



**CITY COUNCIL
MEETING MINUTES**

**March 17, 2026
6:00 PM**

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

WORKSHOP – 5:00 pm 2nd Floor Conference Room

- a. City Center Parking LID and Pleasant View URD Discussion

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca
– **Present**

Members of the Post Falls Urban Renewal Agency were also present for the discussion (there was not a quorum of commissioners).

Community Development Director Bob Seale presented on a possible City Center Parking Local Improvement District (LID). The LID would be used to add parking and frontage improvements for specific streets in the downtown area. Council had concerns about any residential lots in the area that would be required to pay the LID fees. Another possibility for area improvements is to go to the voters for a bond. Back-in angled parking issues downtown were also discussed. The Pleasant View URD discussion was postponed due to time constraints.

Workshop adjourned at 5:51pm

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 WESTLUND

INVOCATION

The Mayor will offer a brief invocation intended to solemnize the Council's proceedings. Attendance and participation are voluntary. The invocation is not intended to require or encourage participation by members of the public, nor to advocate or proselytize for any particular religion or belief. No Council action is influenced by participation or non-participation.

PLEDGE OF ALLEGIANCE

ROLL CALL OF CITY COUNCIL MEMBERS

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca
– **Present**

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

Mayor Randy Westlund: There will be a trash pick-up day along I90 through a volunteer program on April 11th. That area is maintained by ITD, not the City. The city is accepting applications for the Parks and Recreation Commission. Post Falls Parks and Recreation is hosting a Job Fair on March 25th. Post Falls Police is hosting Coffee with A Cop on Tuesday March 31st. The Parks and Recreation is hosting the annual Easter Egg Hunt on April 4th.

a. Post Falls Urban Renewal Agency Annual Report

Urban Renewal Agency Director Joe Johns presented the 2025 report for the agency. The annual report and financial information are available in the city clerk's office and on the URA website. Previously closed district financial information was reviewed. Active district projects were then discussed.

b. Appointment of Planning and Zoning Commissioner - Michael Floch

Michael Floch was present for questions from council regarding his application to the Planning and Zoning Commission.

Motion by Malloy to Approve the Appointment of Planning and Zoning Commissioner - Michael Floch.

Second by Ziegler

Ayes: City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

Nays: City Council Steigleder

Motion Carried

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.

ACTION ITEMS:

- a. Minutes – March 3, 2026, City Council Meeting
- b. Payables 03/04/2026 - 03/18/2026
- c. January Cash and Investments Report
- d. Park Furnishing Surplus

Councilor Steigleder requested a quarterly report on auction information from the approved surplus items.

Motion by City Council Malloy to Approve the consent agenda as presented.

Second by City Council Ziegler.

Ayes: City Council Steigleder, City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

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. APPEAL WITHDRAWN BY APPLICANT; HEARING CANCELED — River City Corners Special Use Permit Appeal (SUP-25-1 & APL-25-1)
- b. Prairie Avenue Annexation (ANNX-25-5)

Public Hearing Opened: 6:45pm

Planner Justin Sauder presented the staff report for the Prairie Avenue Annexation. The applicant is requesting to annex 20 acres into the city with a Single Family (R1) zoning designation. The location is on Prairie Avenue near Highway 41 and Greensferry Road. The surrounding zoning is mostly commercial and single-family homes. Zone change review criteria was presented. Planning Manager, Jon Manley, presented the history of this property and said that it had been denied annexation with different zoning twice before.

Councilor Ziegler had concerns about the buffer zone between the multi-family or commercial and the single-family zoning here. Planning Manager Manley explained the reasoning behind having the buffer zone in this case.

Steve White with Copper Basin Construction presented as the applicant. They have tried to annex this property twice in the past. They are open to other zoning besides single-family. They

own the property to the north and plan multi-family housing there.

Councilor Plew had concerns about R1 in this area, as the adjacent properties are higher density and commercial.

Mr. White responded that they would be open to higher density zoning like mixed commercial if Council thought that fit better.

Councilor Steigleder was concerned with any residential zoning in this area.

In Favor:

None

Neutral:

None

In Opposition:

Shirley Leonard (Post Falls): She would like more open space and more parks.

Public Hearing Closed: 7:11pm

Council deliberated on the question of annexation.

Public Hearing Re-opened: 7:22pm

Councilor Steigleder had questions about the surrounding road development for City Engineer Robert Palus.

David Leonard (Post Falls): Had a question about density if there were to be 60 residential units and the usage of city services.

Applicant Rebuttal: Cecil Road is a dedicated public right-of-way and will be the outlet for the multi-family site.

Councilor Lucca had questions for the applicant about development of the surrounding parcels and this one. Mr. White responded that their property to the north would not develop until the southern single-family zone was developed.

Public Hearing Closed: 7:34pm

Councilor Mosby asked if the annexation and requested zoning was approved, if the applicant could come back to ask for different zoning. City Attorney Field Herrington answered that the applicant would have to wait a period of time (likely a year) before they could do so.

Motion by City Council Malloy to Approve the Annexation.

Second by City Council Ziegler.

Ayes: City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

Nays: City Council Steigleder

Motion Carried

Council deliberated on the review criteria for the zoning. They did not feel that the single-family zoning was the best fit for this parcel. City Attorney Herrington explained that if council was going to accept a different, more dense zoning designation that it would be best to continue the hearing so the public could have notice of the higher density possibility. There was also discussion about using development agreements to control the exits on Prairie Avenue.

Motion by City Council Malloy to continue the zoning decision and allow staff to explore options for development agreements with the assumption that they proceed with a residential mixed zone.

Second by City Council Plew.

Ayes: City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca, City Council Steigleder

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. Update to the City Proclamation Policy

City Attorney Field Herrington explained that the requests from council from the last meeting were added to this update to the proclamation policy.

Motion by City Council Malloy to Approve the Update to the City Proclamation Policy.

Second by City Council Plew.

Ayes: City Council Steigleder, City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

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:

- a. Personnel Policy – Animals in the Workplace Exemption

City Attorney Field Herrington explained the changes to the personnel policy regarding animals in the workplace exemption.

Councilor Plew asked if there were specific situations that brought about these changes. City Attorney Herrington explained that yes, there have been some situations in the past that precipitated this change.

Councilor Steigleder expressed her concern that this exception should not be added as pets

should not be in the workplace.

Councilor Lucca expressed his support for exemptions especially in the Police Department.

Motion by City Council Malloy to Approve the Personnel Policy – Animals in the Workplace Exemption.

Second by City Council Ziegler.

Ayes: City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

Nays: City Council Steigleder

Motion Carried

b. Standards for Public Works Construction

City Engineer Rob Palus presented the updated Standards for Public Works Construction. These standards and how they were updated collaboratively were explained to council.

Councilor Plew asked if there was a price tag associated with this update. City Engineer Palus respond that no, there is not a cost to the city for the updates that have been presented.

Motion by City Council Malloy to Approve the Standards for Public Works Construction.

Second by City Council Ziegler.

Ayes: City Council Steigleder, City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

Motion Carried

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.

Shirley Leonard (Post Falls): She expressed that we need more open space and to leave trails open. She's concerned about child safety and having enough play areas. She also wants more sidewalks.

Bill Carlson (Post Falls): He came as a representative of American Legion Baseball. The Little League pays \$12,000 a year to use the city fields. He doesn't think the league should pay this much as they are public fields.

Councilor Lucca asked what the \$12,000 equated to each participant for the year for the little league.

Mr. Carlson answered that it was a little over \$100 per kid.

Council Steigleder asked how many fields are being used by the league.

Pansy Baker: She explained that she is the Vice President of the Little League. This season, the league is using around seven to eight city fields. There are just under 420 registered players approximately. Fees range from \$90 to \$165 per child depending on age, per year. The league has made some improvements to the fields.

Councilor Steigleder asked of the League had asked the city to deduct the cost of the improvements from their bill.

Ms. Baker responded that yes, they have done that and that no, the league had not been denied any of these requests to reduce their bills.

Councilor Steigleder made the comment that if the American Legion Baseball is using the fields, the public can't use the public fields.

City Administrator Shelly Enderud: Staff will bring additional information to council about the field use fees and agreements.

Steven Suji (Post Falls): He is a Little League coach. He is concerned about the city-use fees because it doesn't leave enough money for scholarships for kids that can't afford the fees.

David Leonard (Post Falls): He was formally an engineer. He's concerned about rules not being enforced and roads failing.

Beth Vinamilam: In the years that they have been on the fields, they have not seen anyone wanting to use the fields at the same time. She is also concerned about the fees.

Nick Baums: He is running for the U.S. Senate race and wanted the council to know.

Joel Brown: He is here with American Legion Baseball. They are giving opportunities for kids that are from lower income families and can't afford travel teams. He thinks the fields are lacking in Post Falls. They also can't play at certain fields on Sundays, which is an issue for tournaments. They are also concerned that they compete with Spokane teams for use of the field.

Julie Hensley (Post Falls): She would like Little League to not have to pay for use of the fields.

Councilor Zielger had comments about how he loves baseball. This is something he wants to get more information on.

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. Harmony Place HOA Discussion

Community Development Director Bob Seale presented information on the Harmony Place Homeowners Association (HOA). The HOA has approached the city to dissolve their HOA and have the city take over their common areas (including outside swales). The city does not routinely take on private HOA maintenance responsibilities. Taking the responsibility for Harmony Place's HOA areas would set a precedent for other HOAs which is a concern for city staff. Staff does not recommend taking on the responsibilities.

Councilor Ziegler had questions about enforcement mechanisms. Bob Seale responded that through the maintenance statutes, code enforcement could cite violations. Mayor Westlund stated that before it's a code enforcement issue, it's an eyesore issue. So, it depends on if they want that in their neighborhood or not. Councilor Lucca really wants these codes to be enforced. Councilor Mosby asked if there's a mechanism for the city to enforce issues with the entity rather than the individual property owner. Councilor Steigleder would like to not have building

requirements to the extent that every development has an HOA. Mayor Westlund is not happy with the way these types of things are set up because it gets to where no one really wants to maintain the green spaces, but the reason we have these standards is that we want a beautiful city. The Mayor also asked if there was a way forward with something like a LID or a mechanism to charge the individual residences for the maintenance if the city were to take those on. Councilor Lucca asked staff to look into what enforcement options there are for these types of situations.

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(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

Motion by City Council Malloy to enter into executive session pursuant to 74-206(a) and further that no action will be taken during the session that will alsat a reasonable period of time.

Second by City Council Ziegler.

Ayes: City Council Steigleder, City Council Plew, City Council Malloy, City Council Ziegler, City Council Mosby, City Council Lucca

Motion Carried

Executive Session Entered at 9:20pm

Executive Session Ended at 10:06pm

RETURN TO REGULAR SESSION

ADJOURNMENT

Meeting Adjourned at 10:07pm



Randy Westlund, 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 Randy Westlund

Councilors: Samantha Steigleder, Aaron Plew, Joe Malloy, Nathan Ziegler, Jack Mosby, Marc Lucca

Mission
Building Community.