

CITY OF PIERCE
404 South Main St Pierce, ID 83546
Monday, August 10, 2026
PUBLIC HEARING AND REGULAR COUNCIL MEETING MINUTES

Mayor Gerot called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Present: Mayor Gerot, Councilmembers John Stinson, Guy Bonner, and Amy Jared, Maintenance Supervisor Jack Koepke, City Clerk/Treasurer Teresa Koepke, and PVFD Treasurer Clare Brick.

Councilmember Jared moved to approve the Consent Agenda which includes the July 13, 2026 Regular Council Meeting Minutes and August 2026 Accounts Payable. Councilmember Stinson seconded the motion. All in favor. Motion carried.

No Citizen's Comments were received.

Mayor Gerot opened the Public Hearing regarding the FY2026-2027 Budget. No written or verbal public comments were received. Mayor Gerot closed the Public Hearing at 6:03 p.m.

Department Reports:

Maintenance Supervisor Jack Koepke provided the following updates: The fire hydrants identified by the Fire Department as needing repair were inspected. The hydrant on Highway Street was repaired. The hydrant on Court Street was found to be functional; however, there is limited water pressure at that location due to its proximity to the water tank. The ditch on Clearwater Avenue was cleaned out, and a culvert was installed at the driveway to Jerry Coles' property. Sidewalks on Main Street were cleaned in preparation of 1860 Days. Cold patching was completed in the Pines and on the south side of Canal. Herco has started paving. Idaho Rural Waterworks will be assisting the City in locating the main water line on Court Street. The property owner is beginning to build on the property. Avista is working on relocating power poles in preparation for the bridge replacement project scheduled for next summer. The City of Pierce will pay Avista for the relocation work and will then be reimbursed through the LTHAC grant program. DW Excavating was onsite performing potholing work for the upcoming wastewater treatment plant project. During the work, power to the water intake plant was damaged, resulting in damage to the surge protector. Jack is working with Terrence Stevenson of Merrick to resolve the issue.

Clare Brick with the Pierce Volunteer Fire Department reported that the Fire Department held a fundraiser over 1860 Days. The fundraiser included lunch and a "Dalmatian for Donation". \$900 was raised from the lunch and \$700 from donations. The costs incurred were \$400, so a net gain of \$1200. Clare attended the Clearwater Valley Fire District Auxiliary meeting August 6th as a representative of the PVFD. The department has a vehicle maintenance tracking system started. They have recorded the throttle sensor replacement completed March 2026 and will continue to add maintenance/repairs as they occur. Plans to change the oil and filter in Engine 81 is planned for the near future. The Clearwater Valley Fire District Auxiliary will have

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a baked potato fundraiser at the Clearwater County Fair in September. Clare will be helping with that.

City Clerk/Treasurer Teresa Koepke reported that she has been experiencing issues with her computer and will need to have someone examine it to resolve the problems. Mayor Gerot and Teresa met with representatives from the Clearwater Economic Development Association regarding the proposed playpark upgrades. They also met with Melissa Brouwers, Director of the Idaho Youth Challenge Academy (IDYCA). Discussion with Melissa included the proposed playpark upgrades and the upcoming comprehensive plan. IDYCA is both a major employer within the City and a major user of City services. An open enrollment with III-A was held. Mayor Gerot and Teresa attended the Recreation Economy for Rural Communities (RERC) workshop. RERC is a planning assistance program designed to help communities grow their outdoor recreation economies and revitalize their main streets. The program is sponsored by the U.S. Environmental Protection Agency, USDA Forest Service, Northern Border Regional Commission, Appalachian Regional Commission, and Denali Commission and has partnered with 60 communities across the country since 2020. The public meeting for the planning portion of the update to the City's comprehensive plan is scheduled for August 18. Diane Gerot is arranging for childcare in hopes of encouraging greater public participation. Tony Tenne with the Idaho Department of Commerce will be visiting the City on August 19. During his visit, Tony will inspect the work completed on the playpark restrooms and assess the playpark area for proposed upgrades. The City plans to apply for Community Development Block Grant funding to assist with completing the project. Teresa gave kudos to the maintenance team for all their hard work getting the City cleaned up for 1860 Days. Both Teresa and Mayor Gerot have received a great deal of positive feedback regarding the appearance and upkeep of the City.

New Business:

Dodd Snodgrass and Maribel Saucedo-Gonzalez, representing the Clearwater Economic Development Association (CEDA), were present to provide an update on the City's Community Development Block Grant (CDBG) application for improvements to the Playpark. The proposed project includes new play equipment and a multi-purpose court. CEDA advised that the CDBG program could provide up to \$245,000 for eligible park improvements. CEDA would charge a \$24,000 grant administration fee. The City could explore additional funding partners and utilize in-kind contributions from City staff and volunteers to help support the project. The project should focus on ADA accessibility and providing safe, high-quality recreational equipment. A public hearing regarding the grant application would need to be held at the September 14 City Council meeting, with the final grant application due for submission by September 21. Dodd recommended that the City establish a SourceWell account to facilitate the purchase of the playground and recreational equipment. Council discussed the proposed project and the next steps necessary to move forward with the CDBG application.

Councilmember Bonner moved to approve Resolution No. 361 pertaining to Fair Housing. Councilmember Jared seconded the motion. All in favor. Motion carried.

Councilmember Bonner moved to approve the selection of CEDA for Community Development Block Grant administration services through micro-purchase procedure. Councilmember Jared seconded the motion. All in favor. Motion carried.

Councilmember Stinson moved to approve Ordinance No. 335 pertaining to the FY 2026-2027 Appropriations Budget to be read by title only and under suspension of the rules.

Councilmember Bonner seconded the motion. Roll call: Stinson – Yes, Bonner – Yes, Jared – Yes. Motion carried.

Councilmember Jared moved to approve the Idaho Community Development Block Grant Program Request for Funds #4 in the amount of \$15,988. Councilmember Stinson seconded the motion. All in favor. Motion carried.

Councilmember Stinson moved to approve Invoice No. 4 for Michelle Bly Consulting LLC in the amount of \$4,000. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Jared moved to approve Merrick Invoices No. 10288696 in the amount of \$1,567.50, Invoice No. 10288697 in the amount of \$156.00, and Invoice No. 10288700 in the amount of \$573.75. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Stinson moved to approve DW Excavating Inc. Contractor's Application for Payment No 1 in the amount of \$9,690. Councilmember Jared seconded the motion. All in favor. Motion carried.

Mayor Gerot discussed with Nick from HERCO options for better maintaining the recently redone Canal Street in order to preserve the roadway and extend its useful life. Nick recommended limiting the gross vehicle weight (GVW) on Canal Street to 20,000 pounds. It was noted that Canal Street is heavily used by loaded logging trucks. Per the Idaho Department of Transportation, the City has the authority to establish load limits on Canal Street, as it is not designated as an official arterial. Canal Street does serve as an alternate route for over-height loads traveling on State Highway 11. Councilmember Stinson noted that loaded logging trucks are considered reducible loads. The Council discussed enforcement of a potential load limit. Councilmember Jared brought up the option of the City issuing permits for non-reducible loads. Until an ordinance establishing the load limit is passed, the City could install temporary signage notifying motorists of the proposed 20,000-pound GVW limit. No formal action was taken.

The Council discussed a request from Jesse Anderson regarding the possibility of placing a Connex-type shipping container on his property located on Court Street. The property appears to be zoned Residential 2 or Residential 3. Ordinance No. 323 states that trailers of this type are not permitted in residential zones. Other zoning districts may allow such structures through a Special Use Permit, subject to the discretion of the City Council. While Mr. Anderson's property is located within a residential zoning district, the parcel is larger than typical residential lots, and the property has greater separation from neighboring residences than is generally found in the surrounding residential area. Mr. Anderson requested the Council's opinion as to whether a Connex-type container might be permitted on his property under the current zoning regulations. If the Council determines that the use may be permitted, Mr. Anderson indicated that he would pursue a Special Use Permit as appropriate. Following discussion, the Council determined that additional information would be needed before the matter could be considered further. Mr. Anderson will need to provide more detailed information regarding the proposed location of the

container on the property and the intended use of the container. The proposed placement is particularly important because the City's main water line runs through Mr. Anderson's property, and the City maintains an easement surrounding the water line. The location of the proposed container must therefore be reviewed to ensure that it does not interfere with the City's water line or easement. No final determination regarding the placement or permitting of the container was made at this time.

City Clerk Teresa Koepke reported that she has not yet received the special use permit application from Pete Forsman or Rikki Forsman regarding the Connex-type containers placed on their property near Forsman Avenue. Teresa also reported receiving two complaints concerning garbage being left by an individual renting one of the containers. Mayor Gerot stated that he recently spoke with Pete Forsman and requested that the City wait until September 9 to allow the Mayor an opportunity to work toward resolving the situation before the City takes formal action.

The Council reviewed a code violation concerning Diana Ball having an RV located on a vacant lot without water and sewer service. Councilmember Jared made a motion to send Ms. Ball a letter notifying her of the violation and reminding her of the options provided by City Clerk Teresa Koepke when she verbally notified Ms. Ball of the code violation. Ms. Ball will have fifteen (15) days to come into compliance. Councilmember Stinson seconded the motion. All in favor. Motion carried.

A code violation complaint concerning Crystal Clark's property at 201 S Second Ave was reviewed. The complaint was regarding weeds on the property. Councilmember Jared moved to send Ms. Clark a letter notifying her of the violation and requiring the situation to be rectified within 15 days of receipt of the letter. Councilmember Stinson seconded the motion. All in favor. Motion carried.

A code violation complaint concerning Donald and Sharon Judd's property at 111 S Second Ave was reviewed. The complaint was regarding weeds on the property. Councilmember Jared moved to send the Judds a letter notifying them of the violation and requiring the situation to be rectified within 15 days of receipt of the letter. Councilmember Stinson seconded the motion. All in favor. Motion carried.

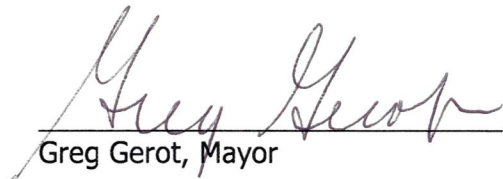
The Business License Application for Busy Bee Landscaping was reviewed. The application had also been reviewed at the previous Council meeting, at which time the Council voted to consult with the City Attorney regarding whether the City could require a special use permit for larger projects, such as the work recently completed by Russ on Cowan Street. The City consulted with City Attorney Bret Walther. Mr. Walther advised that the City's current business licensing ordinance primarily addresses brick-and-mortar businesses and that the ordinance would need to be broadened to apply to all business activities. He noted that without broader language, enforcement could be difficult. Mr. Walther also recommended that the ordinance address tree removal and include penalty provisions. He advised that repeat violations could potentially result in misdemeanor charges. Regarding the current business license application, Russ described

the business activities as "Business name Busy Bee Landscaping, construction, etc." Mr. Walther advised that this description was not sufficiently specific for the City to make a determination regarding issuance of the business license. He noted that "landscaping" could encompass a wide range of activities, from mowing residential yards to installing water features or performing more complex excavation work. He recommended that the City request a more specific and detailed description of the business activities from Russ. The Council discussed the need for larger projects, such as the work recently completed on Cowan Street, to have a written plan submitted to the City for review prior to the commencement of work. Councilmember Jared made a motion, consistent with the City Attorney's recommendation, to request a more specific description of the business activities from Russ prior to issuing a business license to Busy Bee Landscaping. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Stinson moved to approve the business license for Mohl Construction LLC. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Announcements/Input for Future Meetings: A reminder for the upcoming Public Meeting for the comprehensive plan was made.

Councilmember Jared moved to adjourn. Councilmember Bonner seconded the motion. Meeting adjourned at 7:53 p.m.



Greg Gerot, Mayor

ATTEST:



Teresa Koepke, City Clerk/Treasurer