and responsibility to execute contracts for public works involving an estimated cost of more than five million dollars (\$5,000,000).

Based on my review, Interstate Concrete & Asphalt complies with Idaho Law and the City of Post Falls Procurement standards and is the lowest responsive bidder at \$167,080.75

I did not review the plans' details or specifications or see any proposed alternates or modifications. I will defer to you on the technical aspects of the bid as I lack the requisite knowledge and skills to muse on the technical aspects.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Chris Gabbert".

Christopher Gabbert
Deputy City Attorney

2025 Prosecution Update

Casey Drews
City Prosecutor
June 17, 2025

Presentation Outline

- Prosecution Highlight
- Specialty Courts
- Quarterly Trends
- Prosecution Numbers by Jurisdiction



Prosecution Highlight

- Assisted ISP and PFPD in obtaining search warrants for massage parlors suspected of prostitution and human trafficking: Falls River Spa (executed Thurs, 4/10) and Asia 1 (executed Wed 5/14).
- These warrants resulted in the confiscation of evidence consistent with prostitution activity and potential trafficking.
- The execution of these warrants also served to cause the business to shut down.



Specialty Courts

- Four recent graduations from the Kootenai County DV court. This is an evidence-based program which is statistically established to reduce recidivism at higher rates than more conventional legal approaches.
- Post Falls assisted with the start-up of new Veteran's Court program. Designed to deal with the unique issues of this county's Veterans and provide assistance, structure, and mentoring for those Veteran's struggling with criminal and other issues in their lives.
- Post Falls continues its long-standing participation in the successful DUI Court program. The recidivism rate of graduates of the program over the last 3 years is only 2%, far lower than defendants with similar charges not involved in the program.

Quarterly Trends

- Upward Trend in Post Falls Numbers
 - 1st Quarter : 211
 - 2nd Quarter: 231
 - 3rd Quarter: 166 (first two months)
249 total (projected out for full quarter)

Hayden Numbers

2nd Quarter (Jan-Mar 2025)

Total	120
DUI/Drugs	49
Infractions	47
DWP/Traffic	12
DB/Battery/Injury Child	7
Theft	4
Code Violation	1
NCO/Resist/Inj Prop	0
DTP/Child Custody	0

Beginning of 3rd Quarter (April-May 31 2025)

Total	73
DUI/Drugs	13
Infractions	32
DWP/Traffic	8
DB/Battery/Injury Child	11
Theft	1
Code Violation	0
NCO/Resist/Inj Prop	8
DTP/Child Custody	0

Rathdrum Numbers

2nd Quarter (Jan-Mar 2025)

Total	59 (includes 2 pending)
DUI/Drugs	33
Infractions	13
DWP/Traffic	4
DB/Battery/Injury Child	5
Theft	1
Code Violation	0
NCO/Resist/Inj Prop	0
DTP/Child Custody	1

Beginning of 3rd Quarter (April-May 31 2025)

Total	52
DUI/Drugs	29
Infractions	14
DWP/Traffic	5
DB/Battery/Injury Child	2
Theft	0
Code Violation	0
NCO/Resist/Inj Prop	2
DTP/Child Custody	0

Post Falls Numbers

2nd Quarter (Jan-Mar 2025)

Total	231
DUI/Drugs	83
Infractions	65
DWP/Traffic	23
DB/Battery/Injury Child	16
Theft	17
Code Violation	4
NCO/Resist/Inj Prop	13
DTP/Child Custody	7
Misc	3

3rd Quarter (April - June)

Total	255
DUI/Drugs	99
Infractions	71
DWP/Traffic	22
DB/Battery/Injury Child	15
Theft	12
Code Violation	5
NCO/Resist/Inj Prop	12
DTP/Child Custody	4
Misc	15



Questions?

**CITY OF POST FALLS
AGENDA REPORT
ADMINISTRATIVE / STAFF REPORTS
MEETING DATE: 7/15/2025**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Robert Seale, Community Development Director

SUBJECT: Community Development -- Miscellaneous Project Updates

ITEM AND RECOMMENDED ACTION:

This presentation is intended as an update on Council requests or topics previously discussed. No direction is currently required.

DISCUSSION:

Limited Commercial in Residential Zones

- July 2, 2024, Councilor Westland Request
 - Steppingstone for entrepreneurs
 - Limited commercial uses in residential zones
 - Options along higher traffic roadways
 - Special Use Permit in R-1 zones
- January 13, 2025, Community Dev. Staff met with Westland to discuss
 - Home occupations: major/minor
 - Rezones
 - Admin exceptions

Next Steps: Address idea during Comp Plan process

Deferring Impact Fees

- August 13, 2024, presentation to P&Z
- September 3, 2024, presentation at City Council meeting under new business item.
- December 3, 2024, workshop with Mayor/Council.

Next Steps: Bring back to council during Impact Fee update this Fall/Winter

Removing Residential from Commercial Zones

- August 3, 2024, Councilor Steigleder request to limit MF, Tiny Homes and Cottage Homes in CCS.
 - Idea discussed internally among staff.
- April 2025, Councilor Westland requests action to remove standalone MF from CCS/LC zones.
- May 5, 2025, Admin and CD met to discuss path forward.
- May 13, 2025, email sent to Councilors requesting dates for special workshop.

Next Steps: Still need input on dates to meet for a special workshop

ITEM / PROJECT PREVIOUSLY REVIEWED BY COUNCIL ON:

July 2, 2024, Councilor Westland request for Limited Commercial in Residential Zones

September 3, 2024, Council agenda item to discuss Deferred Impact Fees
December 3, 2024, Council workshop to discuss Deferred Impact Fees
August 3, 2024, Councilor Steigleder request for limiting MF, Cottage and Tiny homes in CCS zones.
April 15, 2024, Councilor Westland requests action to remove standalone MF from CCS/LC zones

APPROVED OR DIRECTION GIVEN:

Research and bring items back to council for further discussion.

FISCAL IMPACT OR OTHER SOURCE OF FUNDING:

No financial impact at this time.

BUDGET CODE:

n/a

ATTACHMENTS:

1. Presentation Misc Council Requests or discussed items



Community Development Miscellaneous Updates

Bob Seale
Community Development Director
July 15, 2025

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