



District Review Committee
October 15, 2026 – 9:30 a.m.
Chamber of Commerce - Board Room
201 E 4th Avenue, Post Falls, ID

1. Call to Order, Commissioner Roll Call
2. Conflict Disclosure
3. Citizen Comments
This section of the agenda is reserved for citizens wishing to address the Commission regarding an Agency related issue. Comments related to future public hearings should be held for that public hearing. Persons wishing to speak will have 5 minutes.
4. Post Falls Technology District
 - a. Project Proposal (Cecil Ave extension) **ACTION**
 - b. District Boundary revision update
 - c. NIHH LLC – Prairie Medical Campus project update
5. Downtown District
 - a. City/Agency draft OPA - City sidewalks project **ACTION**
6. New District - East Seltice Update
7. Adjournment

Requests for accommodation of special needs to participate in the meeting should be addressed to the Office of the Executive Director, 201 E. 4th Avenue, Post Falls, Idaho 83854, or call (208) 777-8151.

Mission Statement: To encourage sound economic and community improvement that enhances the overall quality of life in Post Falls by: providing and improving infrastructure, attracting jobs, and enhancing citizen safety and health.

Post Falls Urban Renewal Agency
201 E. Fourth Ave.
Post Falls, ID 83854

October 6, 2026



ATTN: Mr. Joseph C. Johns
Executive Director

RE: North Cecil Road Improvement Project
Post Falls Technology District

Dear Mr. Johns:

I am writing to formally introduce and describe our proposed project, **North Cecil Road Improvements**, and to request its consideration by the Post Falls Urban Renewal Agency (PFURA). Our team, which consists of local engineers, contractors and developers, is dedicated to investing in the expansion of the Post Falls Technology District and contributing to the area's ongoing economic vitality. This District Plan was approved in 2018, and is focused on the growth and development of commercial and light industrial projects in the Highway 41 / Prairie Avenue corridor and vicinity.

This project, although not a direct commercial or industrial project, will help support the creation of jobs and economic growth by providing new collector access and public utility infrastructure to previously undeveloped parcels. North Cecil Road is already included within the District boundaries and Project Area. The surrounding parcels, however, lack adequate access as well as sewer and water facilities to be appropriately developed, attract new sustainable businesses and provide positive economic growth.

1. Project Overview & Location

- **Project Name:** North Cecil Road Improvements
- **Location:** Located in the existing Cecil Road public right-of-way lying North of Prairie Avenue within the Post Falls Technology District.
- **Project Scope:** Road improvements including a new Major Collector Street with a gravity sewer trunk line and a domestic water distribution main.

2. Infrastructure Improvements & District Alignment

Our project directly supports the expansion goals of the Technology District by installing critical public utilities and enhancing the local transportation network. To make this development feasible and support future growth in the area, we are managing and installing the following public infrastructure improvements along North Cecil Road:

- **Sewer Infrastructure:** Installation of a 12" gravity sewer main to service the adjacent properties and support broader district capacity.
- **Water Infrastructure:** Extension of a 12" domestic water transmission main to ensure dependable domestic service and essential fire flow protection.

- **Street Improvements:** Roadway widening, paving, and right-of-way improvements on Cecil Road to accommodate increased traffic and ensure safe vehicular access. North Cecil Road will be designated as a Major Collector.

3. Requested Agency Involvement

Because these upgrades represent substantial investments into permanent public infrastructure, we look forward to discussing an Owner Participation Agreement (OPA) or potential infrastructure cost reimbursement through the urban renewal district. Included with this letter is a set of Construction Drawings and Specifications as well as a Project Cost Estimate representing the anticipated construction and soft costs associated with this project.

We welcome the opportunity to present and discuss this project at an upcoming PFURA board meeting and provide any additional engineering or site plans your staff may require. Thank you for your time, leadership, and ongoing dedication to the growth of Post Falls.

Regards,

A handwritten signature in black ink, appearing to read 'D. Dittman', is shown on a light blue background.

Drew C. Dittman, PE.
Principal

cc: Mr. Steve White - Copper Basin Construction, Inc.



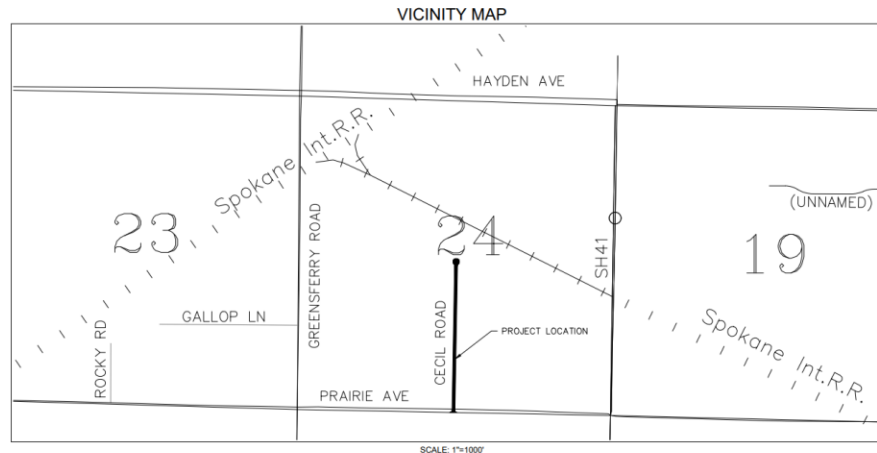
PROJECT COST ESTIMATE				
N. CECIL ROAD IMPROVEMENTS				
				10/6/2026
CONSTRUCTION COSTS:				
Description	Quantity	Units	Unit Price	Amount
Mobilization	1	LS	\$ 30,000.00	\$ 30,000.00
Strip ROW to Stockpile	1	LS	\$ 64,000.00	\$ 64,000.00
48" Sewer Manhole	2	EA	\$ 7,700.00	\$ 15,400.00
60" Sewer Manhole	5	EA	\$ 10,120.00	\$ 50,600.00
96" Sewer Manhole	7	EA	\$ 25,500.00	\$ 178,500.00
Connect to Existing Sewer	1	EA	\$ 2,500.00	\$ 2,500.00
12" Sewer Main	4,010	LF	\$ 220.00	\$ 882,200.00
8" Sewer Main	120	LF	\$ 105.00	\$ 12,600.00
Connect to Existing Water	1	EA	\$ 6,500.00	\$ 6,500.00
12" Water Main PVC	2,710	LF	\$ 95.00	\$ 257,450.00
8" Water Main PVC	105	LF	\$ 75.00	\$ 7,875.00
Blow Off	3	EA	\$ 2,750.00	\$ 8,250.00
Fire Hydrants	5	EA	\$ 9,950.00	\$ 49,750.00
Single Depth Drywells	6	EA	\$ 3,500.00	\$ 21,000.00
Swales With 4" Topsoil	1	LS	\$ 75,000.00	\$ 75,000.00
Excavate to Embankment	1	LS	\$ 25,000.00	\$ 25,000.00
Subgrade Road	1	LS	\$ 27,500.00	\$ 27,500.00
Curb and Gutter	5,000	LF	\$ 24.00	\$ 120,000.00
Scuppers	48	EA	\$ 185.00	\$ 8,880.00
4" Sidewalks	12,500	SF	\$ 7.75	\$ 96,875.00
Ped Ramps	3	EA	\$ 2,500.00	\$ 7,500.00
3/6" Paving	14,010	SY	\$ 27.25	\$ 381,772.50
2/4" Pathway Paving	2,800	SY	\$ 40.00	\$ 112,000.00
4/6" Pavement Patch in Prairie	100	SY	\$ 125.00	\$ 12,500.00
Utility Trenching	3,000	LF	\$ 10.00	\$ 30,000.00
Signs & Striping	1	LS	\$ 40,000.00	\$ 40,000.00
Construction Entrance	1	EA	\$ 2,500.00	\$ 2,500.00
Inlet Protection	6	EA	\$ 150.00	\$ 900.00
Traffic Control	1	LS	\$ 17,500.00	\$ 17,500.00
Demo A/C	1	LS	\$ 2,500.00	\$ 2,500.00
	Construction Cost Subtotal:			\$ 2,547,052.50
ENGINEERING COSTS:				
Engineering, Surveying, Construction Mgmt				\$382,000.00
FEES (ESTIMATED):				
City of Post Falls - Plan Review, Inspection Fees				\$30,000.00
Construction/Engineering/Fees Subtotal:			\$	2,959,052.50
		Contingency (5%):		\$ 147,952.63
		Grand Total Estimate:		\$ 3,107,005.13

IMPROVEMENT PLANS FOR CECIL RD.

LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 51 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

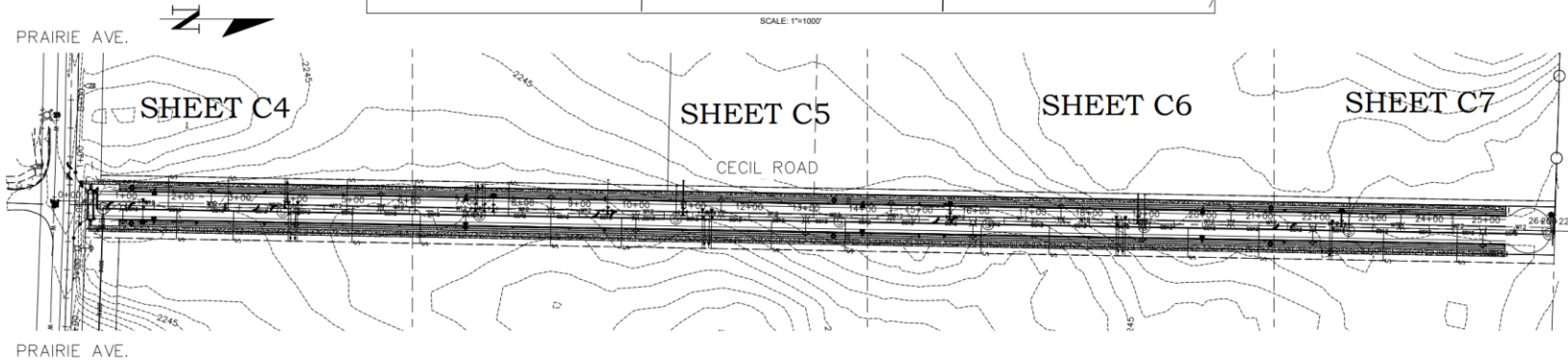
NOTE

GRANTS OF RIGHTS-OF-WAY AND EASEMENT FOR EXISTING
ROADWAYS AND PROPOSED ROADWAYS WILL BE REQUIRED
UPON COMPLETION OF CONSTRUCTION AND PRIOR TO CITY
ACCEPTANCE OF OWNERSHIP AND MAINTENANCE



SHEET INDEX

- C1 TITLE SHEET
- C2 GENERAL NOTES AND DETAILS
- C3 EXISTING CONDITIONS
- C4 N. CECIL ROAD PLAN & PROFILE
- C5 N. CECIL ROAD PLAN & PROFILE
- C6 N. CECIL ROAD PLAN & PROFILE
- C7 N. CECIL ROAD AND TURNAROUND PLAN & PROFILE
- C8 PRAIRIE AVENUE PLAN & PROFILE
- C9 PRAIRIE AVENUE PLAN & PROFILE
- C10 STRIPING PLAN
- C11 STRIPING PLAN
- C12 POST FALLS STANDARD DETAILS
- C13 POST FALLS AND ROSS POINT STANDARD DETAILS



PROJECT OWNER

BEYOND GREEN INC.

SEWER PURVEYOR

CITY OF POST FALLS
409 N. SPOKANE ST.
POST FALLS, ID 83854
(208) 773-3511

LOCATION

A PARCEL OF LAND BEING THE SOUTH HALF OF SECTION 24,
TOWNSHIP 51 NORTH, RANGE 5 WEST, CITY OF POST FALLS,
KOOTENAI COUNTY IDAHO.

PROJECT ENGINEER

DOBLER ENGINEERING
P.O. BOX 3181
HAYDEN ID 83835

WATER PURVEYOR

ROSS POINT WATER DISTRICT
8584 W. PRAIRIE AVE.
POST FALLS, IDAHO 83814

BENCHMARK

BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF CECIL
ROAD AND PRAIRIE AVENUE. TOOK A SHOT ON CENTERLINE OF
THE SOUTH FACE OF A FIRE HYDRANT AT FLANGE. ELEVATION:
2245.28'. ALL POINTS ARE CORRECTED TO NAVD83 DATUM.

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)

LOCAL CALLING NUMBERS

KOOTENAI COUNTY
ITD-DIST. 1 SIGNAL FOREMAN

811
773-1289



City of Post Falls
Approval

Approved By:

City Engineer

Date

DESIGNED BY: SD
DRAFTED BY: ATM
DATE: 6-15-2022
JOB No.: 21-025

SHEET

C1

TITLE SHEET

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

REVISION BLOCK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	6/15/2022
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



GENERAL NOTES

- All work shall conform to the "Iabaco Standards for Public Works Construction" (SPWC) current edition, and the City of Post Falls Standard Drawings and Specifications. In the case of conflict, the most stringent standard shall apply.
- No revision shall be made to plans without the approval of the City Engineer. All proposed revisions shall be submitted by the Engineer of Record for review and approval by the City.
- No revision shall be made to the City Standard Drawings or Notes without written approval of the City Engineer. Revisions of City Standard Drawings shall be clearly identified upon the approved drawings, revisions or additions to Standard Notes shall be provided only within the Supplemental Notes Block.
- All safety standards and requirements shall be the responsibility of the Contractor and comply with all safety by ORSA.
- Existing utilities shall be located by contacting CAL BEFORE ANYTHING IS DONE. The Contractor shall verify the accuracy of utility locations. The Contractor shall notify the appropriate utility company prior to starting work on any utilities, and shall coordinate their work with company representatives.
- Work shall not begin until a permit and notice to proceed is issued by the City.
- The Contractor shall notify the City Engineering Inspector at least 48 hours prior to starting work or proceeding with new phases of construction. All inspectors shall be scheduled with a minimum 24-hour notice prior to testing.
- An approved set of improvement plans shall be kept on the job site at all times.
- The Contractor shall maintain the streets, sidewalks, and all other public right-of-way in a clean, safe and usable condition. All soil, rock, or construction debris shall be promptly removed from the publicly owned property, including construction, and upon completion of the project, all adjacent property, private or public, shall be maintained in a clean, safe and usable condition.
- Existing property corners or survey monuments shall be protected during the course of construction, with the exception of those corners or monuments that be re-established by professional surveyors, licensed to work in the State of Idaho, prior to site acceptance.
- Trees not identified for removal shall be preserved or protected in accordance with the City of Post Falls Tree Preservation Ordinance.
- The Engineer of Record shall verify the adequacy of erosion and sediment control measures prior to the start of construction, and as necessary during the course of the project. Erosion and sedimentation control measures shall be installed in accordance with these plans, and the "Erosion and Sediment Control Best Management Practices for Idaho Cities and Counties" as prepared by the Idaho Division of Environmental Quality.
- All projects having the potential for runoff discharge to any water system body, shall file a Notice of Intent (NOI) with the EPA, copies of any required Storm Water Pollution Prevention Plans (SWPPP) or NOI shall be provided to the City prior to start of construction.
- All concrete, unless otherwise specified, shall be commercial grade Portland Cement with an air content of 6.5% to 7.5%, and a minimum 28-day compressive strength of 3000 psi.
- All underground utility materials shall be installed and approved before installation of curbs, cross gables, sidewalks or the surfacing of streets.
- Surface restoration of roadway curbs shall comply with the City's roadway cut policy. Permanent roadway paving shall be placed within 7 days of the initial roadway cut. Temporary paving shall include a minimum of 2 inches of asphalt concrete (cold mix) shall be placed within 24 hours of the initial roadway cut. The Contractor shall be responsible for the maintenance of all temporary paving and shall accept all permanent paving for a period of 2 years.
- All trenches and roadway cuts within public easements or right-of-way shall be constructed in accordance with SD 301. Construction test results shall be certified by the Engineer of Record and submitted to the City Engineer for approval prior to any paving and final acceptance of work.
- All operations conducted on the premises shall be restricted to the hours between 6:00 a.m. and 10:00 p.m., unless otherwise approved by the City. This includes the working up, repair, install, operation or turning of trucks, unloading equipment, construction equipment or any other associated equipment.
- All improvements shall be placed or installed in a manner satisfactory to the City Engineer. This includes all utility construction and necessary site cutting, removal, replacement, extension, and clearing associated with curb and gutter, sidewalks, streets, earthfill, concrete or other paving.
- The Engineer of Record shall be responsible for all project requirements, including materials testing and quality control. Copies of daily reports and test results shall be made available to the City Engineer for review on a weekly basis, failure to provide reports may result in suspension of construction. Proper certification and as-built drawings shall be submitted to the City Engineer prior to final acceptance and in conformance with the City's electronic submittal standards.
- The Contractor shall be responsible for all traffic control, in accordance with the MUTCD, current edition. At least 48 hours prior to disruption of any traffic, the Contractor shall submit a traffic control plan, shall be prepared and submitted to the City Engineering Division for approval. No work shall commence until a permit is issued and all approved traffic control is in place.
- All landscaping maintained by the Property Owners Association shall have an irrigation installed and functioning.
- All disturbed areas of the public right-of-way shall be top seeded with a minimum of 1 inch of topsoil and seeded with a dry ton mix equivalent to the City's storm drainage standards.
- All paving projects will need to adhere to the City of Post Falls Pavement Cut Policy.

LOCALS (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)

LOCAL CALLING NUMBERS

KOOTENAI COUNTY 811
 DISTRICT 1 SIGNAL FOREMAN 779-1299



SANITARY SEWER NOTES

- Sanitary sewer mains shall be 15-inch diameter shall be PVC, ASTM D 3034, SDR 35, with flexible gasketed joints. Sewer service sub-grade shall be made by the City Engineer. All sewer service shall be a new main connected above the spring line of the pipe. Service connections shall be 48" above finished grade and be branched from where approved by the City Engineer, and at those locations indicated on the plan. Service connections to manholes are prohibited.
- Force mains shall be the PVC AWWA C900 DR 18 pipe. All force mains shall be constructed to the line and be installed on the approved plans, and have a minimum depth of 4.5 feet to the top of the pipe from finish grade. Force mains shall be hydraulically tested per SPWC, Section 401.
- Force mains shall be installed with continuous trench walls and manholes. The trench shall be tested prior to the final grade approval, locating bails (available to be purchased from the City of Post Falls Public Works Department) shall be placed at each bail.
- Sewer services shall be sized on basis on the construction plans, and test installed for grade and alignment. A minimum invert depth of 1.5 feet below top of curb at the property line is required. As-built plans shall show services with starting, offset and depth.
- Sewer services shall be at right angles to the sewer main, except in curve, side or street crossings.
- Disruption of existing sewer services while making connection to existing mains is prohibited, without the specific approval of the City Engineer.
- All sewer mains shall be marked with continuous plastic marking tape. The ends of all services shall be marked with a marker indicating the depth of bury to the sewer line, and a locating bail (boring bails available to be purchased from the City of Post Falls Public Works Department).
- All public sewer lines shall be video inspected, and an electronic copy along with a transcript submitted to the Engineer of Record. The transcript shall be for recording only. The transcript shall be video and transcript, along with a letter detailing the results of the inspection, shall be submitted to the City Engineer. Paving shall not progress without the City Engineer's approval.
- The Contractor shall be responsible for clearing of any debris within newly constructed pipes, or for connections to existing systems and for the removal of debris, clean and inspection prior to placing. Hydrant flushing of sewers is not an acceptable means of cleaning.
- All sewer mains shall be as tested in accordance with SPWC, Section 501.
- All thrust blocking shall be removed in place and approved by pre-approved seal, and conform to the minimum dimensions shown in SD 403. The use of pre-approved thrust blocks is prohibited. All bolts and nuts shall be free of concrete and access by wrench.
- All sanitary sewer mains shall be separated a minimum of 10 feet horizontally from domestic water lines. Crossings of water mains and sewer systems shall file a Notice of Intent (NOI) with the EPA, copies of any required Storm Water Pollution Prevention Plans (SWPPP) or NOI shall be provided to the City prior to start of construction.
- The internal casting of sewer force main fittings shall be 40 lbs of Presto 401 concrete epoxy coating as manufactured by Presto Systems Cast Iron Pipe Co. or an approved equal.
- For force mains that have a 12-inch diameter or larger pipe valves shall be utilized, for force that has a diameter less than 12 inches gate valves shall be utilized.

STORM DRAINAGE NOTES

- Temporary erosion control and water pollution measures shall be installed, in accordance with the plan and accepted best management practices. Erosion control measures shall be installed in accordance with the plan and accepted best management practices. Erosion control measures shall be installed in accordance with the plan and accepted best management practices. Erosion control measures shall be installed in accordance with the plan and accepted best management practices.
- Basins within areas of mass grading shall be installed a minimum of 24 inches prior to shaping, and after installation of curb and gutter.
- All disturbed areas shall receive a minimum 1-inch dressing of top soil and be hydro seeded or sodded, as indicated on the plans. Seeded areas will not be accepted until the seed has germinated, and the grass is thoroughly established. Seeded areas will not be accepted until the roots have taken hold, and the trees have received two cuttings.
- Cuts shall be taken to prevent compaction of the sub-grade in the grass infiltration areas of wetlands. In the event the infiltration shall be completed or insufficient permeability is observed, boring of the sub-grade may be required at the discretion of the City Engineer. If a sufficient permeability is not observed, the subgrade must be removed and replaced, or replaced to a minimum depth of 24" and replaced.
- Topsoil placed within the basins shall be free draining, and placed at a depth greater than 1-inch and no more than 1.5 inches. At concrete gables, basins top soil shall be kept 1/2" below the finished concrete surface. The minimum permeability of the sub-grade and topsoil, wheelbarrow equipment should not be used within the basin area. The minimum permeability through controlled swales shall meet design requirements. Testing of permeability areas through a controlled swale may be required at the discretion of the City Engineer.
- Drywells shall be installed to the elevations indicated on the plans. The elevation of the drywell on the plan shall be the lowest adjacent curb top. Finished top soil adjacent to the drywell shall be at least 2 inches below the curb top.
- Cross infiltration areas shall be hydro seeded with SD 1, 1000 square feet, consisting of a mixture of commercial fertilizer of Canada and a dry ton mix equivalent to the City's storm drainage standards. Seeded areas shall be fertilized with a commercial fertilizer per manufacturer's specifications. Seeded areas shall be fertilized with a dry ton mix, or approved equal wood fiber mulch at a rate of 1 ton per acre.
- All sewer mains shall be as tested in accordance with SPWC, Section 501.
- Storm sewer pipes and drywells shall be separated a minimum of 10 feet horizontally from domestic water lines. Crossings of water mains and sewer systems shall have a minimum 18-inch vertical separation. Any anticipated separation less than minimum standards contained herein, shall conform to the Idaho Rules for Waste Water, (IDAPA 58.01.16).
- Final testing of all wetwells shall be conducted prior to final acceptance if required by the City Engineer.

MASS GRADING/GEOTECH. NOTES

- All cuts and fills shall be confined to the limits indicated within the approved grading plans.
- The Contractor shall insure that all temporary slopes are stable and appropriate erosion measures are in place and maintained.
- Groundwater or unanticipated geologic conditions shall be reported to the Engineer of Record for assessment and recommendations.
- All compaction efforts shall be monitored and tested by an experienced Soil Technician, under the supervision of a Licensed Geotechnical Engineer representing the Owner.
- All mass grading shall be monitored, tested, and certified by a Licensed Professional Engineer (Geotechnical Engineer).
- Contractor to notify the Geotechnical Engineer, a title of grading and every start or stopping of construction, each time a fill of grading is made for inspection, and earth and every time the Contractor is requesting grading inspection from City. Failure to notify may result in the Contractor removing any material that has not been inspected.
- Gravel shall be shipped of organic liquid and non-engineered fill in addition to all bulk, dump, and truck. One discharge of maximum aggregate size, and shall be compacted to the following specifications:
 A. Roadway: 90%-modified proctor.
 B. Curb base and driveway approach: 92%-modified proctor.
 C. Sidewalk or trails: 90%-modified proctor.
- Excavation and existing greater than 4 inches appearing in the excavation to a depth of at least 4 inches below subgrade shall be removed.
- All fill material shall be dried or moisture to within 2% of the maximum moisture, prior to placement. Fills shall not exceed eight lifts. All fill shall be compacted to at least 90% of Modified Proctor (ASTM D 1557, AASHTO T 99). The top 12 inches within the roadway plan compacted to 90% of the modified proctor. Material too coarse to test per the specified standards shall be placed in controlled lifts under a performance based method, as outlined within SPWC.
- Earthshakes shall not be constructed on frozen or snow-covered foundations, or with the use of frozen materials.
- Underlayment shall be constructed to the following specifications: (1) shall be placed in the undisturbed ground with a minimum thickness of 12 inches and shall be allowed for the proper operation of compaction equipment.
- The final limits of cut and fill shall be recorded with the boundary topography and survey by the Engineer or Record. The Geotechnical Engineer shall submit a certification of the fill, along with copies of observations and testing.
- In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Engineer of Record shall be immediately notified in order to provide guidance to Contractor.

EROSION CONTROL NOTES

- Contractor shall make necessary provisions to preserve the existing vegetation along the project limits.
- Contractor shall confine clearing limits to within the specified project limits.
- Contractor shall implement and maintain a dust control program on a daily basis, including wetting and hydrants. Dust statement shall be developed by the Engineer.
- Unless otherwise specified, the contractor shall make necessary provisions to cover all materials and equipment per requirements of the City of Post Falls Best Management Practices for Idaho Cities and Counties.
- The contractor shall direct all washout activities to be conducted within designated washout areas to be approved by the owner. Washout will not be allowed within a public right-of-way.
- At completion of the project and per the direction of the engineer of record, the contractor shall remove and dispose of temporary erosion control.
- The erosion control sheets are based on a field topographic survey by others. Contractor is required to verify existing conditions of the site. Contractor shall verify shown for the site to be developed as a part of this project.
- The following BMPs from the IDEC Catalog for Stormwater Best Management Practices for Idaho Cities and Counties, Volume 2: Erosion and Sediment Control are hereby incorporated as a part of this project:
 BMP 2: Striping Areas
 BMP 3: Stabilization of Construction Erosion
 BMP 12: Water Management
 BMP 13: Concrete Water Management
 BMP 13: Soil Protection
 BMP 30: Slope Erosion
- The BMPs specified herein are designed to prevent and/or reduce the potential for disturbance to be conveyed to waterways of the United States. The contractor is required to file a notice of intent with the EPA and process a conservation general permit. The contractor shall post approved BMPs, if required, and NOI documents onsite in a publicly visible location.

STREETS NOTES

- All fill placed within the roadway prior shall be compacted to 90% of the modified proctor, with the exception of the top 12 inches of the sub-grade shall be compacted to 90% of the modified proctor (ASTM D-1557).
- Prior to placing material, the following shall be completed:
 A. All public utilities shall be installed, tested and approved.
 B. The Engineer of Record shall verify and provide copies of compaction test results to the City Engineer, for all trenches and sub-grade.
 C. The line and grade of the sub-grade shall be inspected and approved.
 D. A proof-cut of the sub-grade shall be performed and observed by the Engineer of Record and City Engineering Inspector.
- Excavation authorization from the Engineer of Record and City Engineering Inspector, to proceed with placement of base and sub-grade shall be provided. The sub-grade shall be notified at least 24 hours prior to placement of base material.
- Covered aggregate base shall conform to the Idaho Standards for Public Works Construction, Section 802, Type 1, 1/4-inch maximum aggregate size, and shall be compacted to the following specifications:
 A. Roadway: 90%-modified proctor.
 B. Curb base and driveway approach: 92%-modified proctor.
 C. Sidewalk or trails: 90%-modified proctor.
- Prior to placing asphalt concrete, the following shall be completed:
 A. The Engineer of Record shall verify and provide compaction test results for base material to the City Engineer.
 B. All utilities shall be adjusted to grade and thickened curbs installed.
 C. Obtain authorization from the Engineer of Record and City Engineer to proceed with asphalt paving. The City Engineering Inspector shall be notified at least 24 hours prior to placement of asphalt pavement.
- Asphalt pavement shall conform with Idaho Transportation Department (ITD) specifications for asphalt concrete. Pavements with a Section of 2" or less may be placed with 1.8" Pavements with a section greater than 2" shall be placed with multiple lifts. Minimum lift thickness of 12" and maximum lift thickness of 3". No asphalt shall be placed on wet or frozen surfaces, or when the air or ground temperature is less than 50°F. The concrete or pavement thickness less than 2.5 inches shall not be placed when air or ground temperature is less than 50°F, without approval by the City Engineer.
- A lock coat shall be applied to all adjacent curbs and joints, prior to placement of asphalt concrete.
- During paving operations, the Engineer of Record shall observe paving operations, and perform compaction and quality control testing.
- The City Engineer may require the pavement sections shown on the plans to be verified by "C" value tests shown from exposed sub-grade.

SURVEYING NOTES

- The existence and location of monuments, property, easement and right-of-way shall show herein are appropriate and based on best available information and field research. They are provided for the contractor only and the city and engineer bear no responsibility for loss not shown on these plans or lines not in the location shown herein.
- Contractor shall make provisions to retain and protect all existing monuments, boundaries, easements, and field research, and property. Any existing shall be at contractor's expense. All existing survey monuments shall be retained and protected per Idaho code by the contractor's licensed surveyor at the contractor's expense.

SUPPLEMENTAL GENERAL NOTES

- In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Engineer of Record shall be immediately notified in order to provide guidance to Contractor.
- It shall be the responsibility of the contractor to perform grading within the limits shown on the plans and the noted elevations and results in the subgrade, finish grades and slopes shown herein.
- An earthwork balance was not necessarily the intent of this project. Any report or calculation to obtain the grade shown herein is the responsibility of the contractor. Contractor is required to provide a copy of all earthwork calculations prior to submitting a final proposal to developer.
- All cut and fill slopes shall be protected until effective erosion control has been established. All cut and fill slopes shall be maintained in accordance with the City of Post Falls Standard Drawings and Specifications.
- The contractor shall maintain the streets, sidewalks, and all other public rights-of-way in a clean, safe and usable condition. All soil, rock, or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
- In the event that any temporary construction item is required that is not shown on these drawings, the owner agrees to provide and install such item at his own expense and the direction of the city engineer and/or the engineer of record. This includes, but is not limited to, signs, road signs and barricades, etc.
- The topography shown herein is specifically intended for the mass grading shown herein.
- The Contractor shall take all necessary and proper precautions to protect adjacent properties from any and all grading that may be required for proper drainage and of signs and signs to road construction. Erosion of landslides to be determined by the city engineer.
- Contractor shall provide all necessary horizontal and vertical transition between new construction and existing surface to provide for proper drainage and of signs and signs to road construction. Erosion of landslides to be determined by the city engineer.
- Existing utilities are located in place for the convenience of the contractor only. The contractor shall bear full responsibility for the location and/or relocation of all utilities. Engineer bears no responsibility for utilities not shown on the plan or not in the location shown on the plans. This includes all service laterals of any kind.
- Protection and replacement of survey monuments or property shall be the responsibility of the contractor. The contractor shall be responsible for replacement of survey monuments or property data shall be done in accordance with Idaho code.
- Contractor is required to make for, locate, at least two business days before digging. Call before you dig 811.
- Engineer of Record makes no guarantee of topography shown herein. Contractor to field verify of his expertise at topography prior to the start of any work herein. Contractor shall immediately notify Engineer of record if any discrepancies are found.
- Limits of clearing to be a minimum of 10' outside of center daylight line if possible or as determined in field by engineer.
- A licensed professional engineer with appropriate geotechnical experience shall monitor, test and verify that the work was performed in accordance with the specifications herein and with city of post falls standards.
- Cut slopes shown herein outside of the public right-of-way, are a minimum 2:1, or per the recommendations of the geotechnical engineer.
- A search of available records and field research was conducted to locate existing survey monuments, property corners, and PLSS monuments within the project limits. Location of such existing are shown herein for reference. Any existing monuments that will be lost or disturbed during the course of construction must be re-established per the requirements of Idaho Code 55-1613 at the contractor's expense. Existing monuments must be preserved and protected, to the extent possible, during construction.
- All signage shall be constructed with "high intensity grade" material as a minimum requirement or with material specified within the plans.
- Contractor to field verify location of all existing monuments shown herein. Any discrepancies shall be reported to the engineer of record immediately.
- A boundary survey was not performed by Doherty Engineering. All boundary lines shown herein are preliminary.
- The intent of the design plans and calculations contained herein is to provide a minimum requirement for the construction of the project. Modifications may be necessary based on field conditions, but shall not be made without the approval of the engineer. The contractor and all subcontractors shall be responsible for the construction of the project in accordance with these standards. Affiliates of verification may be required.
- All materials used in contact with water drinking systems that are in contact with potable water, must be certified by an accredited ANSI certification entity to meet applicable NSF/ANSI standards. Affidavits of verification may be required.

SUPPLEMENTAL NOTES

- THESE DRAWINGS ARE DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINED BY FIELD MEASUREMENTS OBTAINED ON-SITE, ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED TO NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
- GENERAL CONTRACTOR TO CLEAR AND GRUB TRAIL AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DIRBS; SPECIFIED LANDSCAPE SITE, TO BE DEMONSTRATED AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY REQUIRED INSPECTIONS TO BE COMPLETED WITHIN 15' TO 20' OF AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.2 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.

REVISION BLOCK	NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT	
2	01/15/2024	ISSUED FOR PERMIT	
3	01/15/2024	ISSUED FOR PERMIT	
4	01/15/2024	ISSUED FOR PERMIT	
5	01/15/2024	ISSUED FOR PERMIT	
6	01/15/2024	ISSUED FOR PERMIT	
7	01/15/2024	ISSUED FOR PERMIT	
8	01/15/2024	ISSUED FOR PERMIT	
9	01/15/2024	ISSUED FOR PERMIT	
10	01/15/2024	ISSUED FOR PERMIT	



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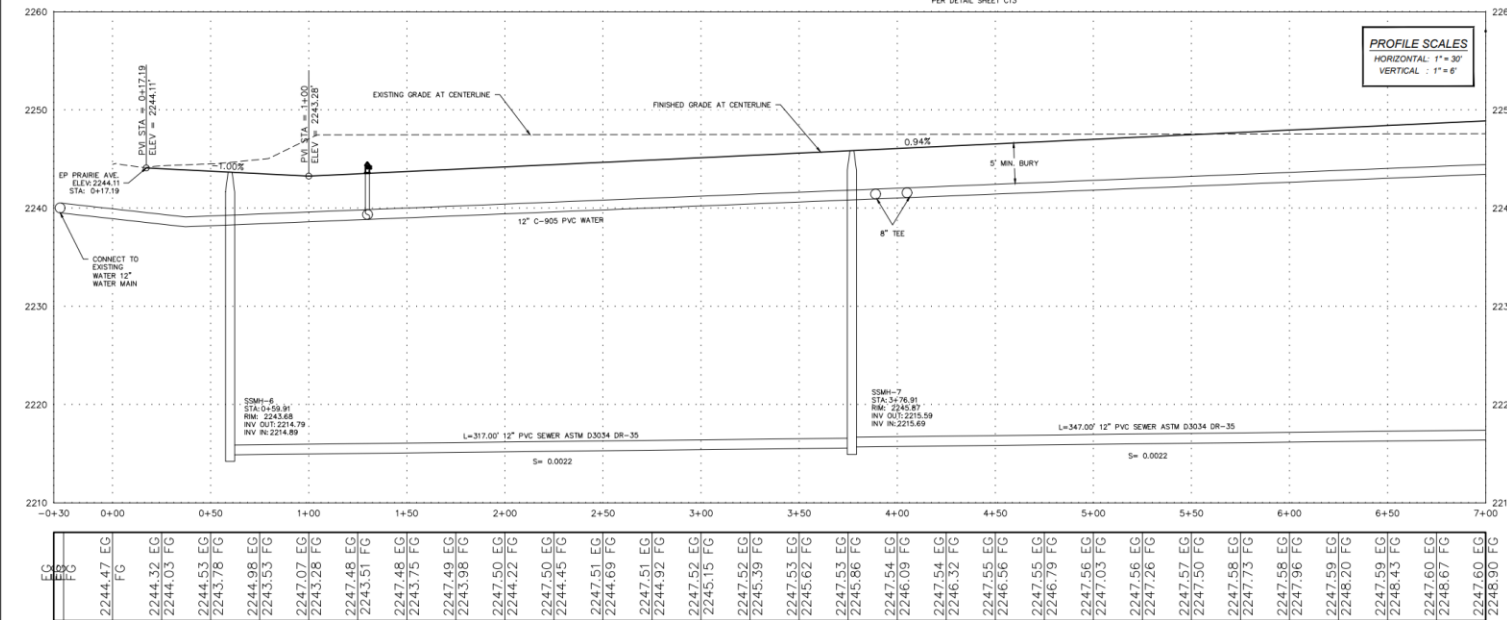
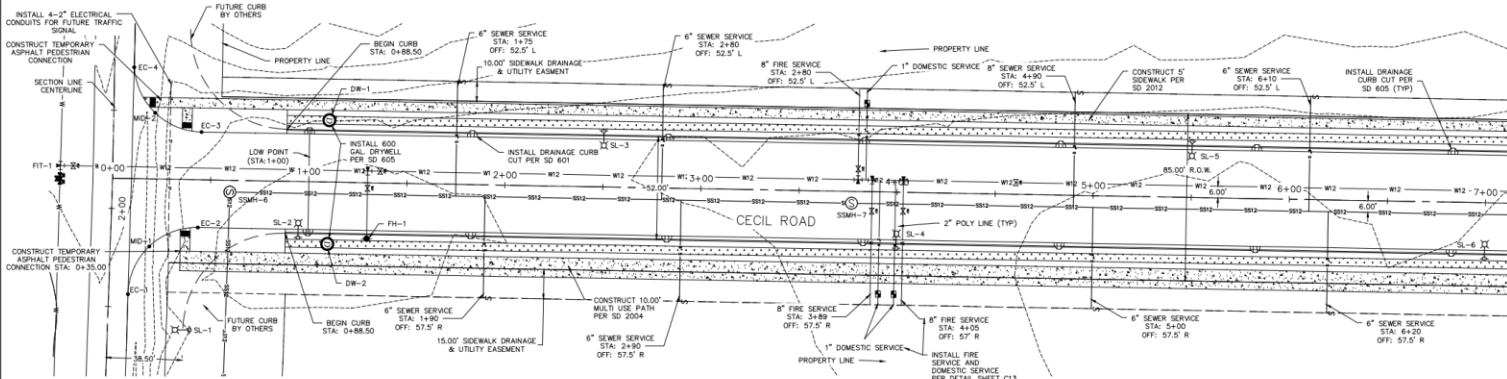


N. CECIL ROAD

STA: 00+00.00 TO STA: 7+00.00

H-SCALE 1" = 30'

SEE SHT C5



PROFILE SCALES
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'

LIGHT & SIGNAGE TABLE				
NAME	DETAILS	ROAD	STATION	OFFSET
SL-1	100W CORN HEAD	N. CECIL ROAD	0+45.00	78.5' R
SL-2	100W CORN HEAD	N. CECIL ROAD	0+85.00	28.5' L
SL-3	100W CORN HEAD	N. CECIL ROAD	3+50.00	28.5' L
SL-4	100W CORN HEAD	N. CECIL ROAD	4+00.00	28.5' R
SL-5	100W CORN HEAD	N. CECIL ROAD	5+50.00	28.5' L
SL-6	100W CORN HEAD	N. CECIL ROAD	7+00.00	28.5' R

CURB DROP SCHEDULE		
STRUCTURE NAME	ALIGNMENT	STATION
CURB DROP-1	N. CECIL ROAD	1+00.00
CURB DROP-2	N. CECIL ROAD	1+00.00
CURB DROP-3	N. CECIL ROAD	1+83.00
CURB DROP-4	N. CECIL ROAD	1+83.00
CURB DROP-5	N. CECIL ROAD	2+83.00
CURB DROP-6	N. CECIL ROAD	2+83.00
CURB DROP-7	N. CECIL ROAD	3+83.00
CURB DROP-8	N. CECIL ROAD	3+83.00
CURB DROP-9	N. CECIL ROAD	4+83.00
CURB DROP-10	N. CECIL ROAD	4+83.00
CURB DROP-11	N. CECIL ROAD	5+83.00
CURB DROP-12	N. CECIL ROAD	5+83.00
CURB DROP-13	N. CECIL ROAD	6+83.00
CURB DROP-14	N. CECIL ROAD	6+83.00

INTERSECTION DATA				
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	DESCRIPTION
EC-1	N. CECIL ROAD	0+08.88	58.5' R	TBC
EC-2	N. CECIL ROAD	0+43.88	24.3' R	TBC
EC-3	N. CECIL ROAD	0+44.92	24.3' L	TBC
EC-4	N. CECIL ROAD	0+10.00	56.7' L	TBC
MD-1	N. CECIL ROAD	0+10.00	34.4' R	TBC
MD-2	N. CECIL ROAD	0+21.14	33.7' L	TBC

DRYWELL SCHEDULE				
STRUCTURE NAME	DRYWELL TYPE	ROAD	STATION	RM ELEVATION
DW-1	600 GAL	N. CECIL ROAD	1+10.00	31.50' L
DW-2	600 GAL	N. CECIL ROAD	1+10.00	31.50' R

MANHOLE SCHEDULE				
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	RM ELEV
SMH-6	N. CECIL ROAD	0+58.91	6.00' R	2243.68
SMH-7	N. CECIL ROAD	3+76.91	6.00' R	2245.87

APPURTENANCE SCHEDULE				
NAME	APPURTENANCE	ROAD	STATION	OFFSET
FIH-1	FIRE HYDRANT ASSEMBLY	N. CECIL ROAD	1+30.00	28.50' R
FIT-1	8" x 6" TEE W/ RIGID	N. CECIL ROAD	1+30.00	6.00' L

LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS
KOOTENAI COUNTY
772-1399



City of Post Falls Approval		DESIGNED BY: SD DRAFTED BY: ATM DATE: 6-15-2022 JOB NO.: 21-220
Approved by:	Date:	SHEET
City Engineer		C4

N. CECIL ROAD PLAN AND PROFILE

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

REVISION BLOCK				
NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMIT	6-15-2022	ATM	SD
2	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
3	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
4	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
5	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
6	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
7	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD
8	REVISED FOR CITY REVIEW	6-15-2022	ATM	SD





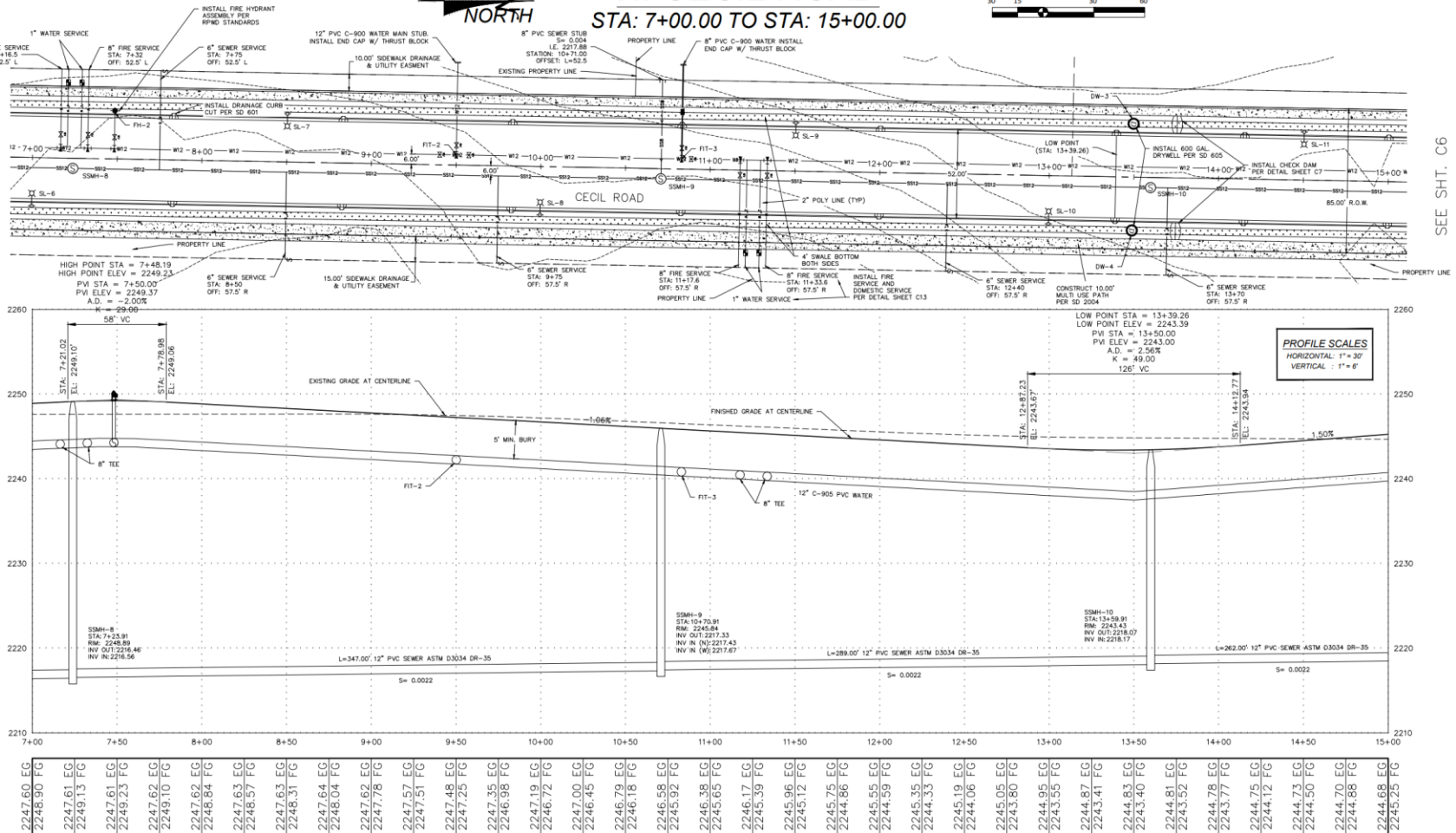
N. CECIL ROAD

STA: 7+00.00 TO STA: 15+00.00

H-SCALE 1"= 30'

SEE SHT. C4

SEE SHT. C6



CURB DROP SCHEDULE			CURB DROP SCHEDULE		
STRUCTURE NAME	ALIGNMENT	STATION	STRUCTURE NAME	ALIGNMENT	STATION
CURB DROP-15	N. CECIL ROAD	7+83.00	CURB DROP-22	N. CECIL ROAD	10+83.00
CURB DROP-16	N. CECIL ROAD	7+83.00	CURB DROP-23	N. CECIL ROAD	12+00.00
CURB DROP-17	N. CECIL ROAD	8+83.00	CURB DROP-24	N. CECIL ROAD	12+00.00
CURB DROP-18	N. CECIL ROAD	8+83.00	CURB DROP-25	N. CECIL ROAD	13+39.26
CURB DROP-19	N. CECIL ROAD	9+83.00	CURB DROP-26	N. CECIL ROAD	13+39.26
CURB DROP-20	N. CECIL ROAD	9+83.00	CURB DROP-27	N. CECIL ROAD	14+15.00
CURB DROP-21	N. CECIL ROAD	10+83.00	CURB DROP-28	N. CECIL ROAD	14+15.00
			CURB DROP-29	N. CECIL ROAD	15+00.00
			CURB DROP-30	N. CECIL ROAD	15+00.00

APPEARANCE SCHEDULE				
NAME	APPEARANCE	ROAD	STATION	OFFSET
FI-2	FIRE HYDRANT ASSEMBLY	N. CECIL ROAD	7+48.19	28.50' L
FI-2	12"x12"x12" TEE W/ 12" RSDV (N/A)	N. CECIL ROAD	9+50.00	6.00' L
FI-3	12"x12"x12" TEE W/ 8" RSDV (N) 12" RSDV (N/S)	N. CECIL ROAD	10+83.00	6.00' L

MANHOLE SCHEDULE				
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	RM ELEV
SMH-8	N. CECIL ROAD	7+23.91	6.00' R	2246.89
SMH-9	N. CECIL ROAD	10+70.91	6.00' R	2245.96
SMH-10	N. CECIL ROAD	13+59.91	6.00' R	2243.43

LIGHT & SIGNAGE TABLE				
NAME	DETAILS	ROAD	STATION	OFFSET
SL-7	100W CONCA HEAD	N. CECIL ROAD	8+50.00	28.5' L
SL-8	100W CONCA HEAD	N. CECIL ROAD	10+50.00	28.5' R
SL-9	100W CONCA HEAD	N. CECIL ROAD	11+50.00	28.5' L
SL-10	100W CONCA HEAD	N. CECIL ROAD	13+50.00	28.5' R
SL-11	100W CONCA HEAD	N. CECIL ROAD	14+50.00	28.5' L

DRIYELL SCHEDULE				
STRUCTURE NAME	DRIYELL TYPE	ROAD	STATION	RM ELEVATION
DW-3	600 GAL.	N. CECIL ROAD	13+49.26	21.50' L 2242.62
DW-4	600 GAL.	N. CECIL ROAD	13+49.26	31.00' R 2242.62

City of Post Falls
Approval

Approved By: _____
City Engineer

Date: _____

LOCATES 2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION
LOCAL CALLING NUMBERS

KOOTENAI COUNTY
770-1299



N. CECIL ROAD PLAN AND PROFILE

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

DESIGNED BY: GDO
DRAFTED BY: ATM
DATE: 8-15-2022
JOB No.: 21-225

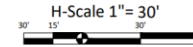
SHEET

C5



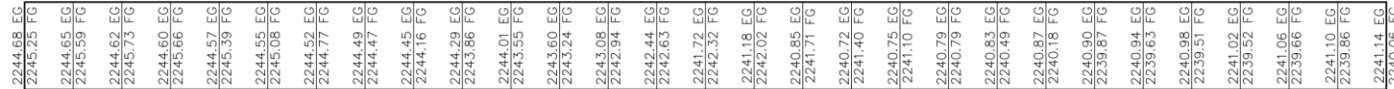
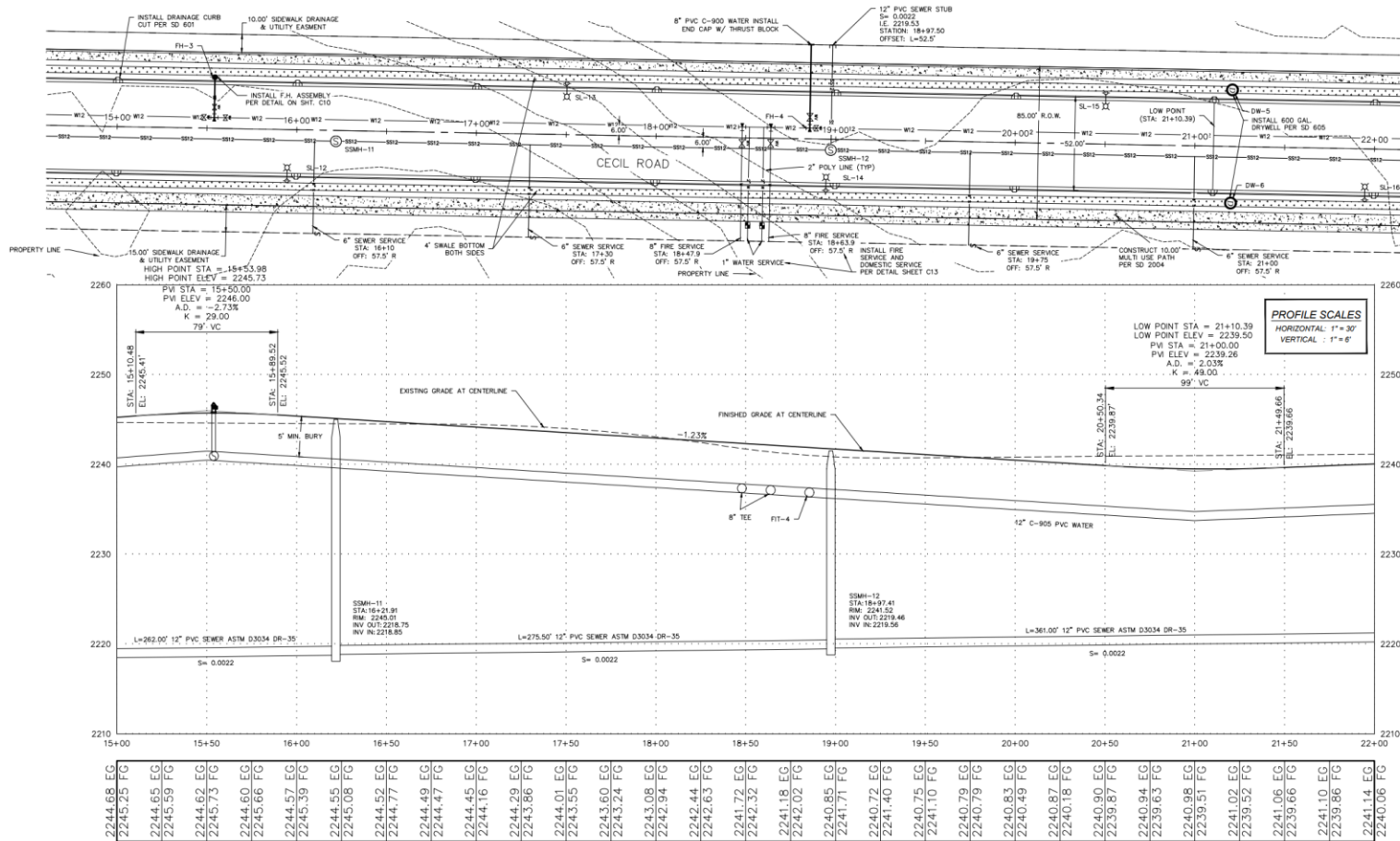
N. CECIL ROAD

STA: 15+00.00 TO STA: 22+00.00



SEE SHT C5

SEE SHT C7



STATION	ELEVATION
15+00	2244.68 EG
15+10	2245.25 FG
15+20	2244.65 EG
15+30	2245.59 FG
15+40	2244.62 EG
15+50	2245.73 FG
15+60	2244.60 EG
15+70	2245.66 FG
15+80	2245.39 FG
15+90	2244.57 EG
16+00	2245.08 FG
16+10	2244.55 EG
16+20	2245.68 FG
16+30	2244.52 EG
16+40	2244.77 FG
16+50	2244.49 FG
16+60	2244.47 FG
16+70	2244.45 EG
16+80	2244.16 FG
16+90	2244.29 EG
17+00	2243.68 FG
17+10	2244.01 EG
17+20	2243.35 FG
17+30	2243.60 EG
17+40	2243.24 FG
17+50	2243.08 EG
17+60	2242.94 FG
17+70	2242.44 EG
17+80	2242.63 FG
17+90	2241.72 EG
18+00	2242.32 FG
18+10	2241.18 EG
18+20	2242.02 FG
18+30	2240.85 EG
18+40	2241.71 FG
18+50	2240.72 EG
18+60	2241.40 FG
18+70	2240.75 EG
18+80	2241.10 FG
18+90	2240.79 EG
19+00	2240.83 EG
19+10	2240.49 FG
19+20	2240.87 FG
19+30	2240.18 FG
19+40	2240.90 EG
19+50	2239.67 FG
19+60	2240.94 EG
19+70	2239.63 FG
19+80	2240.98 EG
19+90	2239.51 FG
20+00	2241.02 EG
20+10	2239.52 FG
20+20	2241.06 EG
20+30	2239.66 FG
20+40	2239.86 EG
20+50	2241.14 EG
20+60	2240.06 FG

STRUCTURE NAME	ALIGNMENT	STATION
CURB DROP-29	N. CECIL ROAD	15+00.00
CURB DROP-30	N. CECIL ROAD	15+00.00
CURB DROP-31	N. CECIL ROAD	16+00.00
CURB DROP-32	N. CECIL ROAD	16+00.00
CURB DROP-33	N. CECIL ROAD	17+00.00
CURB DROP-34	N. CECIL ROAD	17+00.00
CURB DROP-35	N. CECIL ROAD	18+00.00
CURB DROP-36	N. CECIL ROAD	18+00.00

STRUCTURE NAME	ALIGNMENT	STATION
CURB DROP-36	N. CECIL ROAD	18+00.00
CURB DROP-37	N. CECIL ROAD	19+00.00
CURB DROP-38	N. CECIL ROAD	19+00.00
CURB DROP-39	N. CECIL ROAD	20+00.00
CURB DROP-40	N. CECIL ROAD	20+00.00
CURB DROP-41	N. CECIL ROAD	21+10.39
CURB DROP-42	N. CECIL ROAD	21+10.39
CURB DROP-43	N. CECIL ROAD	22+00.00
CURB DROP-44	N. CECIL ROAD	22+00.00

2244.58	FG
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2244.59	FG
2244.52	EG
2244.73	FG
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2243.52	FG
2241.06	EG
2243.66	FG
2241.10	EG
2243.86	FG
2241.14	EG
2243.86	FG

STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	R/W ELEV	INERT IN	INERT OUT
SMH-11	N. CECIL ROAD	16+21.91	6.00' R	2245.01	(N)	2218.75
SMH-12	N. CECIL ROAD	18+97.41	6.00' R	2241.52	(N)	2219.46

NAME	DETAILS	ROAD	STATION	OFFSET
SL-12	100W CORNER HEAD	N. CECIL ROAD	15+95.00	28.5' R
SL-13	100W CORNER HEAD	N. CECIL ROAD	17+50.00	28.5' L
SL-14	100W CORNER HEAD	N. CECIL ROAD	18+95.00	28.5' L
SL-15	100W CORNER HEAD	N. CECIL ROAD	20+50.00	28.5' L
SL-16	100W CORNER HEAD	N. CECIL ROAD	21+95.00	28.5' R

STRUCTURE NAME	DRYWELL TYPE	ROAD	STATION	OFFSET	R/W ELEVATION
DW-5	800 GAL	N. CECIL ROAD	21+20.39	31.50' L	2238.73
DW-6	800 GAL	N. CECIL ROAD	21+20.39	31.50' R	2238.73

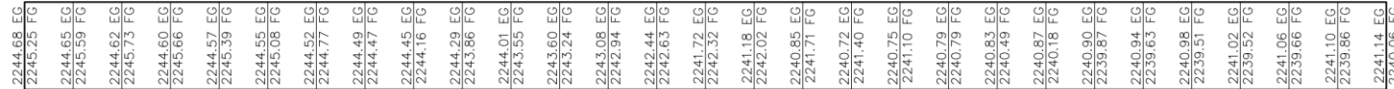
City of Post Falls
Approval

Approved By: _____
City Engineer

Date: _____

DESIGNED BY: JCO
DRAFTED BY: ATM
DATE: 8-6-2020
JOB NO.: 21-028
SHEET: C6

LOCATES & WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION
LOCAL CALLING NUMBERS
KOOTENAI COUNTY
JTD-DIST 1 SIGNAL FOREMAN



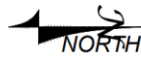
REVISION BLOCK

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N. CECIL ROAD PLAN AND PROFILE

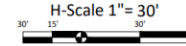
CECIL RD.

SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

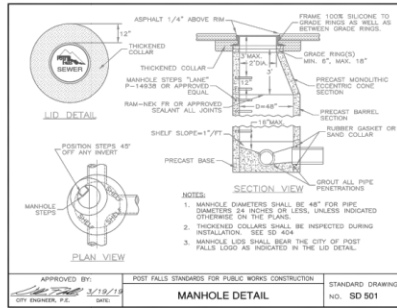


N. CECIL ROAD

STA: 22+00.00 TO STA: 26+22.00



SEE SHEET: C6



NOTE

FOR MANHOLE DEPTH 15'-25" USE 60" DIAMETER BARREL FULL DEPTH AND FLAT TOP. FOR MANHOLE DEPTH GREATER THAN 25' USE 96" DIAMETER BARREL FULL DEPTH AND FLAT TOP. BOTH 60" AND 96" MANHOLES SHALL HAVE 30" RISERS, FRAME AND LID. ALL OTHER INSTALLATION DETAILS SHALL CONFORM TO SD 501.

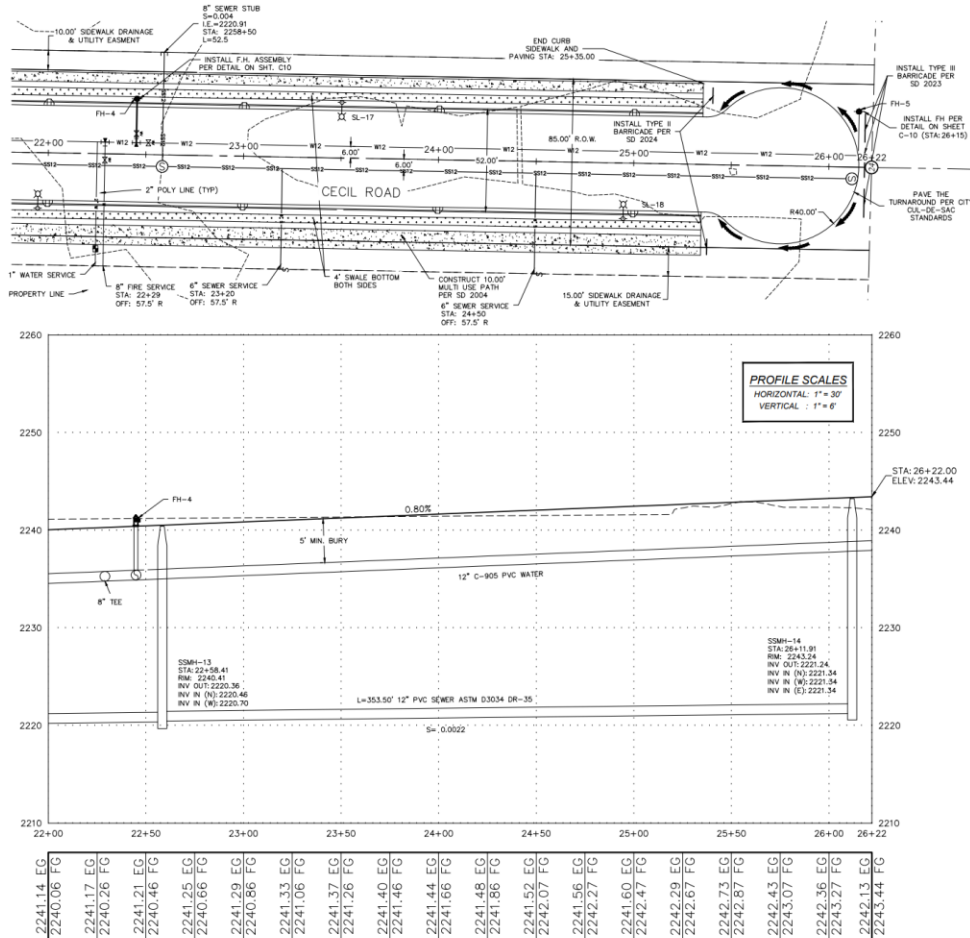
LIGHT & SIGNAGE TABLE				
NAME	DETAILS	ROAD	STATION	OFFSET
SL-17	100W CORNER HEAD	N. CECIL ROAD	23+50.00	28.5' L
SL-18	100W CORNER HEAD	N. CECIL ROAD	24+95.00	28.5' R



LOCATES (2) WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION

LOCAL CALLING NUMBERS

KOOTENAI COUNTY 811
ITD-DIST 1 SIGNAL FOREMAN 773-1299



TYPICAL EARTH CHECK DAM DETAIL

NOT TO SCALE

MANHOLE SCHEDULE						
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	RM ELEV	INVERT IN	INVERT OUT
SMH-13	N. CECIL ROAD	22+58.41	6.00' R	2240.41	(N) 2220.46	(E) 2220.36
SMH-14	N. CECIL ROAD	26+11.91	6.00' R	2243.24	(N) 2221.34	(E) 2221.34

APPURTENANCE SCHEDULE				
NAME	APPURTENANCE	ROAD	STATION	OFFSET
FIH-4	FIRE HYDRANT ASSEMBLY	N. CECIL ROAD	22+45.00	28.49' L
FIH-5	FIRE HYDRANT ASSEMBLY	N. CECIL ROAD	26+15.00	28.50' L

CURB DROP SCHEDULE			
STRUCTURE NAME	ALIGNMENT	STATION	
CURB DROP-45	N. CECIL ROAD	23+00.00	
CURB DROP-46	N. CECIL ROAD	23+00.00	
CURB DROP-47	N. CECIL ROAD	24+00.00	
CURB DROP-48	N. CECIL ROAD	24+00.00	
CURB DROP-49	N. CECIL ROAD	25+00.00	
CURB DROP-50	N. CECIL ROAD	25+00.00	

City of Post Falls
Approval

Approved By: _____
City Engineer

Date: _____

DESIGNED BY: [Signature]
DRAFTED BY: ATM
DATE: 6-15-2022
JOB NO.: 21-029

SHEET

C7

N. CECIL ROAD & TURNAROUND PLAN AND PROFILE

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

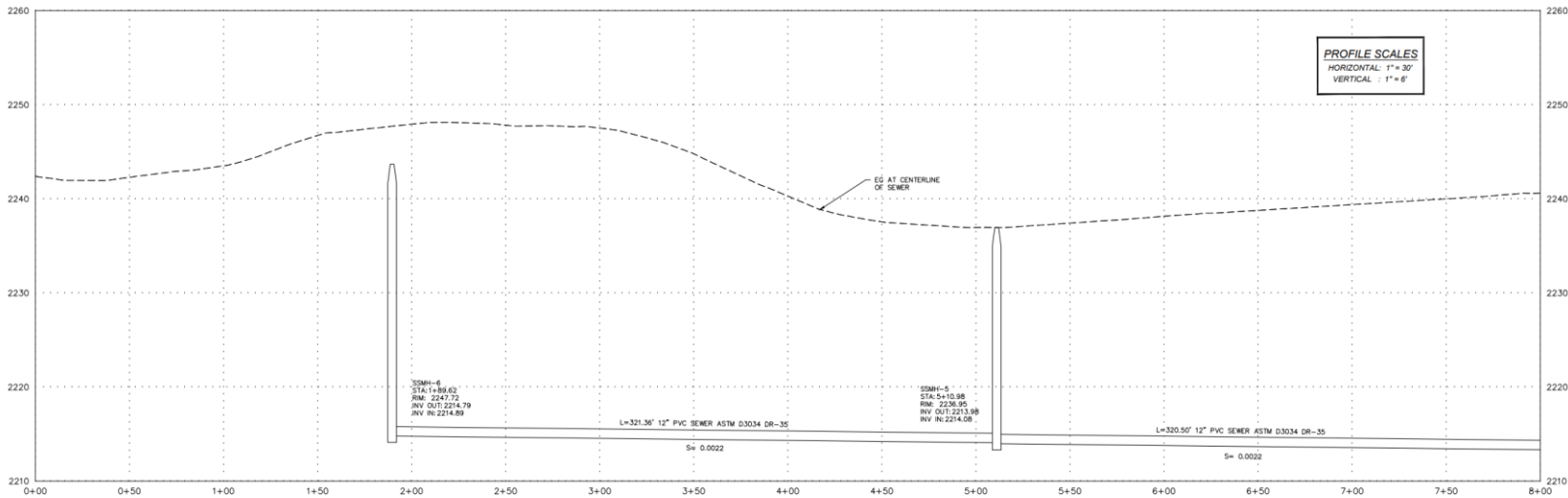
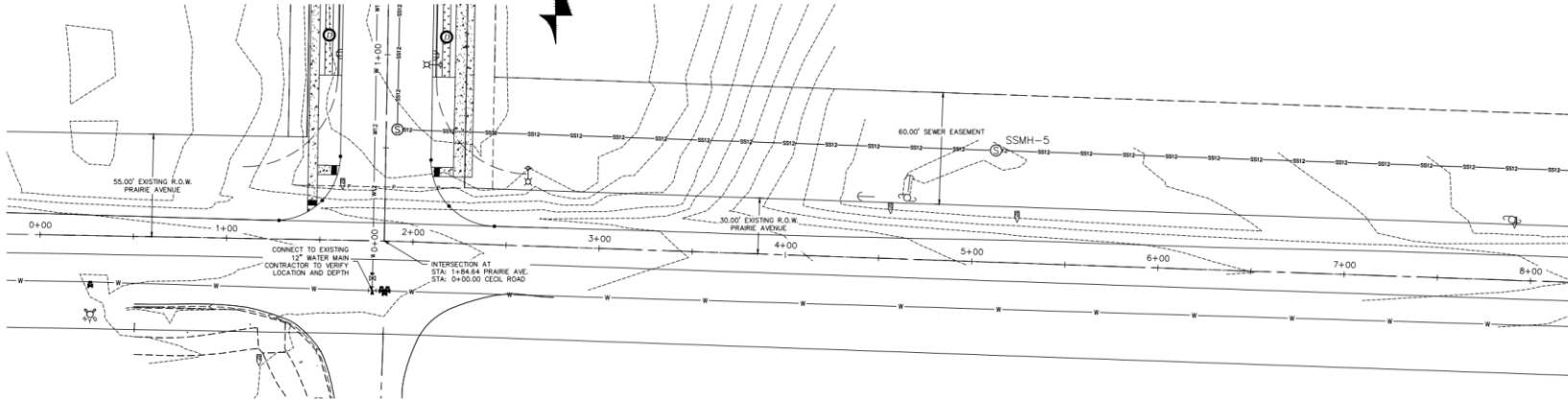
REVISION BLOCK									
NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION	NO.	DATE	BY	CHKD.
1						2			
3						4			
5						6			
7						8			
9						10			
11						12			
13						14			
15						16			
17						18			
19						20			
21						22			
23						24			
25						26			
27						28			
29						30			
31						32			
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81						82			
83						84			
85						86			
87						88			
89						90			
91						92			
93						94			
95						96			
97						98			
99						100			



PRAIRIE AVE.
STA: 0+00.00 TO STA: 7+50.00

H-SCALE 1"=30'
30' 15' 30' 60'

SEE SHT. C4



LOCATES & WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION!
LOCAL CALLING NUMBERS

KOOTENAI COUNTY
770-1289
770-1289



APPROPRIATE SCHEDULE				
NAME	APPROPRIATE	ROAD	STATION	OFFSET
FT-1	12"x12"x12" TEE #12" RSDV E. W. N	PRAIRIE AVE	1+78.85	26.74' R

MANHOLE SCHEDULE						
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	RM ELEV	INVERT IN	INVERT OUT
SSMH-5	PRAIRIE AVE	5+11.04	60.00' L	2236.95	(N) 2214.08	(E) 2213.88
SSMH-6	PRAIRIE AVE	1+88.68	60.00' L	2243.68	(N) 2214.89	(E) 2214.79

City of Post Falls
Approval

Approved By: _____

City Engineer

Date: _____

DESIGNED BY: GSI
DRAFTED BY: ATM
DATE: 6-10-2023
JOB NO: 21-1289

SHEET

C8

PRAIRIE AVENUE PLAN & PROFILE

CECIL RD.
SOUTH 1/2 SEC 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY



REVISION BLOCK		DATE	BY	DESCRIPTION
1	ISSUED FOR PERMIT	06/10/2023	ATM	ISSUED FOR PERMIT
2	REVISED	06/10/2023	ATM	REVISED
3	REVISED	06/10/2023	ATM	REVISED
4	REVISED	06/10/2023	ATM	REVISED
5	REVISED	06/10/2023	ATM	REVISED
6	REVISED	06/10/2023	ATM	REVISED
7	REVISED	06/10/2023	ATM	REVISED
8	REVISED	06/10/2023	ATM	REVISED
9	REVISED	06/10/2023	ATM	REVISED
10	REVISED	06/10/2023	ATM	REVISED

SEE SHT. C9

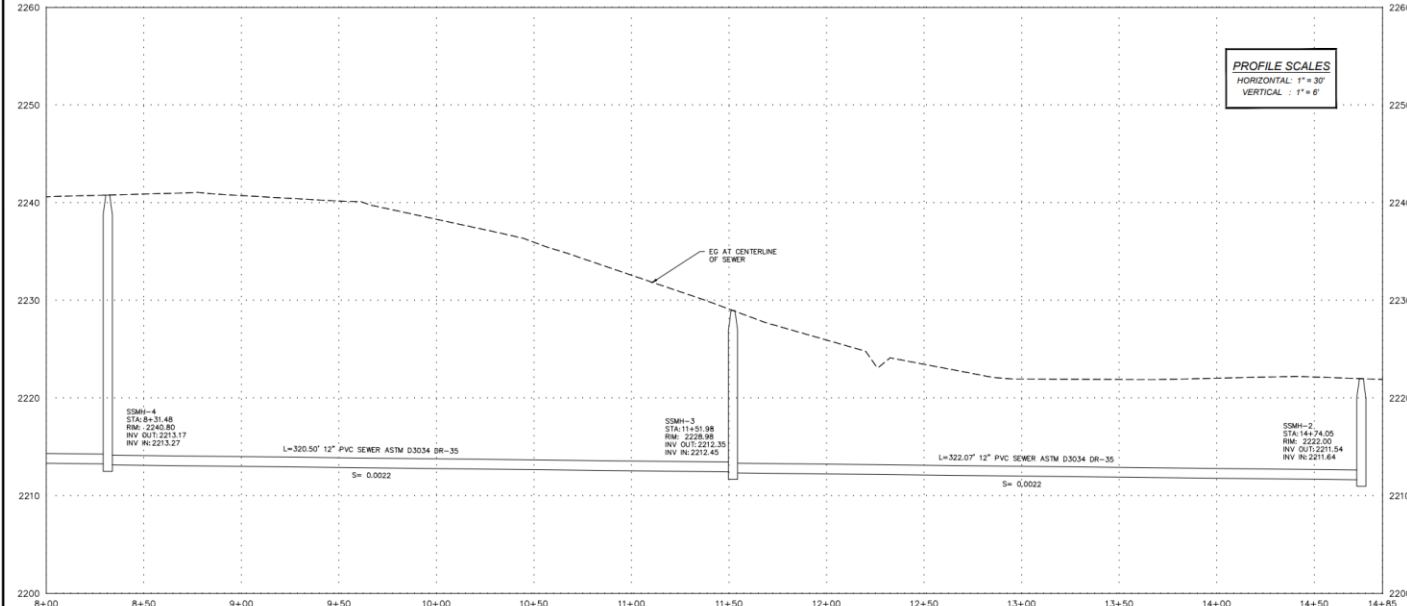
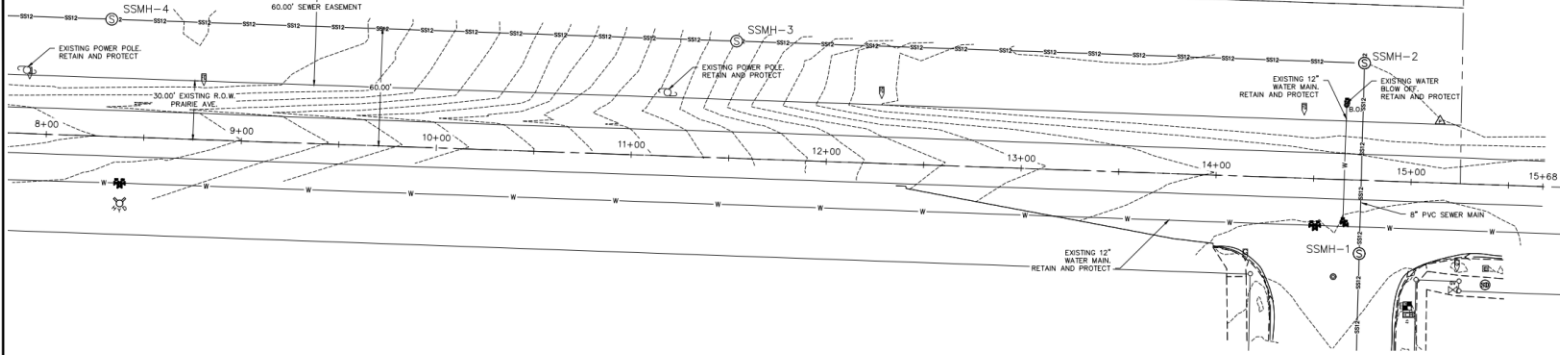
PRAIRIE AVE.

STA: 7+50.00 TO STA: 15+68.00

H-SCALE 1" = 30'



SEE SHT. C8

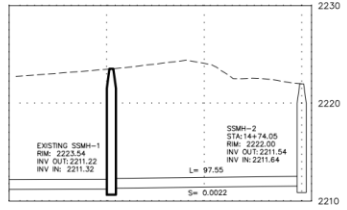


PROFILE SCALES
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'

SEWER ACROSS
PRAIRIE AVE.



PROFILE SCALES
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)

LOCAL CALLING NUMBERS

KOOTENAI COUNTY
ITO DIST. 1 SIGNAL FOREMAN



MANHOLE SCHEDULE						
STRUCTURE NAME	ALIGNMENT	STATION	OFFSET	R/W ELEV	INVERT IN	INVERT OUT
SSMH-1	SEWER LINE ACROSS PRAIRIE	8+32.44	0.00'	2223.54	(N) 2211.32	(S) 2211.22
SSMH-2	PRAIRIE AVE SEWER LINE	14+74.11	0.00'	2222.00	(N) 2211.64	(S) 2211.54
SSMH-3	PRAIRIE AVE SEWER LINE	11+52.04	0.00'	2228.98	(N) 2212.45	(S) 2212.35
SSMH-4	PRAIRIE AVE SEWER LINE	8+31.54	0.00'	2240.80	(N) 2213.27	(S) 2213.17

City of Post Falls
Approval

Approved By: _____
City Engineer _____ Date _____

REVISION BLOCK									
NO.	DATE	BY	CHKD	APPD	DESC	NO.	DATE	BY	CHKD
1						2			
3						4			
5						6			
7						8			
9						10			



PRAIRIE AVENUE PLAN & PROFILE

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

DESIGNED BY: GSD
DRAWN BY: ATM
DATE: 6-15-2022
JOB NO.: 21-022

SHEET
C9

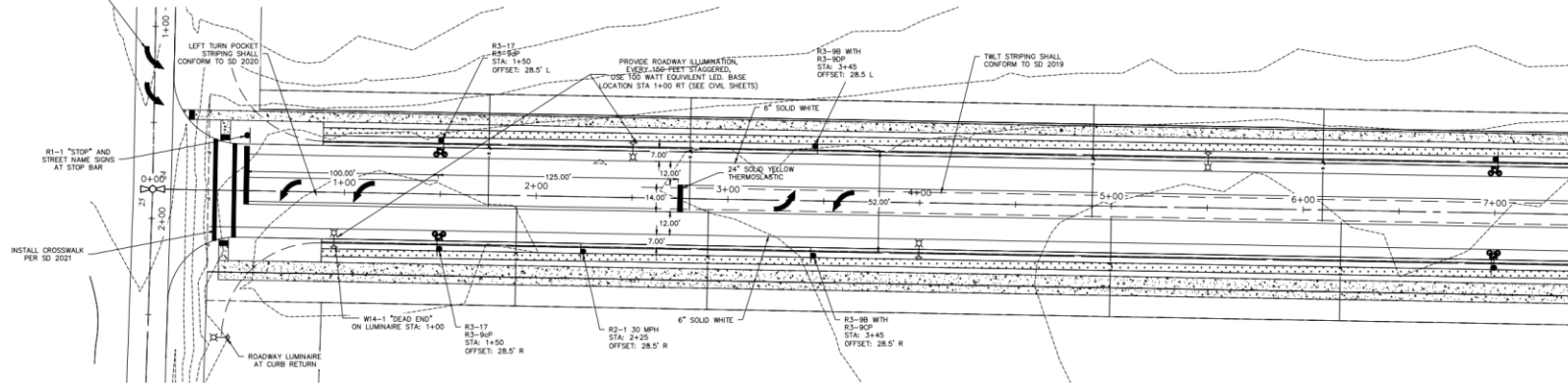
MODIFY EXISTING STRIPING TO
ACCOMMODATE NEW LEFT TURN POCKET
REMOVE DOUBLE YELLOW ON SOUTH
SIDE OF CENTERLINE FOR 300'
AND REPLACE WITH 75' OF 6" WHITE, TWO
ARROWS, "ONLY" STENCIL AND 225' APPROACH
TAPER PER SD 2020



N. CECIL ROAD

STA: 00+00.00 TO STA: 7+00.00

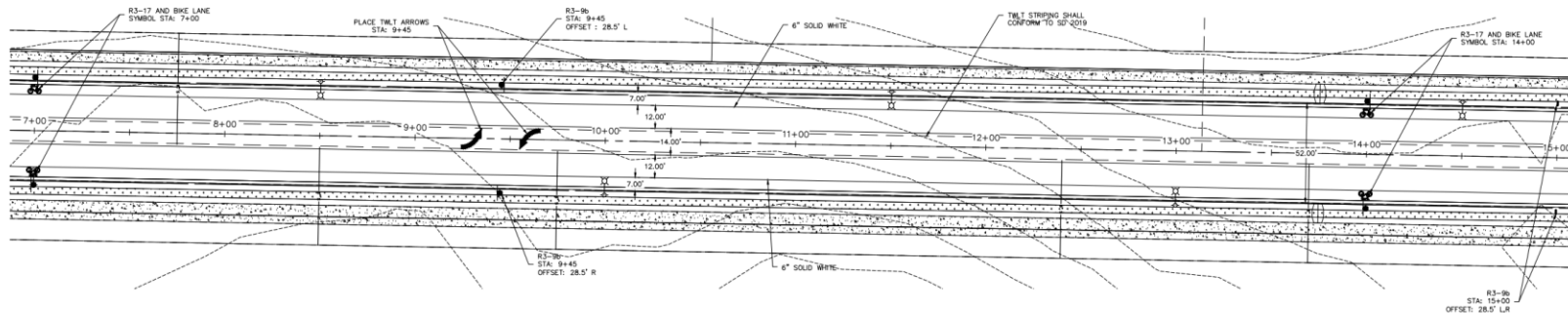
H-Scale 1"= 30'



N. CECIL ROAD

STA: 7+00.00 TO STA: 15+00.00

H-Scale 1"= 30'



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS

KOOTENAI COUNTY
ITD-DIST. 1 SIGNAL FOREMAN

811
770-1289



City of Post Falls
Approval

Approved By: _____

City Engineer

Date _____

DESIGNED BY: GDS
DRAFTED BY: ATM
DATE: 6-10-2022
JOB NO.: 21-028

SHEET

C10

N. CECIL ROAD STRIPING PLAN

CECIL RD.
SOUTH 1/2 SEC. 24, TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

REVISION	DATE	BY	CHKD	APP'D
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

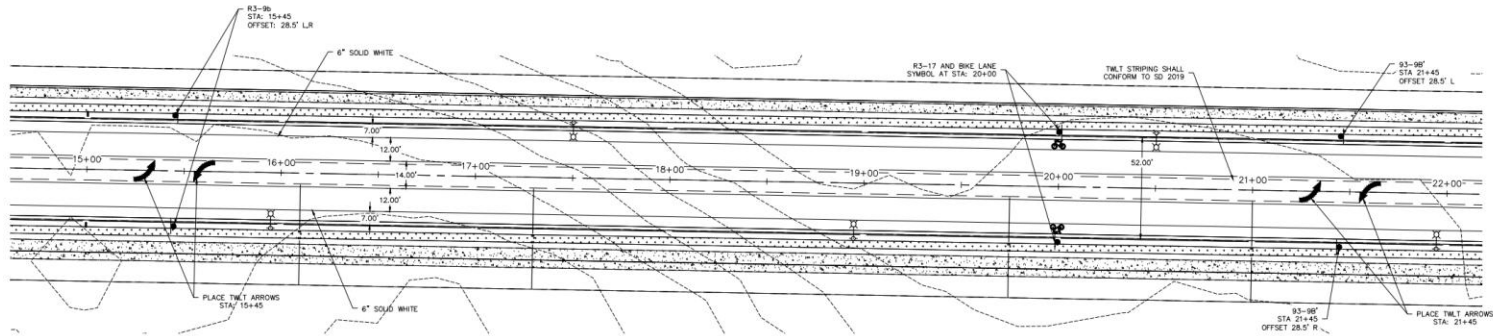




N. CECIL ROAD

STA: 15+00.00 TO STA: 22+00.00

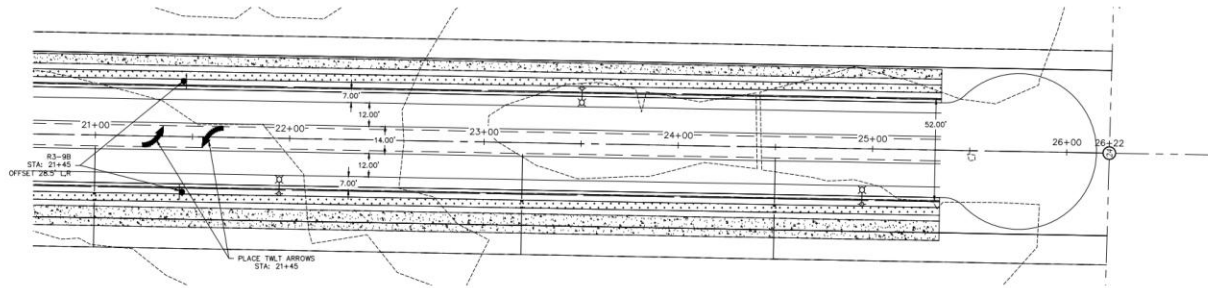
H-Scale 1"= 30'



N. CECIL ROAD

STA: 22+00.00 TO STA: 26+22.00

H-Scale 1"= 30'



LOCATES (2 WORKING DAYS NOTICE REQUIRED PRIOR TO EXCAVATION)
LOCAL CALLING NUMBERS

KOOTENAI COUNTY
ITD-DIST. 1 SIGNAL FOREMAN

811
772-1298



City of Post Falls
Approval

Approved By: _____

City Engineer

Date _____

DESIGNED BY: JDO
DRAFTED BY: ATM
DATE: 6-18-2022
JOB No.: 21-026

SHEET

C11

N. CECIL ROAD STRIPING PLAN

CECIL RD.
SOUTH 1/2 SEC. 24 TOWNSHIP 51 N., RANGE 5 W., CITY OF POST FALLS, KOOTENAI COUNTY

REVISION BLOCK		DATE	BY	DESCRIPTION
1	06/18/2022	ATM	1	ISSUED FOR PERMITS
2	06/18/2022	ATM	2	REVISED PER CITY ENGINEER COMMENTS
3	06/18/2022	ATM	3	REVISED PER CITY ENGINEER COMMENTS
4	06/18/2022	ATM	4	REVISED PER CITY ENGINEER COMMENTS
5	06/18/2022	ATM	5	REVISED PER CITY ENGINEER COMMENTS
6	06/18/2022	ATM	6	REVISED PER CITY ENGINEER COMMENTS
7	06/18/2022	ATM	7	REVISED PER CITY ENGINEER COMMENTS
8	06/18/2022	ATM	8	REVISED PER CITY ENGINEER COMMENTS
9	06/18/2022	ATM	9	REVISED PER CITY ENGINEER COMMENTS
10	06/18/2022	ATM	10	REVISED PER CITY ENGINEER COMMENTS



RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:
Post Falls Urban Renewal Agency
210 E 4th Avenue
Post Falls, Idaho 83854

(Space Above For Recorder's Use)

**OWNER PARTICIPATION AND REIMBURSEMENT AGREEMENT
(Existing Plan & District)**

THIS AGREEMENT made and entered into this ____ day of _____, 2026, by and between the POST FALLS URBAN RENEWAL AGENCY, an Idaho urban renewal agency, 201 E. 4th Avenue, Post Falls, Idaho, 83854, hereinafter referred to as the Agency, and the CITY OF POST FALLS, an Idaho municipal corporation, 408 North Spokane Street, Post Falls, Idaho 83854, hereinafter referred to as the Participant or the City.

WITNESSETH:

WHEREAS the City of Post Falls (the "City") is a municipal corporation organized and existing under the laws of the State of Idaho; and

WHEREAS the Post Falls Urban Renewal Agency (the "Agency") is an independent public body, corporate and politic established by the City, and is an Idaho urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act of 1988, being Idaho Code, Title 50, Chapter 29, as amended and supplemented, hereinafter collectively referred to as the Act; and

WHEREAS the Post Falls City Council on June 1, 2021, passed Ordinance No. 1415, adopting the Downtown District Urban Renewal Plan (the "Plan") and creating the Downtown Urban Renewal District (the "District"); and

WHEREAS the Plan authorizes the Agency to participate with the City in public improvements within the District, including transportation, pedestrian, bicycle, trail, recreational, utility, streetscape, and related public infrastructure improvements, and recognizes that the City may act in the capacity of a proponent to the extent the City makes public improvements outlined in the Plan; and

WHEREAS the Agency has established and administers a minor projects funding mechanism pursuant to Agency Policy No. 7 to reimburse selected and approved minor projects that promote District Plan objectives and are authorized by the Plan; and

WHEREAS the City desires to construct sidewalk, pedestrian, streetscape, parking and related infrastructure improvements (the "Project") within the Downtown Urban Renewal

District, as more specifically described in Exhibit B, attached hereto and incorporated by reference herein, and hereinafter referred to as the Project; and

WHEREAS the Project is intended to complete a significant portion of the public frontage improvements contained in the adopted City Center Parking Plan, which the Plan contemplated funding with an estimated cost in 2020 dollars of \$10,000,000; and

Commented [ED1]: Does it matter that Ord#1490 changed this to \$9,900,000?

WHEREAS the Project will also complete public frontage improvements at a coordinated scale within the downtown core, support private and public development in the District, improve pedestrian safety and accessibility, and accomplish on a larger scale the type of frontage improvements currently being funded through the Agency's small projects funding mechanism; and

WHEREAS the Agency has reviewed the elements of the Project and finds that the Project would enhance the redevelopment and revitalization of the District pursuant to the provisions of the Plan and is an appropriate use of Agency reimbursement funds, including funds budgeted, reserved, or otherwise available for small projects in the District; and

WHEREAS the City anticipates funding the Project costs internally through interfund loans or other internal funding mechanisms. The estimated Project costs are between Five and Six Million Dollars (\$5,000,000 - \$6,000,000); and

WHEREAS the Agency and the City desire for the Agency to reimburse the City for the full Project costs including eligible interest and other reimbursable Project costs as set forth herein, from tax increment revenues and other funds available to the District, including the District's small projects fund or any successor fund available for such purpose; and

WHEREAS the Parties seek to memorialize understandings relating to the construction of the Project, the use of City financing for initial Project costs, and the conditions associated with Agency-funded reimbursement.

NOW THEREFORE, in consideration of the mutual benefits to be derived hereby, the Parties agree as follows:

1. **EFFECTIVE DATE:** This Agreement is effective upon execution by both Parties and will remain in effect until all obligations of each Party are completed or until termination of the Plan, whichever occurs first.
2. **PUBLIC INFRASTRUCTURE AND OTHER PUBLIC FACILITIES:** The Parties agree that the Project costs that are the subject of this Agreement are those listed on Exhibit B, attached hereto and incorporated by reference herein, and hereinafter referred to as the "Agency Funded Public Improvements" or the "Improvements". The parties agree that the Improvements qualify for reimbursement, subject to the conditions set forth herein, when the City or another appropriate governmental entity has constructed, inspected, approved, and accepted them. Any other improvements that are not identified in Exhibit B as part of the

Project are not eligible for reimbursement pursuant to this Agreement unless approved by written amendment.

3. CONSTRUCTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS: The City agrees to design, bid, construct, and administer the Agency Funded Public Improvements consistent with the following:

- 3.1. The Improvements will be constructed in accordance with the overall City infrastructure plans, policies, design standards, adopted plans, and applicable public works requirements.
- 3.2. Prior to commencing construction, all necessary permits and approvals will be obtained by the City and/or the City's agents, consultants, or contractors.
- 3.3. The City will solicit bids and award construction contracts consistent with Idaho law applicable to public works construction. The City will manage the construction of the Project using City staff, consultants, or both.
- 3.4. Construction and quality control inspections will be provided by the engineer of record, the City, and any other governmental entity with inspection jurisdiction.
- 3.5. The City will provide the Agency with reasonable updates regarding Project schedule, bidding, construction status, change orders, final completion, and final cost documentation. The Agency or its designee may review the final design and construction of the Project, provided that such review cannot interfere with City contract administration, public works compliance, or construction management.

4. CONDITIONS: In consideration of the commitments presented by the City, the Agency agrees to reimburse the City for Reimbursable Project Costs, subject to the following conditions:

- 4.1. The City will comply with all applicable local, state, and federal laws in designing, financing, bidding, constructing, and administering the Project.
- 4.2. The City will provide the Agency with a Project schedule which will be updated from time to time. The schedule will contain estimated timelines for design, bidding, construction, completion, and reimbursement. The Parties acknowledge that the schedule may change due to unforeseen delays or changes in funding, procurement, or construction conditions.
- 4.3. The City will complete the Agency Funded Public Improvements described in Exhibit B and any attachments to Exhibit B.

4.4. The City will provide invoices, payment applications, accounting records, or other documentation reasonably necessary for the Agency to confirm that costs submitted for reimbursement are Reimbursable Project Costs under this Agreement.

5. **INITIAL CONSTRUCTION FUNDING:** The City will pay for all or a portion of the initial costs of design, bidding, construction, construction management, and installation of the Agency Funded Public Improvements set forth in Exhibit B through a City interfund loan and/or other City funds, hereinafter referred to as City Advances. The City interfund loan may be a loan from the City's wastewater capital fund to the City's general fund in an estimated principal amount of not less than Five Million Dollars (\$5,000,000) and not more than Six Million Dollars (\$6,000,000), on the terms approved separately by the City Council. The Parties acknowledge that the City interfund loan is an obligation between City funds and is not itself a loan from the City to the Agency. The Agency's obligation under this Agreement is to reimburse the City for Reimbursable Project Costs and for payments made by the City's general fund on the City interfund loan, subject to the limitations of this Agreement.

6. **REIMBURSEMENT OF CITY ADVANCES:** The Agency agrees to reimburse the City for all City Advances subject to the following conditions and understandings:

6.1. It is the understanding of the Parties that the City will only be paid reimbursement of City Advances from tax increment revenues and other lawfully available funds attributable to the District. If for any reason tax increment revenues or other funds anticipated to be received by the Agency are insufficient or curtailed, the Agency is not obligated to use revenues unrelated to the District to make reimbursements to the City.

6.2. The maximum principal amount eligible for reimbursement under this Agreement will not exceed Six Million Dollars (\$6,000,000), unless increased by written amendment approved by both Parties. Eligible interest paid by the City's general fund on the City interfund loan, together with eligible design, bidding, construction, construction management, inspection, utility adjustment, acquisition, legal, financing, and other soft costs directly related to the Project, are also reimbursable to the extent permitted by applicable law.

Commented [ED2]: Within the \$6M or additional?

6.3 The Agency agrees to provide annual progress payments towards reimbursing City Advances by using the total amounts available through the District's small projects fund each year consistent with Agency Policy No. 7. The annual progress payment will be made on _____.

Commented [ED3]: As part of the August reimbursement process (3rd Thursday of August) or should it be at the end of the month?

6.4. In addition to the annual progress payments under section 6.3 above, the Agency agrees to repay the City for the City Advances every quarter from any revenues or other funds

received by the Agency for the District before paying or reimbursing any other obligation of the District other than:

Commented [ED4]: Every quarter? What other revenues or funds? Tax increment remittances are the Agency's only source of district funds.

6.4.1. Repayment of any debt of the District disclosed to the City upon the execution of this Agreement including reimbursement of other proponents in the District that have orders of approval that predate the order of approval authorizing the City's reimbursement, or, in the case of City-funded improvements, reimbursement of City-funded improvements for which the Agency has received invoices before issuance of later orders of approval.

Commented [ED5]: The Agency has multiple participants in the Downtown District that have engaged in an OPA and are in construction based on tax increment fund projections that did not anticipate a \$6M participant potentially getting in line before them.

6.4.2. Payment of the District's annual administrative fee or administrative allocation as established in the Agency's annual budget.

6.4.3. Payment of extraordinary administrative and/or legal costs associated with the District according to Agency policy.

6.4.4. Payments deemed necessary by the Agency to establish or maintain a debt service reserve account for any District debt, if applicable.

6.5. The Agency agrees that if the City Advances are not completely repaid by the end of 2032, that the Agency will either pay the remaining reimbursable balance from accumulated increment, issue bonds or other lawful debt to pay the remaining reimbursable balance, or renegotiate the payment terms by written amendment to this Agreement.

6.6. The Parties acknowledge that the District has a finite life and that all reimbursements must be made prior to the District's termination or maturity date, unless another lawful funding source is available to the Agency and approved for such purpose. Any costs or obligations associated with the Agency Funded Public Improvements that are not documented and provided to the Agency in sufficient time to be reviewed and paid prior to the District's termination or maturity date may not be reimbursed and shall not be an obligation or liability of the Agency.

6.7. The Agency's reimbursement obligation under this Agreement is a special and limited obligation payable solely from tax increment revenues and other lawfully available funds attributable to the District, including the small projects fund or any successor fund available for such purpose. This Agreement does not constitute a general obligation of the Agency, does not pledge the full faith and credit of the Agency, and does not create an obligation of the City to use general fund revenues to satisfy any Agency obligation.

Commented [ED6]: The only funds available, including the Minor Projects Program funds, are from tax increment remittances.

7. **ANNUAL REVIEW:** The City is aware that the Agency intends to conduct an annual review of the performance of both the Plan and the District and reserves the right, in the sole

DOWNTOWN SIDEWALKS - OWNER PARTICIPATION AND REIMBURSEMENT AGREEMENT - 5

discretion of the Agency, to make adjustments to the Plan that are authorized by the Plan and the Act, so long as any adjustment does not materially impair the Agency's reimbursement of City Advances as intended by this Agreement.

8. MISCELLANEOUS:

- 8.1. The Parties agree that this Agreement does not establish a partnership or joint venture relationship between the Parties.
- 8.2. The rights and obligations provided for in this Agreement may not be assigned without the mutual written agreement of the Parties, which consent shall not unreasonably be withheld.
- 8.3. This Agreement will be construed and enforced under the laws of the State of Idaho, with any enforcement action to be brought in the First Judicial District of the State of Idaho, in and for the County of Kootenai. The prevailing party in any action is entitled to reasonable attorney's fees and costs.
- 8.4. In the event there is a disagreement or dispute over the terms and provisions of this Agreement, including reimbursement submittals, the Parties agree to meet and confer in good faith. If the Parties cannot resolve the disagreement, the Parties will mutually submit the disagreement to non-binding mediation using a mediator agreeable to the Parties, with the Parties jointly sharing the costs of mediation. Nothing in this section requires binding arbitration unless separately approved in writing by both Parties.
- 8.5. This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof and may be amended only by a written instrument executed by both Parties.
- 8.6. All recitals and exhibits referred to in this Agreement are incorporated herein by this reference and made a part of this Agreement.
- 8.7. All the provisions of this Agreement are distinct and severable. If any provision shall be deemed illegal, void, or unenforceable, it shall not affect the legality, validity, or enforceability of any other provision or portion of this Agreement.
- 8.8. This Agreement is intended solely for the benefit of the Parties and does not create any third-party beneficiary rights.
- 8.9. The Parties may execute this Agreement in counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement.

IN WITNESS WHEREOF, the Parties have set their hands effective upon execution by both parties.

SIGNATURE PAGE

POST FALLS URBAN RENEWAL AGENCY

By: _____

Name: _____

Title: Chair

ATTEST:

By: _____

Name: _____

Title: Treasurer

CITY OF POST FALLS

By: _____

Randy Westlund, Mayor

ATTEST:

By: _____

Rhiannon O'Neill, City Clerk

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared _____, proved to me on the basis of satisfactory evidence to be the Chair of the Post Falls Urban Renewal Agency that executed the instrument or the person who executed the instrument on behalf of the Agency and acknowledged to me that such Agency executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

NOTARY PUBLIC FOR IDAHO
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Kootenai)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Ronald G. Jacobson and Rhiannon O'Neill, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Post Falls, the municipal corporation that executed the instrument, or the persons who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.

NOTARY PUBLIC FOR IDAHO
Residing at: _____
My commission expires: _____

EXHIBIT A
PROJECT AREA / DISTRICT

[Attach a map or legal description showing the portions of the Downtown Urban Renewal District in which the sidewalk, pedestrian, streetscape, frontage, accessibility, and related improvements will be constructed.]

For purposes of this draft, the Project Area is intended to include public rights-of-way and related public property within the Downtown Urban Renewal District where the City will construct sidewalk and related public frontage improvements. The final exhibit should identify the streets, blocks, parcels, or plan sheets included within the Project.

DRAFT

EXHIBIT B

DESCRIPTION OF AGENCY FUNDED PUBLIC IMPROVEMENTS

The Agency Funded Public Improvements are the downtown sidewalk project improvements to be designed, bid, constructed, inspected, and accepted by the City, including without limitation:

- Sidewalk construction, reconstruction, replacement, and gap completion within the Downtown Urban Renewal District;
- ADA curb ramps, driveway approaches, pedestrian crossings, detectable warning panels, curb, gutter, and accessibility improvements;
- Pedestrian-scale frontage improvements, streetscape elements, restoration, utility adjustments, drainage, grading, retaining, landscaping, irrigation, street trees, lighting, signing, striping, pavement patching, and related appurtenances necessary or appropriate to complete the Project;
- Design, engineering, surveying, geotechnical, bidding, construction management, inspection, legal, accounting, and other soft costs eligible for reimbursement under Agency policy and applicable law;
- Change orders, claims resolution, and other construction contract costs approved by the City as necessary or appropriate for completion of the Project; and
- Other directly related public infrastructure improvements approved by the City and Agency in writing as part of the Project.

Estimated Reimbursable Project Cost: \$5,000,000 to \$6,000,000 principal amount, plus eligible interest and other eligible Project costs as provided in the Agreement. Final eligible reimbursement will be based on documented costs, City payment records, and Agency review.

EXHIBIT C

CITY INTERFUND LOAN AND REIMBURSEMENT FRAMEWORK

The City anticipates using an interfund loan from the City wastewater capital fund to the City general fund to finance initial Project costs. The final loan resolution, repayment schedule, interest rate, amortization, payment dates, and accounting treatment should be attached to this Exhibit when approved by the City Council.

Agency Reimbursement Approach:

- The City general fund will make payments on the City Interfund Loan according to the City Council-approved interfund loan documents.
- The Agency will reimburse the City for documented payments made by the general fund on the City Interfund Loan, and for other eligible Reimbursable Project Costs, from District funds available for that purpose.
- The Agency and City will review repayment status no later than June 30, 2032. At that time the Agency will evaluate paying the remaining reimbursable balance from accumulated increment, issuing bonds or other lawful debt for the remaining reimbursable balance, or renegotiating payment terms by amendment.
- If no 2032 payoff, bond, or amendment is completed, reimbursements will continue from available District funds under the existing framework until amended or until the Agency reimbursement obligation terminates.

EXHIBIT D
CITY INTERFUND LOAN DOCUMENTS

[Attach City Council resolution or other loan authorization documenting the wastewater capital fund loan to the general fund, including principal amount, interest rate, repayment schedule, and fund accounting provisions.]

DRAFT