



**CITY COUNCIL
MEETING MINUTES**

**July 21, 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. Joint Workshop with Post Falls Urban Renewal Agency

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

The Urban Renewal Commission was present as this is a joint workshop; two commissioners were absent.

Community Development Director Bob Seale presented. The Pleasant View District was discussed. Items of note for this district are the ITD Study currently underway, the city's Marketing Plan, the potential for a new opportunity zone, and an EDA grant going forward. Councilor Steigleder had questions about keeping the Pleasant View District open. Mr. Seale answered that the decision doesn't need to be made tonight, but that it could come back to council in the next few months. They would like to wait for the ITD study to be completed first. The East Seltice District was also discussed. The district outreach received limited responses. Tax increment financing on specific properties in this district was discussed. The Downtown District was reviewed. A parking plan and funding possibilities were reviewed. Urban Renewal funds being used for beautification items such as Christmas lights was also discussed.

The Workshop was adjourned at 5:55 pm.

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

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

Mayor Westlund informed the public of the last Movie in The Park for the season, the ribbon-cutting for Black Bay Park, and that there's still time to participate in the City's Comprehensive Plan survey.

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 – July 7th, 2026, City Council Meeting
- b. Payables 7.8.26-7.22.26
- c. Holstein Avenue Rights-of-Way Dedication to the City of Post Falls
- d. North Place East 5th Addition Subdivision Construction Improvement Agreement
- e. Iron Vale Subdivision Final Plat

**Motion by City Councilor Ziegler to accept the Consent Calendar as presented.
Second by City Councilor Mosby.**

**Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor 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:

None

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. Millworx Vacation Ordinance (VAC-26-1)

Motion by City Councilor Ziegler to place the Millworx Vacation Ordinance (VAC-26-1) on its first and only reading by title only while under suspension of the rules.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF THREE RIGHTS OF WAY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY AS DESCRIBED HEREIN; PROVIDING FOR DISPOSITION OF THE RIGHTS OF WAY; PROVIDING REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Motion by City Councilor Ziegler to Approve the Millworx Vacation Ordinance (VAC-26-1) and to direct the clerk to assign the appropriate number and that it be published by summary only.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

- b. Fiscal Year 2027 Budget Resolution

Finance Director Jason Faulkner explained that this is the resolution to get the advertising started and that this is the worst-case scenario budget. The budget will be less because we have been scrubbing it as we go along. This is not a binding resolution.

Motion by City Councilor Ziegler to Approve the Fiscal Year 2027 Budget Resolution and to direct the clerk to assign the appropriate number.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor Lucca

Motion Carried

Councilor Steigleder clarified that staff puts this in the paper as the highest amount that we could possibly have, but it does not bind us from taking the highest amount. Mr. Faulkner agreed.

A RESOLUTION OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO
ESTABLISHING A NOTICE OF TIME AND PLACE OF PUBLIC HEARING OF THE PROPOSED
BUDGET FOR FISCAL YEAR 2026-2027, AND INCLUDING PROPOSED EXPENDITURES BY
FUND, AND PROVIDING FOR PUBLICATION OF PUBLIC HEARING REGARDING THE
PROPOSED BUDGET.

WHEREAS, it is necessary, pursuant to Idaho Code 50-1002, for the City Council of the City of Post Falls, prior to passing the Annual Appropriation Ordinance, to tentatively approve the proposed budget, and enter such Budget at length in the journal of the proceedings and hold a public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the City of Post Falls, that the following be and the same is hereby adopted as an Estimate of Revenues and Expenditures of the City of Post Falls for the fiscal year beginning October 1, 2026

PROPOSED EXPENDITURES/EXPENSES WITH PROPOSED REVENUE COMPARISONS

TOTAL

GENERAL FUND:

Expenditures: (Including ADMINISTRATION, FINANCE

CITY CLERK, LEGAL SERVICES, COMMUNITY DEVELOPMENT, SAFETY, PUBLIC
WORKS, PARKS & RECREATION, CAPITAL IMPROVEMENTS/CONTRACTS

PERSONNEL, PERSONNEL POOL, STREETS, ANNEXATION FEE ACCOUNT)

TOTAL GENERAL FUND..... \$57,492,943

Revenues: (Including PROPERTY TAX, OTHER REVENUE, OTHER FINANCING
SOURCES, FUND BALANCE REBUDGETED)

TOTAL GENERAL FUND..... 57,492,943

SPECIAL REVENUE FUNDS:

Expenditures: (Including COMPREHENSIVE LIABILITY INSURANCE, STREET LIGHTS
911 SUPPORT, DRUG SEIZURE, SPECIAL EVENTS CEMETERY CAPITAL IMPROVEMENT)
TOTAL SPECIAL REVENUE FUND..... 4,215,236
Revenues: (Including PROPERTY TAX, OTHER REVENUE, OTHER FINANCING SOURCES)
TOTAL SPECIAL REVENUE FUND..... 4,215,236

CAPITAL PROJECTS FUNDS:

Expenditures:(Including FACILITY RESERVE ACCOUNT, CAPITAL IMPROVEMENTS)
TOTAL CAPITAL PROJECTS FUND..... 30,351,921
Revenues: (Including OTHER REVENUE, OTHER FINANCING SOURCES, FUND BALANCE
REBUDGETED)
TOTAL CAPITAL PROJECTS FUND..... 30,351,921

ENTERPRISE FUNDS:

Expenditures: (Including SEWER, SANITATION, WATER)
TOTAL ENTERPRISE FUND..... 107,008,947
Revenues: (Including OTHER REVENUE, OTHER
FINANCING SOURCES, CONTRIBUTED CAPITAL/CAP FEES, FUND BALANCE
REBUDGETED)
TOTAL ENTERPRISE FUND..... 107,008,947
TOTAL ALL FUND EXPENDITURES/EXPENSES..... \$199,069,047
TOTAL ALL FUND REVENUES..... \$199,069,047

BE IT FURTHER RESOLVED, that a general tax levy to yield \$19,616,806 on all taxable property within the City of Post Falls be levied in an amount allowed by law for the general purposes for said City, for the fiscal year beginning October 1, 2026 with \$19,446,806 budgeted in the General Fund and \$170,000 budgeted in the Special Revenue Funds.

BE IT FURTHER RESOLVED, that a Notice of Public Hearing for the Fiscal Year 2026-2027 budget be published in two (2) issues of the Coeur d'Alene Press on July 31st, 2026 and

August 7th, 2026, or upon such other dates that comply with the legally required dates of publication for a public hearing to receive comments on a proposed city budget.

BE IT FURTHER RESOLVED, that a Public Hearing on the Budget be held on the 18th day of August, 2026 at the hour of 6:00 o'clock p.m., at Post Falls City Hall, 408 N. Spokane St., at which time any interested person may appear and show cause, if any he has, why the proposed Budget should or should not be adopted.

c. Poleline and SH-41 Gravity Sewer, Contract Amendment for Additional Services

Public Works Projects Division Manager Andrew Arbin presented. This is a request for additional services with Ardurra as well as a deductive change order with Gritty Lands Development. The majority of the project work is at Highway 41 and Poleline Avenue to replace an existing sewer line to address deficiencies. The contractor made a request to substitute daytime work for nighttime and weekends for the first two weeks of work. Primarily to get out of the intersection on Highway 41 and get on to the Poleline Avenue portion of the work. This would also allow an additional lane to be closed during that time. These changes taken together result in a \$0 change in project cost.

Councilor Lucca asked if there's another benefit to the contractor for changing this work (a cost efficiency that allows them to take this deduction). Mr. Arbin answered that there's really a benefit to everyone. He is unsure of the specifics of whether there's a cost efficiency for the contractor.

The next steps are the construction night work. The project is expected to be completed by the end of September.

Councilor Lucca asked if, after they dig up the old line, will we find out what the cause of the deficiency was. Mr. Arbin responded that he is not optimistic that we will find a specific cause of the issues and/or a responsible party.

Motion by City Councilor Ziegler to Approve the Poleline and SH-41 Gravity Sewer, Contract Amendment for Additional Services.

Second by City Councilor Steigleder.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor 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. Utility Write Off

Finance Director Jason Faulkner presented. Mr. Faulkner is asking to write-off three utility accounts. Two of the accounts are from an HOA that is defunct and the third was a deceased homeowner where the property was then sold at auction before a lien could be added to the property by the city.

Councilor Steigleder asked what we do in the future with HOAs if they fold. Mr. Faulkner replied that we shut off the irrigation water to that neighborhood. Even if we waive these balances now,

we could collect in the future if the HOA is re-formed.

Councilor Lucca is concerned this will make more HOAs fold and stop paying for water, creating blight. City Attorney Field Herrington responded that staff is working on this issue and will bring back more information to council for discussion.

Motion by City Councilor Steigleder to Approve the Utility Write Off.

Second by City Councilor Plew.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Ziegler, City Councilor Mosby, City Councilor 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.

Kim Brown — She appreciates that the city is going through their comprehensive plan. She would like the city to have an Historic Preservation Commission.

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. Scheduling Workshop Discussion

Deputy City Clerk Rhiannon O'Neill polled the council on their availability for a special workshop to discuss the budget in early August. The date of August 11th at 5pm was agreed upon.

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 Ziegler thanked the Post Falls Historical Society for their engagement with the city. He stated that council has never advocated for tearing down or getting rid of the Chapin Building, nor the Water Tower. Councilor Ziegler received a citizen complaint about chip sealing in the city, specifically the level of the manhole covers. He asked what's an acceptable level of those covers? Public Works Director John Beacham responded that they don't have a specific tolerance, but if someone sees an issue like that, please let the department know at streetinfo@postfalls.gov. We do periodically fix the covers that are raised or lowered, especially as they are also a snow plow issue. The Streets crew rely on people letting them know where the issues are in the city.

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 6:40pm.



Randy Westlund, Mayor



Rhannon 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

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

Mission
Building Community.