



**CITY COUNCIL
MEETING MINUTES**

**July 7, 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. 2027 Budget Workshop

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

Deputy City Administrator Warren Wilson talked about the proposed Fiscal Year 2027 Budget. Big picture budget issues such as inflation and decreasing state revenues were discussed. FY2027 other anticipated revenues were presented. The 2027 Budget increase revenues with a recommendation of 3% plus 3% capital and 1% operating from foregone were presented. Recommendations are to cap the operating expenses at 2025 levels (the same level as 2026 as well). On the personnel side, we have eliminated one full-time position and are recommending two new Police Department positions and several promotions. For FY2027, staff are recommending a 3.1% COLA and 4% merit.

Workshop adjourned at 5:53pm

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

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, Jack Mosby – **Present**
Nathan Ziegler, Marc Lucca – **Excused**

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

The City of Post Falls is hosting the Festival Parade this Saturday, July 11th, starting at 10am. The Post Falls Festival is this weekend from Friday, July 10th through Sunday, July 12th. There is a new comprehensive plan survey and residents are encouraged to fill it out online.

a. ESGR Patriot Award

This item was canceled.

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.

Councilor Mosby has a conflict on the Pleasant View Meadows Annexation and will be recusing himself from that hearing.

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 – June 16th, 2026, City Council Meeting
- b. Payables 6/17/2026 - 7/08/2026
- c. April Cash and Investments Reports
- d. Elevate Academy North School Resource Officer Contract Renewal
- e. Public Works Annexation Reasoned Decision (ANNX-26-2)
- f. Fisher Lift Station Annexation Reasoned Decision (ANNX-26-1)
- g. Prairie Annexation Reasoned Decision (ANNX-25-5)
- h. Prairie Annexation and Development Agreement (ANNX-25-5)
- i. North Chase Place Annexation Reasoned Decision (ANNX-25-8)
- j. North Chase Place Annexation and Development Agreement (ANNX-25-8)
- k. Mullan Avenue Annexation Reasoned Decision (ANNX-25-7)
- l. Mullan Avenue Annexation and Development Agreement (ANNX-25-7)

- m. Prairie Medical Development Agreement (ZC-25-2)
- n. Gaul Annexation and Development Agreement (ANNX-25-1)
- o. Echo Estates Master Development Agreement (SUBD-24-4)
- p. Acceptance of Water Utility Easement Dedication at 1100 N. Chase Road.
- q. Bogie Subdivision Construction Improvement Agreement
- r. The Landing at Post Falls - Phase I Commercial Subdivision Construction Improvement Agreement
- s. Addendum II to the Arrive Post Falls Construction Improvement Agreement (SYSCO Lift Station Pump Reimbursement)

There was a previous request from Councilor Lucca to pull items K and L from consent and move them to new business.

Councilor Steigleder asked why item S was on consent and not on new business. Deputy City Administrator Warren Wilson answered because it is below the threshold amount and the council had previously approved the overall agreement.

Motion by City Councilor Malloy to accept the Consent Calendar as presented except for items K and L.

Second by City Councilor Mosby.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

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. Pleasant View Meadows Annexation (ANNX-25-10)

Public Hearing Opened at 6:08pm

Planning Manager Jon Manley presented. This is a request to annex 4.13 acres with a Residential Mixed zoning. Surrounding uses are industrial, single-family residential, and community commercial services. This site is a former dump site but has been remediated.

Councilor Steigleder asked if Pleasant View Road is currently acting as a major collector. Staff Engineer Chris Schneider answered that Pleasant View is not currently a major collector, but it will likely be in the future. It currently functions as a local commercial roadway.

Mr. Manley presented the zone change review criteria and future land use designation on the proposed annexation property. Alignment of the project with the goals and policies of the comprehensive plan was reviewed.

Councilor Steigleder asked if the R1 property to the south was on city sewer. Mr. Manley responded that he assumed so.

Kyle Cotten represented the applicant. He reviewed the request and the development plan. He explained that the infrastructure needed for this development will be paid for through the HOA. This property was once a landfill, so the remediation and restoration of the property were discussed. The proposed twinhome aesthetic plans were presented.

Councilor Steigleder was concerned about the small square footage of the plans. She also asked why the developer asked for residential mixed zoning when there will be no commercial included in the plan.

Mr. Cotten responded that it was the mixed housing offering that made the applicant choose the mixed residential zone.

Testimony

In Favor:

John Stone (not wishing to speak)

Ryan Martin (not wishing to speak)

Tim Wilson (not wishing to speak)

Neutral:

None

Opposed:

None

Public Hearing Closed at 6:36pm

Council discussed the annexation criteria.

Motion by City Councilor Malloy to Approve the Pleasant View Meadows Annexation.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy

Nays: None

Motion Carried

Council discussed the review criteria for the zoning.

Motion by City Councilor Malloy to Approve the Pleasant View Meadows zoning of Residential Mixed.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy

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. Fisher Lift Station Annexation Ordinance (ANNX-26-1)

**Motion by City Councilor Malloy to place the Ordinance Fisher Lift Station Annexation (ANNX-26-1) on its first and only reading by title only while under suspension of the rules.
Second by City Councilor Plew.**

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY .51 ACRES LOCATED AT THE NORTHWEST CORNER OF NORTH HOWELL ROAD AND WEST FISHER AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Motion by City Councilor Malloy to approve the Ordinance Fisher Lift Station Annexation (ANNX-26-1) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

- b. Public Works Annexation Ordinance (ANNX-26-2)

**Motion by City Councilor Malloy to place the Ordinance Public Works Annexation (ANNX-26-2) on its first and only reading by title only while under suspension of the rules.
Second by City Councilor Plew.**

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby
Motion Carried**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO ANNEXING PROPERTY CONSISTING OF APPROXIMATELY 16.04 ACRES LOCATED EAST OF THE INTERSECTION OF NORTH PLEASANT VIEW ROAD AND WEST HARGRAVES AVENUE; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

Motion by City Councilor Malloy to Approve the Ordinance Public Works Annexation (ANNX-26-2) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City

c. Prairie Medical Zone Change Ordinance (ZC-25-2)

Motion by City Councilor Malloy to place the Ordinance Prairie Medical Zone Change (ZC-25-2) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION FOR LAND LOCATED AT THE SOUTHEAST CORNER OF WEST PRAIRIE AVENUE AND HIGHWAY 41 FROM COMMUNITY COMMERCIAL SERVICES (CCS) TO COMMUNITY COMMERCIAL MIXED (CCM); PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Motion by City Councilor Malloy to Approve the Ordinance Prairie Medical Zone Change (ZC-25-2) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

d. Powderhorn Vacation Ordinance (VAC-25-5)

Motion by City Councilor Malloy to place the Ordinance Powderhorn Vacation (VAC-25-5) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE PARITAL VACATION OF A UTILITY EASEMENT SITUATED ON THE SOUTHERLY TEN FEET OF LOT 2, BLOCK 4 OF THE PLAT OF PIONEER RIDGE RECORDED IN BOOK F, PAGE 23, RECORDS OF KOOTENAI COUNTY, IDAHO; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN AS DESCRIBED HEREIN; PROVIDING FOR DISPOSITION OF THE EASEMENT; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Motion by City Councilor Malloy to Approve the Ordinance Powderhorn Vacation (VAC-25-5) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City

e. Fee Resolution Revision

Motion by City Councilor Malloy to Approve the Fee Resolution Revision and to direct the clerk to assign the appropriate number.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

Motion Carried

WHEREAS, the City of Post Falls annually reviews all fees during the budget process to ensure accuracy; and

WHEREAS, the City of Post Falls has fees already established and periodic revisions to fees may be necessary; and

WHEREAS, the City of Post Falls has determined that the fee schedule should be updated to reflect the reasonable cost of providing the services;

WHEREAS, in accordance with Idaho law, municipal fees must be reasonably related to the cost of providing the services, and where appropriate, resident discounts may be applied in recognition of taxpayer support of city operations; and

WHEREAS, after a duly noticed public hearing was held on June 16, 2026, regarding new or increased city fees, it is deemed by the City Council to be in the best interest of the City of Post Falls and the citizens thereof that the fee schedule be amended to include the new and increased fees which were addressed at the public hearing.

WHEREAS, the City Council adopts the foregoing as its findings of fact justifying its adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Post Falls that the City of Post Falls Fee Schedule, attached hereto and incorporated by reference, is hereby adopted and shall take effect on July 7, 2026, unless otherwise indicated within the fee schedule.

City staff is directed to take all necessary administrative actions to implement the adopted fees. Any previously adopted fees that are inconsistent with the adopted schedule are hereby repealed or superseded to the extent of such inconsistency, as appropriate.

This fee schedule shall remain in effect until revised by subsequent resolution of the Post Falls City Council.

f. Well House 4 Rehabilitation, Contract Amendment with J-U-B Engineers

Public Works Projects Division Manager Andrew Arbini presented. Physical construction of the project is complete. This amendment with JUB provides additional services to the city to provide a disinfected well. Following construction of the project, the contractor is required to return a disinfected well to the city, several chlorination attempts have been unsuccessful. This well is currently isolated to avoid any contamination. The amendment includes observation of the disinfection, hydrogeologic services, and additional consultation if needed. The total contract amendment is \$67,000 to be funded through the Well House 4 Rehabilitation budget.

Councilor Mosby had questions about adequate dosing. Mr. Arbini answered that there are recommended amounts of chlorine, but it may have been diluted beyond adequacy.

Councilor Steigleder had concerns that the city is being asked to pay more for the contractor not following the specs of the project. Mr. Arbini answered that it is a complicated problem and that through this request they hope to find the source of the issue and go from there.

Public Works Director John Beacham explained more about the roles of the parties on the project and why the city is asking for this amendment.

Motion by City Councilor Malloy to Approve the Well House 4 Rehabilitation, Contract Amendment with J-U-B Engineers.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

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:

Mullan Avenue Annexation Reasoned Decision and Development Agreement (taken from the Consent Calendar and put on New Business by request of Councilor Lucca and Steigleder).

Planning Manager Jon Manley presented. Mr. Manley reviewed the annexation and zoning decisions from the April 7th and May 19th council meetings. He went over the key development agreement provisions.

City Attorney Field Herrington reviewed the history of the annexation and zoning at the council meetings. The CCM requirement was put in the development agreement based on the motion that was made by council at the May 19th meeting.

Councilor Steigleder asked if council is ok with this amount of multi-family in the agreement.

Councilor Malloy stated that the acceptance of the 50% provision was a win in this case.

Mr. Herrington stated that the motion that we have to rely on stated staff will work with the applicant to see if there was a zone that does not permit by special use permit or anything else 100% of R3 Residential.

Motion by City Councilor Malloy to Approve the Mullan Avenue Annexation Reasoned Decision and the Mullan Avenue Annexation and Development Agreement (items K and L from the Consent Calendar).

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, City Councilor Mosby

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.

Kim Brown — She is asking for better communication and more appreciation for the Historical Society residing in the Chapin Building.

Kris King — She is the current President of the Historical Society. She talked about a recent class of students that visited the Chapin Building/Museum. She talked about the recent efforts of the society with the building.

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.

None

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.

Councilor Mosby stated that if there is a workshop on the Chapin building perhaps there could be a site visit to see it as well.

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:

RETURN TO REGULAR SESSION

ADJOURNMENT

Meeting Adjourned at 7:51pm



Randy Westlund, Mayor



Rhiannon O'Neill, Deputy City Clerk

Questions concerning items appearing on this Agenda or requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the City Clerk, 408 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

**Mission
Building Community.**