



**CITY COUNCIL
MEETING MINUTES**

**December 2, 2025
6:00 PM**

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

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
Steigleder, Plew, Ziegler, Westlund, Davis - Present
Malloy - Excused

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

Don't miss Winterfest this Friday here at City Hall Plaza. The campus will be alive with holiday festivities for all ages, starting with the Plaza Market at 4pm featuring local artisans, seasonal treats and unique gifts. The evening will include the lighting of the Community Christmas Tree, performances by the Post Falls elementary school choirs, strolling carolers, crafts, treats from Mrs. Claus' Kitchen and a visit with Santa in his workshop. Bring your family and friends to celebrate the season.

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.

None

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.

None

1. CONSENT CALENDAR

The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar

in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval.

December 2, 2025

ACTION ITEMS:

- a. Minutes – November 18, 2025, City Council Meeting
- b. Payables 11.19.25-12.3.25
- c. September Cash and Investments
- d. Acceptance of the Canvassed Election Results



Kootenai County Elections

Jennifer Locks • Clark
1008 N 3rd St • P.O. Box 9000 • Covington, LA 70019-9000
Phone (208)446-1030 • Fax (208)446-2104
<http://www.kareypublication.com> • Email karey@kareypublication.com

STATE OF IDAHO
COUNTY OF Kootenai

We, the commissioners of the county and state aforesaid, acting as the Board of Canvassers of Election, convened on November 13th, 2025, do hereby state that the attached is a true and complete abstract of all votes cast within this county for the Candidates and Ballot Questions as they appeared at the Consolidated Election held on November 4, 2025 as shown by the records now on file in the County Clerk's office.



Atlas

County Board of Canvassers

(Courtesy, Rand.)

D-11, Approved Secretary of State, January 2011



Kootenai County Elections

Jennifer Locke - Clerk
1808 N 3rd St. P.O. Box 9000 - Coeur d'Alene, ID 83816-0000
Phone: (208)444-1030 - Fax: (208)446-2154
<http://www.kc.gov.us/elections> - Email kcelections@kc.gov.us

STATE OF IDAHO
COUNTY OF Kootenai

I, Jennifer Looka, Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the Candidates therein named as they appeared on the election ballot for the Consolidated Election held on November 4, 2025 for the City of Post Falls as shown by the record of the Board of Canvassers filed in my office this 13th day of November, 2025.



(County Seal)

E-PR, Approved Inventory of State, January 2011

Kiowa County
Consolidated Election - November 4, 2025
November 01, 2025

Detailed Results by Context

[illegible]

Consolidated Doctor • November 4, 2025

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Kosterail County
Consolidated Election - November 4, 2025
November 04, 2025

Detailed Results by Context

Point Lido City Council Item 6 Vote for 1							
	<i>Adrian Adams</i>	<i>John Adams</i>	<i>Dan Adams</i>	<i>Don Adams</i>	<i>John Adams</i>	<i>Theresa Adams</i>	<i>Theresa Adams</i>
	Yes	No	Yes	No	Yes	No	Yes
Present 0%	0	0	0	0	0	0	0
Present 20	00	00	00	0	0	0	0
Present 40	00	00	00	00	00	00	00
Present 60	00	00	00	00	00	00	00
Present 80	00	00	00	00	00	00	00
Present 100	00	00	00	00	00	00	00
Present 120	00	00	00	00	00	00	00
Present 140	00	00	00	00	00	00	00
Present 160	00	00	00	00	00	00	00
Present 180	00	00	00	00	00	00	00
Present 200	00	00	00	00	00	00	00
Present 220	00	00	00	00	00	00	00
Present 240	00	00	00	00	00	00	00
Present 260	00	00	00	00	00	00	00
Present 280	00	00	00	00	00	00	00
Present 300	00	00	00	00	00	00	00
Present 320	00	00	00	00	00	00	00
Present 340	00	00	00	00	00	00	00
Present 360	00	00	00	00	00	00	00
Present 380	00	00	00	00	00	00	00
Present 400	00	00	00	00	00	00	00
Present 420	00	00	00	00	00	00	00
Present 440	00	00	00	00	00	00	00
Present 460	00	00	00	00	00	00	00
Present 480	00	00	00	00	00	00	00
Present 500	00	00	00	00	00	00	00
Present 520	00	00	00	00	00	00	00
Present 540	00	00	00	00	00	00	00
Present 560	00	00	00	00	00	00	00
Present 580	00	00	00	00	00	00	00
Present 600	00	00	00	00	00	00	00
Present 620	00	00	00	00	00	00	00
Present 640	00	00	00	00	00	00	00
Present 660	00	00	00	00	00	00	00
Present 680	00	00	00	00	00	00	00
Present 700	00	00	00	00	00	00	00
Present 720	00	00	00	00	00	00	00
Present 740	00	00	00	00	00	00	00
Present 760	00	00	00	00	00	00	00
Present 780	00	00	00	00	00	00	00
Present 800	00	00	00	00	00	00	00
Present 820	00	00	00	00	00	00	00
Present 840	00	00	00	00	00	00	00
Present 860	00	00	00	00	00	00	00
Present 880	00	00	00	00	00	00	00
Present 900	00	00	00	00	00	00	00
Present 920	00	00	00	00	00	00	00
Present 940	00	00	00	00	00	00	00
Present 960	00	00	00	00	00	00	00
Present 980	00	00	00	00	00	00	00
Present 1000	00	00	00	00	00	00	00

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Int J Pharm 115:275-282 (1994)

Kootenai County
Consolidated Election - November 4, 2025
November 04, 2025

Detailed Results by Contest

Post-Electoral Electoral Seat 2 Vote For 1						
Ballot Type	Ballot Number	Contest	Contest Type	Ballot Number	Ballot Type	Ballot Number
Ballot	Ballot	Contest	Contest	Ballot	Ballot	Ballot
Post-Electoral	1	1	1	1	1	1
Post-Electoral	2	2	2	2	2	2
Post-Electoral	3	3	3	3	3	3
Post-Electoral	4	4	4	4	4	4
Post-Electoral	5	5	5	5	5	5
Post-Electoral	6	6	6	6	6	6
Post-Electoral	7	7	7	7	7	7
Post-Electoral	8	8	8	8	8	8
Post-Electoral	9	9	9	9	9	9
Post-Electoral	10	10	10	10	10	10
Post-Electoral	11	11	11	11	11	11
Post-Electoral	12	12	12	12	12	12
Post-Electoral	13	13	13	13	13	13
Post-Electoral	14	14	14	14	14	14
Post-Electoral	15	15	15	15	15	15
Post-Electoral	16	16	16	16	16	16
Post-Electoral	17	17	17	17	17	17
Post-Electoral	18	18	18	18	18	18
Post-Electoral	19	19	19	19	19	19
Post-Electoral	20	20	20	20	20	20
Post-Electoral	21	21	21	21	21	21
Post-Electoral	22	22	22	22	22	22
Post-Electoral	23	23	23	23	23	23
Post-Electoral	24	24	24	24	24	24
Post-Electoral	25	25	25	25	25	25
Post-Electoral	26	26	26	26	26	26
Post-Electoral	27	27	27	27	27	27
Post-Electoral	28	28	28	28	28	28
Post-Electoral	29	29	29	29	29	29
Post-Electoral	30	30	30	30	30	30
Post-Electoral	31	31	31	31	31	31
Post-Electoral	32	32	32	32	32	32
Post-Electoral	33	33	33	33	33	33
Post-Electoral	34	34	34	34	34	34
Post-Electoral	35	35	35	35	35	35
Post-Electoral	36	36	36	36	36	36
Post-Electoral	37	37	37	37	37	37
Post-Electoral	38	38	38	38	38	38
Post-Electoral	39	39	39	39	39	39
Post-Electoral	40	40	40	40	40	40
Post-Electoral	41	41	41	41	41	41
Post-Electoral	42	42	42	42	42	42
Post-Electoral	43	43	43	43	43	43
Post-Electoral	44	44	44	44	44	44
Post-Electoral	45	45	45	45	45	45
Post-Electoral	46	46	46	46	46	46
Post-Electoral	47	47	47	47	47	47
Post-Electoral	48	48	48	48	48	48
Post-Electoral	49	49	49	49	49	49
Post-Electoral	50	50	50	50	50	50
Post-Electoral	51	51	51	51	51	51
Post-Electoral	52	52	52	52	52	52
Post-Electoral	53	53	53	53	53	53
Post-Electoral	54	54	54	54	54	54
Post-Electoral	55	55	55	55	55	55
Post-Electoral	56	56	56	56	56	56
Post-Electoral	57	57	57	57	57	57
Post-Electoral	58	58	58	58	58	58
Post-Electoral	59	59	59	59	59	59
Post-Electoral	60	60	60	60	60	60
Post-Electoral	61	61	61	61	61	61
Post-Electoral	62	62	62	62	62	62
Post-Electoral	63	63	63	63	63	63
Post-Electoral	64	64	64	64	64	64
Post-Electoral	65	65	65	65	65	65
Post-Electoral	66	66	66	66	66	66
Post-Electoral	67	67	67	67	67	67
Post-Electoral	68	68	68	68	68	68
Post-Electoral	69	69	69	69	69	69
Post-Electoral	70	70	70	70	70	70
Post-Electoral	71	71	71	71	71	71
Post-Electoral	72	72	72	72	72	72
Post-Electoral	73	73	73	73	73	73
Post-Electoral	74	74	74	74	74	74
Post-Electoral	75	75	75	75	75	75
Post-Electoral	76	76	76	76	76	76
Post-Electoral	77	77	77	77	77	77
Post-Electoral	78	78	78	78	78	78
Post-Electoral	79	79	79	79	79	79
Post-Electoral	80	80	80	80	80	80
Post-Electoral	81	81	81	81	81	81
Post-Electoral	82	82	82	82	82	82
Post-Electoral	83	83	83	83	83	83
Post-Electoral	84	84	84	84	84	84
Post-Electoral	85	85	85	85	85	85
Post-Electoral	86	86	86	86	86	86
Post-Electoral	87	87	87	87	87	87
Post-Electoral	88	88	88	88	88	88
Post-Electoral	89	89	89	89	89	89
Post-Electoral	90	90	90	90	90	90
Post-Electoral	91	91	91	91	91	91
Post-Electoral	92	92	92	92	92	92
Post-Electoral	93	93	93	93	93	93
Post-Electoral	94	94	94	94	94	94
Post-Electoral	95	95	95	95	95	95
Post-Electoral	96	96	96	96	96	96
Post-Electoral	97	97	97	97	97	97
Post-Electoral	98	98	98	98	98	98
Post-Electoral	99	99	99	99	99	99
Post-Electoral	100	100	100	100	100	100

Consolidated Decernis - November 4, 2021

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- e. Lingar Annexation Grant of Rights-of-Way and Easements (ANNX-24-11)
- f. Painted Rock Grant of Rights-of-Way and Easements (ANNX-25-3)
- g. The Post subdivision - Final Plat Approval
- h. Montrose 18th Addition Plat Approval
- i. G2 Development Annexation and Zoning Agreement (ANNX-25-2 & ZC-25-1)
- j. G2 Development Reasoned Decision (ANNX-25-2 & ZC-25-1)
- k. Echo Estates Annexation Reasoned Decision (ANNX-24-5)
- l. Approval to purchase a replacement van for Parks & Recreation

Motion by Ziegler to approve the Consent Calendar as presented.

Second by Westlund.

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

- a. North Place Right of Way Vacation (VAC-25-3)

Public hearing Opened at 6:09 pm.

Staff Report Jon Manley, Planning Manager: The owner is the Schneidmiller Brothers. The applicant is Kevin Schneidmiller. The owner requests the vacation of right-of-way located in the

north place subdivision. The right-of-way abuts property owned by Schneidmiller Brothers on both sides. The vacation is necessary to accommodate future phases of the development. Staff has no concerns with the proposed vacation. Future phases of the project will dedicate the appropriate rights-of-way needed to support the planned transportation network. No utilities have been installed, and no external parcels or utility providers are affected. Existing rights-of-way do not align with the approved preliminary plat.

Applicant Kevin Schneidmiller: The right-of-way was created as part of an old plat, Post Falls Irrigated Tracts, recorded in Book C Page 78. The right-of-way abuts property owned by Schneidmiller Brothers on both sides. The right-of-way appears to have no value to the public, as it does not align with any of the approved street systems that is part of the approved preliminary subdivision on North Place or the greater street system of the City of Post Falls. For that reason, we respectfully request vacation of this right-of-way as described in the legal description as part of the vacation request application.

Testimony None

Public Hearing Closed at 6:16 pm.

**Motion by Ziegler to approve the North Place Right of Way Vacation VAC-25-3.
Second by Westlund.**

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

Motion Carried

- b. McGuire Annexation (ANNX-25-4)

Public Hearing Opened at 6:17 pm.

Staff Report Justin Sauder, Associate Planner: Owners of the property are Scott and Patricia Hall, Weed Family Trust, Prestige EMC, LLC, Wild Horse Investments, LLC. The Applicant is Whipple Consulting Engineers. The applicant is requesting the City Council to approve the request to annex approximately 18.11-acres with a Medium Density Residential (R2) zoning into the City of Post Falls. The parcel is located at the southwest corner of North McGuire Rd. and West Poleline Ave. and north of West Yukon Ave. The water provider is East Greenacres Irrigation District and the Wastewater would be serviced by the City of Post Falls. McGuire and Poleline are arterial roadways; Yukon is local. Additional rights-of-way and easements would need to be provided as part of annexation and road widening at the time of development. The proposed Medium Density Residential (R2) zone would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the R2 zone would also allow residential uses at varying densities. The intent of the applicant is to develop the property as a detached single-family subdivision similar to the Montorse subdivision to the southeast. As such, the proposal would be consistent with the surrounding properties. Medium density residential may also be consistent with other properties on North McGuire Rd. south of the train tracks that are designated as medium-density residential that have been annexed within 2025. The purpose of the "Transitional" reference within the description from being within the county jurisdiction into a municipal jurisdiction at some time in the future, This is supported by the city's master plans and the ideology of removing septic uses over the aquifer. All adjoining right-of-way for Poleline Ave should be brought into the City of Post Falls with annexation. Yukon Ave is a local residential roadway, a 65-foot right-of-way, with a 32-foot wide roadway. The roadway shall include a 10-foot sidewalk, drainage, and utility easements along the north side. Rights-of-

way to be measured from the existing railroad right-of-way for the section of Yukon running southwest/northeast and from the center of the existing road right-of-way for the section of Yukon running east/west. As a condition of annexation, it should be identified in the annexation agreement that the property would be responsible for putting in full urban improvements of a 32-foot wide local road (roadway, sidewalks, sales, curb & gutter) along both sides of Yukon Ave for the approximately 280 feet of roadway from McGurie Rd and running parallel to the railroad. Upon development, there would be an opportunity to modify and improve Yukon Ave to create a safer environment.

Applicant Ray Kimball, Whipple Consulting Engineers: The zoning is the same as the properties to the south, fits the future land use map, and complies with the City's transportation and sewer master plans. It is consistent with the West Prairie focus area, where key policies include promoting infill development, prioritizing annexation opportunities, and supporting development patterns that are interconnected and provide pedestrian connectivity. Of the 200+ properties in the Central Island, only 19 are of a size that is easily developable, and 3 of those are either churches or mobile home parks. Of the 55 properties between Corbin and McGuire, south of Poleine, only 5 are not easily developable. Based on the comments provided by the agencies, there are no adverse impacts to the delivery of their respective services.

Testimony

In Favor

McKenna Snyder: Cited the need for coordinated, city-led development to provide affordable housing and sustainable infrastructure. Emphasized the value of responsible growth for long-term community stability.

Wade Jacklin: As a local resident and co-applicant, he highlighted the effort to unify four properties for coherent development. Noted safety improvements to Yukon Ave., aesthetic enhancements, and the need for affordable, downsized housing for retirees and young families.

Nicole Jacklin: Written testimony stating that the project was well-planned and would enhance the city's appearance while providing needed housing.

John Rudebaugh: Supported the project, emphasizing benefits to affordability and job creation. Praised the developers' efforts to align with community needs and replicate the Montrose-style neighborhood.

Darren Ducote: Written testimony stressing the region's housing shortage and the importance of supporting local trades and employment through development. Noted the economic and social sustainability the project could bring.

Jason Knox: Expressed support as a young professional concerned about housing affordability for those that would like to remain in this area. Cited data from the University of Idaho on the economic impacts of the housing shortage and urged approval to retain the workforce and small businesses.

Chris Meyer: Supported the annexation both as a long-term community member and commercial developer. Discussed the impact of housing shortages on employee retention and called for suppside solutions aligned with the city's long-term planning goals.

Andrew Rogers: Support and stated the proposal was aligned with community needs. He deferred to the thorough presentations made prior.

Jeremy Voeller: In support, did not want to speak.

Neutral: None

Opposed:

Clydene Blocker: Written testimony opposing the project due to its inconsistency with surrounding properties, the leapfrog development pattern that could landlock existing farmlands, and safety concerns related to an unreported high-pressure natural gas pipeline. Additional concerns include conflicts between new residential subdivisions and existing agricultural operations, the need to comply with the county's comprehensive plan, and the need to avoid unnecessary road expansions, such as the proposed five-lane upgrade to McGuire Rd.

Patrick Graham: Questioned the claim of affordability and suggesting the actual cost of homes would be beyond the reach of most local buyers. Expressed concern about the realignment of Yukon Ave. and the long-term viability of the development.

Tamara Dale: Objected due to the impacts on her agricultural lifestyle and livestock. Argued that the annexation contradicted previous zoning rejections, introduced safety concerns, and would harm the area's rural character.

Gerald Dale: Cited recent elections and public surveys that reflected residents' resistance to high-density growth. Argued that R2 zoning contradicted the surrounding R1 areas and represented profit-driven, unsustainable growth.

Michael Valentine: As a Post Falls resident since 1989, he values the rural lifestyle, safety, and quality of life here. The proposed annexation risks replacing these with dense urban development, loss of farmland and nature, and potential increases in crime.

Michael Gardner: Raised fiscal and environmental objections. Referenced data on long-term maintenance costs, aquifer risks, and stormwater impacts, arguing R2 zoning would burden taxpayers and degrade water quality.

Tammy Dale: Cited increased traffic, rural degradation, and unaffordability. Warned of out-of-state investment dominance and lack of mid-level housing options.

Jacob Sink: Opposed due to traffic, train-blocking incidents, and the potential of uncontrolled growth. Questioned whether the city could manage long-term consequences and called for more innovative alternatives.

Richard Heinlein: Challenged claims that R2 would yield affordability, warning against outside influence and the long-term impact of high-density zoning on aesthetics and infrastructure.

Ashley Tilton: Disputed claims of affordability and safety, asserting that road widening would disrupt existing properties and that high-density builds would burden infrastructure. Raised concerns about transparency and conflict of interest.

Jennie Beck: Written testimony voicing concerns about the loss of rural character, overtaxed infrastructure, and the lack of representation for affected county residents.

True Hibbard (Stroy Smith Trust): Written testimony asserting that development contradicts the values of prairie living and would destroy open spaces.

Alan Horning, Don Liedel, Rosana Bracken, Micah Joseph Braeken, Mark and Kevin Casson, Adriel Bracken, Don and Cathy Bechtold, Paulette Cooper, Rebecca Ronald, Floyd Mossberg, Hannah Gardenr, John Glinski, Cheryl Mossburgh, and Joe Gillilan: Written testimony opposing the annexation for reasons including traffic impacts, urban sprawl, property value concerns, infrastructure stress, and the erosion of rural lifestyle.

Rebuttal Ray Kimball: Reiterated that development was inevitable and stressed the city's ability to guide it responsibly through annexation. Noted that utilities and infrastructure were already available and that future homeowners would primarily be local families. He responded to concerns about the train crossing, right-of-way acquisition, and safety, asserting the annexation would facilitate responsible, city-led development at no taxpayer cost.

Public Hearing closed at 8:10 PM.

Evaluation of Zone Change Approval; Review Criteria

Is annexation of the property in the best interest of the city? Council agreed except Councilor Steigleder that it is in the best interest of the city.

Motion by Ziegler to approve the McGuire Annexation and have staff prepare the final ordinance for annexation.

Second by Westlund.

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

Is the proposed zoning district consistent with the Future Land Use Map and Focus Area contained in the currently adopted Post Falls Comprehensive Plan?

The Council ultimately determined that the weight of the evidence supports consistency with the Future Land Use Map and the West Prairie Focus Area, because the mapping shows that the surrounding annexed areas create an urban edge, and annexation of contiguous parcels promotes logical boundary expansion consistent with Comprehensive Plan policies. The Council finds the proposed R2 zone is consistent with the Future Land Use Map and West Prairie Focus Area and satisfies this criterion.

Is the proposed zoning district consistent with the goals and policies found in the currently adopted Post Falls Comprehensive Plan that are relevant to the area under consideration?

The Council considered various testimonies that expressed concerns about increased traffic congestion, the strain on emergency services, the potential loss of rural character, and conflicts with agricultural uses. In response, the City Engineer testified that there is currently sufficient roadway capacity, and that future widening would be funded through development-driven improvements and impact fees. Emergency service agencies were notified of the proposal and none indicated an inability to provide adequate service. A key consideration for the Council was the restriction to single-family detached homes, which preserves a low-density form consistent with the surrounding neighborhood and aligns with the Comprehensive Plan goals for attainable housing. Testimony suggesting that the proposal would result in incompatible transitions was countered by evidence indicating that R2 detached single-family homes align reasonably with the existing Montorse subdivision and approved developments to the south. Concerns that this approval would lead to opening the prairie or contribute to urban sprawl were weighed against staff explanations that annexation enabled the City to plan comprehensively for this corridor and prevents fragmented county-level development. After evaluating the competing evidence, the Council concluded that the proposal advances the community's overall objectives.

Does the proposed zoning district create a demonstrable adverse impact upon the delivery of services by any political subdivision providing public services within the city?

Regarding aquifer concerns, no agency with jurisdiction provided evidence that the proposed zoning would have an adverse impact, and sewer service would reduce long-term risks to the aquifer. Opposing testimony was largely generalized and speculative. The Council weighed this against quantified engineering evaluations and the formal responses of service providers. The Council acknowledged the sincerity of the concerns raised by residents. However, testimony from affected political subdivisions, those statutorily charged with deciding their service capacities was given the most significant weight. The Council found no demonstrable adverse impact upon the delivery of services by any political subdivision. After weighing the evidence, the Council

concluded that while annexation may not be preferred by county residents adjacent to the site, the best interest standard must be evaluated from the standpoint of City governance, City taxpayers, City service planning, and City growth management obligations. Based on the record developed during the public hearing process, including the recommendation of the Planning and Zoning Commission, the City Council finds that the proposed annexation and zoning designation of Medium Density Residential (R2) for the McGuire annexation property is consistent with the Post Falls Comprehensive Plan and applicable review criteria.

Motion by Ziegler to approve the McGuire Annexation Medium Density Residential (R2) zoning finding that the zoning meets the approval criteria in Post Falls Municipal Code as outlined in our deliberation and direct staff to prepare a Reasoned Decision.

Second by Westlund.

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

Motion Carried

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. FY '26 Budget Amendment #1 - Continued Deliberation

Jason Faulkner, Finance Director: These items were broken down into two types per Council request.

Items Ordered in FY25 but Received in FY26

- Fleet maintenance 2 dump trucks \$570,232
- Fleet Maintenance 1 sander \$30,000
- Park Department ordered equipment related to Q'Emiln Trail \$9,910
- Special Events Fund ordered a Christmas tree \$37,867
- Street Impact Fee Fund will be paying for the completion of the Prairie Trail extension from SH41 to Zorros Rd \$223,726
- Parks Department is looking to complete the Q'Emiln Park well replacement during the current fiscal year \$52,855
- Parks Department has ordered new vehicles \$134,300
- Facility Reserve Fund seeks to rebudget the funds from the prior year to complete the paving of the 3rd Ave Parking Lot \$700,000
- Black Bay Boardwalk project will be paid from Parks Impact Fees during the current fiscal year \$380,000
- Street Department had remaining funds related to traffic light repairs that are being requested to roll over to the current fiscal year \$60,000
- Funding for the Americans with Disability Act (ADA) went unsrepnt during fiscal yet 2025, and it is proposed to be carried over to the current fiscal year \$40,000
- Water Captical Fund is requesting to amend the current budget to complete a Master Plan

\$250,000

The total of these requests is \$2,635,489

Items Discussed During FY26 Budget Process to be Funded from Funds Carried Forward from FY25 Budget into FY26 Budget

- Street Department would like to use funding to purchase a crash attenuator during the current fiscal year \$24,000
- Parks Construction requests funding to repair and replace the Chase Restrooms, which are money insurance didn't pay for \$200,000
- Police Department is preparing to set funding aside to pay for the body and car cameras, which is about half for this year and the remainder during the next fiscal year \$208,770
- Recreation is requesting a new department copier. The current copier has exceeded its useful life \$8,800
- Parks Department is needing to re-key all the buildings and provide additional security \$65,000
- Parks Department is asking to purchase survey equipment \$9,000
- Facilities Division wants to perform a condition assessment of all the city owned buildings and devise a plan to implement the suggested recommendations \$35,000
- The remainder of street reconstruction from fiscal year 2025 was carried forward to this current fiscal year \$32,000
- The remainder of street sealing from fiscal year 2025 was carried forward to this current fiscal year \$30,000
- Street Department requested to purchase an asphalt hot box which uses carryover funding from fiscal year 2025 \$85,000
- Facilities Division requests adding energy efficient tinting to city hall using carryover funding from fiscal year 2025 \$6,000

The total of these request is \$703,570

Motion by Ziegler to approve the items ordered in FY25 but received in FY26 list.

Second by Steigleder.

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

Motion Carried

Motion by Ziegler to approve 1b Items discussed during FY26 budget process to be funded from funds carried forward from FY25 budget into FY26 budget.

Second by Westlund.

Vote: Steigleder-Aye, Ziegler-Aye, Davies-Aye, Plew-Aye, Westlund-Aye

Motion Carried

- b. Water Reclamation Facility, Contract Amendment with Panhandle Area Council

Andrew Arbini, Projects Division Manager: The City received a loan offer in late 2017 from the Idaho Water Pollution Control State Revolving Loan Fund (SRF) for Tertiary Treatment upgrades at the Water Reclamation Facility. This loan includes Davis Bacon wage requirements and carries wage compliance guidelines that require wage interviews and payroll tracking of the contractor's employees and subcontractors up to the project's substantial completion date. The City has hired PAC to provide these required services. The general contractor has experienced delays in reaching substantial completion. Wage compliance verification must be provided through the date of substantial completion. As PAC is the City's consultant for wage compliance services, staff requests a contract amendment to extend services through December 31st for the closeout and final documentation of wage compliance reports. This amendment adds \$1,800 to

the contract with PAC. Services will be billed as time and materials and may be less than authorized with this amendment. As an overall project update, the recent resolution of the contract terms and service agreement with Wigen Water Technologies marked completion of the last outstanding item required for reaching substantial completion, the contractual milestone denoting the majority of work is complex and accepted. Following the substantial milestone, Public Works staff will discuss the remaining contract matters with the general contractor, Sletten Construction. The outstanding items for resolution include two separate claims for additional time related to work performed during the project. Staff will also discuss with Sletten the delay in reaching substantial completion and the contractual monetary remedy as stipulated in the construction contract. Further information will be provided on this effort to City Council as items are resolved and/or at key decision points.

Motion by Ziegler to approve the Water Reclamation Facility Contract Amendment with Panhandle Area Council.

Second by Plew.

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

Motion Carried

- c. Ordinance — Warren Field Park Vacation (VAC-24-2)

Motion by Ziegler to place the Ordinance Warren Field Park Vacation VAC-24-2 on its first and only reading by title only while under suspension of the rules.

Second by Westlund.

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

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF APPROXIMATELY 0.31-ACRES OF RIGHT OF WAY RUNNING THROUGH WARREN FIELD PARK FOR AN UNNAMED ALLEY LYING WITHIN BLOCK 42 OF THE PLAT OF POST FALLS ALSO INCLUDING THAT PORTION LYING BETWEEN THE WEST LINE OF BLOCK 42 AND THE CENTERLINE OF VACATED GRANT STREET; PROVIDING FOR DISPOSITION OF THE RIGHT OF WAY; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO

Motion by Ziegler to approve the Ordinance Warren Field Park Vacation VAC-24-2 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Westlund.

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

Motion Carried

- d. Ordinance - Painted Rock Annexation (ANNX-25-3)

Motion by Ziegler to place the Ordinance Painted Rock Annexation ANNX-25-3 on its first and only reading by title only while under suspension of the rules.

Second by Plew.

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

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 4.67 ACRES LOCATED AR 2555 WEST MIDWAY AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by Ziegler to approve the Ordinance Painted Rock Annexation ANNX-25-3 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Plew.

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

Motion Carried

- e. Ordinance - Lingar Annexation Ordinance (ANNX-24-11)

Motion by Ziegler to place the Ordinance Lingar Annexation Annx-24-11 on its first and only reading by title only while under suspension of the rules.

Second by Plew.

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

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 4.97 ACRES LOCATED AT 2671 W. MIDWAY AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by Ziegler to approve the Ordinance Lingar Annexation ANNX-24-11 and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by Plew.

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

Motion Carried

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:

None

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.

None

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. 2025-2026 Snow Operations Plan Presentation

Ross Junkin, Maintenance Manager Public Works: The Streets Department has 20 plow operators, 1 department specialist, 1 streets supervisor, 1 manager, 3 fleet mechanics (now down to 1), and 1 fleet supervisor. On the equipment side, the Department has 10 dump truck plows, 5 de-icer units, 5 sanders, 8 city-owned loaders with snow gates. Changes to this year's plan is we are moving from 4 to 5 residential plow zones. Challenges we face are planning and staffing, plow gates take a longer time, priority street first, mailboxes, trees, hoops and vehicles in the way of the plows, and roundabouts take longer to plow. We have started an outreach program for citizens to keep them informed of issues we are facing. In closing, our team continues to gain experience. We take pride in our plowing of our streets. We operate within our Snow Operation Plan. We take calls and concerns seriously. We truly care about the safety of those who drive our streets.

b. Duck Regulations

Robert Seale, Community Development Director: This issue has not been discussed by council, but a citizen comment was received at a recent Planning Commission meeting requesting that ducks be regulated more like chickens. Currently, ducks are regulated like rabbits, geese, and other farm animals. Up to 10 ducks are allowed on lots of at least one acre. Up to 10 chickens are allowed on smaller lots with requirements for the location of the chicken coop and keeping the area clean. Planning staff has briefly reviewed the request to determine if ducks can be regulated more like chickens. Ducks generally require a larger area, are messier, and require access to clean water for bathing to remain healthy. However, these concerns may be able to be accommodated on smaller lots.

Council directed staff to look into this matter more.

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.

None

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 (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.

Motion by Ziegler to enter into Executive Session pursuant to 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, further that no action will be taken during the session and that the session will last approximately 15 minutes.

Second by Plew.

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

Motion Carried

Entered into Executive Session at 9:34 pm.

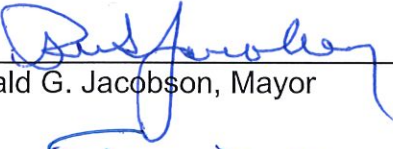
Exited Executive Session at 9:52 pm.

RETURN TO REGULAR SESSION

9:52 PM

ADJOURNMENT

9:52 PM



Ronald G. Jacobson, Mayor



Shannon Howard, City Clerk



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

Mayor Ronald G. Jacobson

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

Mission
Building Community.