

CITY OF PIERCE
404 South Main St Pierce, ID 83546
Tuesday, September 16, 2025
SPECIAL COUNCIL MEETING MINUTES

Mayor Gerot called the meeting to order at 4:00 p.m.

Present: Mayor Gerot, Councilmembers Stinson, Bonner, Root, and Jared. City Clerk Teresa Koepke

Pledge of Allegiance

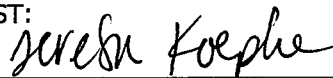
Old Business: Barbara Cook and Russ Koepke with the Judgetown Water and Sewer District were present to discuss the renewal of the Agreement between the City of Pierce and the Judgetown Water and Sewer District for the Purchase and Delivery of Water and Sewer Services. The current agreement expired July 2, 2023 and needs to be reviewed and/or renewed. Per the current agreement, Judgetown pays a base rate for water and sewer for the number of users in Judgetown plus a monthly water usage fee. Currently, the Judgetown Water and Sewer District determines how many users they pay for. Per the contract, every three years Judgetown Water and Sewer District is to provide the City of Pierce with written notice of the number of actual users. Any Judgetown user receiving services during the prior six months is supposed to be counted in determining the number of users for the next three-year period. Judgetown Water and Sewer District currently pays for eight water services and eight sewer services plus water usage of 100,000 gallons per month. Discussion was held that they are known property owners using water and sewer services that are not being accounted for in the number of users Judgetown Water and Sewer District pays the City of Pierce for. Barbara didn't feel that the property owners that only use water occasionally should be charged the base rate for the entire year. It was pointed out that property owners in the City of Pierce pay for water and sewer services for the entire year, regardless of the amount of time they spend at the property. It would not be fair to charge the property owners within the City of Pierce the full rate and not require water and sewer service users in Judgetown to also pay the base rate. It was decided that the Judgetown Water and Sewer District would locate all of the meters within Judgetown, at which time the City of Pierce would come verify the meter serial numbers and property addresses. A beginning reading would be obtained and the City of Pierce would then read meters on a designated schedule (either once or twice per year). Properties with ANY water usage during that timeframe would then be counted in calculating the number of users for the next 12 months. The City of Pierce feels an annual or semi-annual determination of actual users would be better than every three years. It was further discussed that property owners within the City of Pierce that have a meter but no structure, RV, etc. and no water usage still pay a vacant lot rate for water and sewer services. There are over 20 meters in Judgetown and they are not required to pay a vacant lot rate. At this point the City of Pierce Council is not looking for all metered properties to be charged. An updated contract will need to be reviewed by the City of Pierce's attorney once the details are agreed upon between the City of Pierce and the Judgetown Water and Sewer District. Discussion was held that Judgetown Water and Sewer District should be responsible for one-half of the Attorney's fee.

Councilmember Bonner made a motion to adjourn the meeting. Councilmember Root seconded the motion. All in favor. Meeting adjourned at 5:02 p.m.



Greg Gerot, Mayor

ATTEST:



Teresa Koepke
City Clerk/Treasurer