



**CITY COUNCIL
MEETING MINUTES**

**August 4, 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. Enterprise Funds Budget Workshop

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

Public Works Director John Beacham and Finance Director Jason Faulkner presented on the enterprise funds budget. What enterprise funds are and how they are tracked was reviewed. Sanitation funds were discussed. Mr. Faulkner explained that the auditor scrutinizes these funds quite closely. Some of the funds collected for sanitation by the city go towards finance staff time used in billing for sanitation. This year there is a proposed 5.5% increase in the user fee for sanitation. There have been issues with the extra pick-ups for Christmas, spring, and fall. Mr. Faulkner is proposing eliminating these events. Mr. Beacham showed some example funding flows on the utility enterprise funds. Mr. Beacham reviewed the proposed annual fee increases for water fees (3%) and the outlook for that enterprise fund. The water reclamation enterprise fund was presented. The proposed user fee increase for water reclamation is 2.5%.

Workshop adjourned at 5:45pm

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

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

Mayor Westlund announced that the Falls Park Parking Lot will be closed August 6–8. Coffee with a Cop will be Wednesday August 12 at the Range Market.

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 with the McKinley Meadows SUP Appeal and will be recusing himself from the 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 – July 21st, 2026, City Council Meeting
- b. Payables 7.22.26-8.5.26
- c. Stateline Tower Site 1st Addition Minor Subdivision Final Plat
- d. Designation of Acting City Clerk

Motion by City Councilor Malloy to accept the Consent Calendar as presented.

Second by City Councilor Ziegler.

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

- a. McKinley Meadows Special Use Permit Appeal (SUP-26-3 & APL-26-2)

Public Hearing Opened at 6:04pm

Planning Manager Jon Manley presented. The council is asked to review the requested Special Use Permit. There are some items that are contingent on the SUP passing. The location of the proposal is at the dead end of Montgomery Place. The surrounding zoning is R-1, R-3, and medium density residential, with some limited commercial and industrial uses. Review criteria alignment was presented. SUP Review Criteria were reviewed. Possible conditions council could impose with the permit were given.

Councilor Malloy asked if the SUP allows the developer to essentially get one or two more lots and if a previous subdivision was approved. Mr. Manley stated that, yes, with the PUD, but it allows Cottage Homes.

Councilor Steigleder asked about cottage homes with an SUP versus a zone change. Mr. Manley also stated that there was a previous subdivision that was approved and it included nine lots. That subdivision approval has since expired.

City Engineer Rob Palus talked about the existing traffic patterns on Montgomery Road. He estimates about 200 vehicles per day. Based on aggregated data from 2025, there are about 280 vehicles per day on that roadway, and an average of 10–15 vehicles per hour. With the proposed subdivision, it would be about an additional 180 trips per day, well underneath the 500 vehicles per day for a low-volume roadway. On a standard single-family roadway they look for under 800 vehicles per day.

Scott McArthur with Wilde LLC testified on behalf of the applicant. This density falls within the land use for the future land use map. Mr. McArthur spoke about obtainable housing and the opportunity for homeownership. The minimum lot size is 3,452 square feet. They requested the PUD to allow 18 total homes, 17 of those to be cottage homes. Off-site improvements were presented, including completing parking improvements, emergency access, water, sewer and dry utilities. Montgomery Lane will be a private road owned and maintained by the residents of the development.

Councilor Lucca asked what is the proposed square footage of each home? Mr. McArthur responded that they will be from about 984 to just over 1000 square feet. Conceptual home renderings were presented. The common space and amenities proposed for the project were reviewed.

Councilor Steigleder asked why they didn't pursue a zone change. Mr. McArthur responded that the SUP was a cleaner approach.

Testimony

In Favor:

Kyndal Bridge (Dalton Gardens) — not wishing to speak

Ben Blakely (Coeur d'Alene) — not wishing to speak

Alex McCall — not wishing to speak

Kyle Bridge (Dalton Gardens) — not wishing to speak

Todd Stan — not wishing to speak

Ryan Walde (Coeur d'Alene) — not wishing to speak
Hayley Naccarato (Coeur d'Alene) — not wishing to speak
Joey Naccarato (Coeur d'Alene) — not wishing to speak
Jackson Summer — not wishing to speak
Shane Anderson — He talked about how difficult it is for young people to find housing.
Emily Beutler (Coeur d'Alene) — She is a realtor and stated that there is no other developer that cares more about his projects than Noah. They have CCRs that state that you can't rent these houses out, so they will be owner-occupied.

Neutral:
None

Opposed:
Glen Douglas (Post Falls) — (Speaking on behalf of a list of neighbors) He does not want the higher density of 17 homes on the 2.6 acres. This would break the promise of single-family zoning in the area. He's concerned about the sole access point on Montgomery Place and the safety of the neighborhood. He doesn't see how the green space could have a sport-court.
Amelia Sizemore (Post Falls) — This would be a 130% increase in homes to the neighborhood. She is concerned about the amount of traffic.
Candyce Frank (Post Falls) — She's concerned about parking space in the neighborhood. She is concerned about the history of the neighborhood being destroyed. She is upset by the conduct of the Planning and Zoning Commission.

Applicant Rebuttal: Mr. McArthur stated this request is consistent with the goals, policies, and codes of the city. There would still be under 500 trips per day on the roadways. The street from curb to curb is 50 feet wide, which is bigger than typical roads. The open space is designed to be functional. The access to the site is operated by a concrete approach and a concrete curb.

Public Hearing Closed at 7:16 pm

The review criteria questions were discussed by council.

Motion by City Councilor Malloy to Approve the McKinley Meadows Special Use Permit (SUP-26-3) with the previously specified conditions.

Second by City Councilor Ziegler.

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

Nays: City Councilor Lucca

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. Westwood Water Distribution Replacement Project - Phase 2 Design Services Agreement

Public Works Projects Manager Jaxon Fleshman presented. Phase one is currently under construction. For phase 2, they are replacing 4,500 feet of water line and water meters for all the customers affected. The total request for the contract tonight is \$70,180, funded through the water distribution design budget. Construction pictures of the project were presented. The timeline and next steps for phase two were reviewed.

Councilor Steigleder asked how phase one is going. Mr. Fleshman replied that it is going well, on-time, and on-budget.

Motion by City Councilor Malloy to Approve the Westwood Water Distribution Replacement Project - Phase 2 Design Services Agreement.

Second by City Councilor Ziegler.

Ayes: City Councilor Steigleder, City Councilor Plew, City Councilor Malloy, 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. Personnel Policy: Compassionate Separation

City Attorney Field Herrington discussed some questions that were submitted by council before the meeting. The CAT account was included in this document because the original 2022 resolution contained those changes; It was for reference only. The \$10,000 number was based on a reasonable number for this type of situation. The requirement is 5 years to vest in retirement for PERSI for city employees.

Human Resources Director Janet Best presented. They are seeking approval to add this back into the personnel policy. It was approved in 2022, but was inadvertently left out in the revamp of the policy. Eligibility requirements were reviewed. There is a change to the amount from \$10,000 in 2022 to \$11,000 this year, to include inflation. If received through this policy, those funds go to the VEBA account of the employee to be used for medical expenses. There would be an annual budget review of the amount in this policy. It is expected that this policy would be used very infrequently.

Councilor Mosby asked have we used this policy since 2022. Ms. Best responded that the city has used it twice.

Councilor Lucca asked about other benefits offered to employees such as life insurance and long-term disability. Ms. Best responded that those are voluntary to the employee.

Councilor Steigleder asked if the amount of years the employee has worked at the city could be increased to five years, as one year seems overwhelmingly generous. She does not want the payout number to be adjusted annually.

Motion by City Councilor Malloy to Approve the Personnel Policy: Compassionate

Separation without any minimum employment time.

Second by City Councilor Ziegler.

Ayes: City Councilor Malloy, City Councilor Steigleder, City Councilor Lucca

Nays: City Councilor Mosby, City Councilor Plew, City Councilor Ziegler

As it was a tie vote, Mayor Westlund voted: Nay

Motion Failed

Motion by City Councilor Malloy to Approve the Personnel Policy: Compassionate Separation with a one-year minimum employment time.

Second by City Councilor Ziegler.

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

Nays: City Councilor Steigleder

Motion Passed

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. Special Council Workshop Scheduling

A discussion was held to find a time for a special workshop to discuss the Starter Home Subdivision Code update. October 1st at 5pm was selected.

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 Steigleder thanked the Parks Department for the Post Falls Triathlon. Councilor Mosby expressed sympathy to the people affected by the Spokane fires. He recommended that Post Falls residents be prepared for possible fires in their community. Mr. Mosby also expressed sympathy for the victims of the shooting in Twin Falls.

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. Idaho Code 74-206(1)(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.

Motion by City Councilor Malloy to enter into Executive Session pursuant to Idaho Code 74-206(1)(b): To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, further that no action will be taken during the session and that the session will last approximately thirty minutes.

Second by City Councilor Ziegler.

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

Motion Carried

Executive Session Entered at 8:48 pm

RETURN TO REGULAR SESSION

Returned to regular session at 9:11pm

ADJOURNMENT

Meeting adjourned at 9:12pm



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

**Mission
Building Community.**