CITY OF PIERCE
404 South Main St Pierce, ID 83546
Monday, October 26, 2026
WORK SESSION, PUBLIC HEARING, AND REGULAR COUNCIL MEETING MINUTES

Mayor Gerot called the work session to order at 5:00 p.m.

Present: Mayor Gerot, Councilmember John Stinson, Guy Bonner, and Theresa Root, Maintenance Supervisor Jack Koepke, Maintenance Employee Dalton Thomson, and City Clerk/Treasurer Teresa Koepke. Absent: Councilmember Amy Jared.

Discussion was held regarding the potential restriction of Gross Vehicle Weights (GVW) on city streets, specifically in response to the recent street overlay completed on Canal Street, which cost the City approximately $80,000. The discussion was prompted by a recent timber sale that anticipates using Canal Street to transport approximately six million board feet of lumber, estimated to require 1,200 truckloads of logs. Mayor Gerot noted that Rayonier and the Idaho Department of Lands (IDL) have arrangements in place to compensate one another for the use of their respective roads. He suggested that a similar arrangement may be worth exploring with the City of Pierce. Based on a rate of $1 per 1,000 board feet per mile, the estimated compensation would be approximately $25 per load. It was also noted that if logging traffic were required to use the state highway system, the City would not be responsible for the associated snow removal and road maintenance, including plowing and patching. Discussion also included the possibility of utilizing credits associated with timber sales to help offset the costs of resurfacing or repairing Canal Street. It was noted that credits are accounted for in each timber sale and that some of these funds or credits may be available to assist with road maintenance. Mayor Gerot further mentioned that Sam Renner with Rayonier had previously expressed interest in the possibility of establishing a cooperative arrangement for the road. Additional research and discussion would be necessary before any agreement could be considered. It was also pointed out that logging traffic has utilized Canal Street for many years. Concerns were raised regarding potential alternate routes if weight restrictions were implemented. It was suggested that trucks would most likely use Grangemont Road rather than Greer Grade. However, Grangemont Road is not maintained as consistently during the winter months, which could create hazardous driving conditions for logging trucks. The group emphasized the importance of keeping all parties engaged in continued discussions to explore possible solutions. It was suggested that these conversations could potentially lead to involving the Idaho Transportation Department (ITD) to determine whether assistance may be available toward the costs of maintaining Canal Street. No formal decisions or agreements were reached. Further research and continued coordination with the involved parties will be necessary before determining an appropriate course of action.

Councilmember Stinson made a motion to adjourn the work session. Councilmember Bonner seconded the motion. All in favor. Work session adjourned at 5:58 p.m.

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

Present: Mayor Gerot, Councilmember John Stinson, Guy Bonner, and Theresa Root, Maintenance Supervisor Jack Koepke, Maintenance Employee Dalton Thomson, and City Clerk/Treasurer Teresa Koepke. Absent: Councilmember Amy Jared.

Pledge of Allegiance

Councilmember Bonner moved to approve the consent agenda which includes the September 14, 2026 Work Session, Public Hearing, and Regular Council Meeting Minutes and October 2026 Accounts Payable. Councilmember Root seconded the motion. All in favor. Motion carried.

Citizen's Comments:
John Larson expressed opposition to closing Canal Street to truck traffic, noting that the roadway has historically been used by trucks traveling out of the area. He acknowledged the City's concerns regarding

safety and stated that efforts would be made to encourage drivers to reduce their speeds. Larson also emphasized that logging has a long-standing history and is an important part of the livelihood of the Pierce community.

Corby Finke echoed Larson's comments and stated that removing the trestles could help alleviate some of the traffic on Canal Street. He expressed concern regarding the rising cost of fuel and noted that restricting travel through Canal Street creates additional expenses for the logging community. Finke stated that he did not believe the City of Pierce was considering the broader impact of its decision.

Keith Brink, representing the Idaho Department of Lands (IDL), commented that the City did not even know about IDL's role and operations when making the decision to restrict gross vehicle weight (GVW) on City streets. He stated that he believes there is a middle ground and expressed hope that all parties could work together toward a mutually agreeable resolution.

Councilmember Bonner stated that he would like to establish a timeframe for Rayonier/IDL to present the City of Pierce with a proposal for compensation for the use of Canal Street.

Mayor Gerot opened the Public Hearing regarding the National Flood Insurance Program at 6:09 p.m. Receiving no verbal or written comments, Mayor Gerot closed the Public Hearing at 6:10 p.m.

Department Reports:

Maintenance Supervisor Jack Koepke provided the following updates: The crew repaired two water leaks. Water usage remains slightly elevated, and the crew continues to monitor consumption. The reaction tank at the Water Treatment Plant will eventually need to be replaced, rebuilt, or recoated. A company from Seattle provided a quote of approximately $5,000 to measure the tank and determine whether recoating is a viable option. Idaho DEQ is scheduled to be onsite November 9 to conduct testing at the water treatment plant. New testing equipment and supplies have been ordered to replace outdated materials and equipment. The estimated cost is approximately $5,500. The crew continues working on cleaning ditch lines. Jack has been working to schedule Idaho Rural Waterworks to conduct smoke testing of sewer manholes. Scheduling has not yet worked out, but he hopes to have the testing scheduled for next spring. There appears to be potential Inflow & Infiltration (I&I) in the area of Second Avenue and Fromelt Road. The crew will continue investigating the issue. Progress continues on Phase III of the Wastewater Treatment Plant project. Dalton recently flushed the fire hydrants and winterized those that are not self-draining.

Fire Chief Matthew Hagele reported that the department has completed approximately 20–25 chimney sweeps, which should help reduce the risk of chimney fires. The department received two emergency tone-outs during the past month. The first was for a chimney fire in Judgetown, and the second was for a reported fire behind the hardware store, which was determined to be someone burning brush. The department also held its annual fundraiser and Fire Prevention Month breakfast, with approximately 25 people in attendance.

City Clerk/Treasurer Teresa Koepke reported on her attendance at the Idaho Association of Idaho Cities Conference. She noted that the workshops provide valuable educational opportunities, while networking with other Clerks/Treasurers, particularly those serving cities with similar populations, is beneficial. Code enforcement continues to be an ongoing challenge for many small cities. Teresa also shared that other cities have adopted stricter policies regarding past-due utility accounts, with some discontinuing water service when an account is 15 days past due. The City of Pierce currently takes a more lenient approach. Debbie Ferguson with ICRMP recently visited the City to review its policies. She recommended that City staff, the Mayor, Councilmembers, and all Fire Department personnel and volunteers participate in ICRMP's Respectful Workplace workshop. A company called Proximity recently contacted the City regarding a proposal for electronic communications with residents. However, the City Clerk noted that the City's existing payment portal software already includes this functionality. As part of the Blue Cross of Idaho Foundation for Health Mayor's Walking Challenge, Mayor Gerot recently led a walk throughout town, visiting several key sites and historic places of interest. By averaging 10,000 steps per day during

October, Mayor Gerot will earn $1,000 for the City from the Foundation. The Idaho Liberty Bell was also onsite at City Hall, drawing a good turnout of community members, including a group of cadets from the Idaho Youth Challenge Academy (IDYCA), who came to view and ring the bell. Iii-A recently visited City Hall to provide employee wellness checks. These services are offered at no cost to employees enrolled in the City's coverage and allow employees to receive wellness screenings without having to miss work. Mayor Gerot and Teresa have also attended meetings regarding the Recreation Economy for Rural Communities initiative. Additionally, they visited IDYCA during General Donnellan's visit.

New Business:

Councilmember Stinson moved to approve Idaho Community Development Block Grant Program Request for Funds #6 in the amount of $63,405. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Root moved to approve US Army Corp of Engineers Request for Funds #24 in the amount of $176,714.95. Councilmember Stinson seconded the motion. All in favor. Motion carried.

Councilmember Bonner moved to approve Michelle Bly Consulting LLC Invoice No. 6 in the amount of $4,500. Councilmember Root seconded the motion. All in favor. Motion carried.

Councilmember Stinson moved to approve DW Excavating, Inc. Contractor's Application for Payment No. 3 in the amount of $235,619.95. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Bonner moved that the rules requiring an ordinance to be read on three different days, with one reading in full, be suspended, and that the Ordinance No. 337 pertaining to Floodplain Management be read once by title only. Councilmember Stinson seconded the motion. Roll Call: Stinson – Yes, Bonner – Yes, Root – Yes. Motion carried. City Clerk Teresa Koepke read Ordinance No. 337 by title only. Councilmember Bonner then moved to approve Ordinance No. 337 pertaining to Floodplain Management, under suspension of the rules. Councilmember Root seconded the motion. Roll Call: Stinson – Yes, Bonner – Yes, Root – Yes. Motion carried.

Sam Renner, representing Rayonier, was present to address the Council regarding the City of Pierce's proposed Gross Vehicle Weight (GVW) limits on city streets, particularly Canal Street. Mr. Renner asked whether all Council members had received a copy of the letter submitted to the City by Rayonier's attorney. Council members acknowledged that they had received a copy. Mr. Renner expressed Rayonier's concerns that the proposed GVW restrictions would unfairly impact certain types of trucks, particularly logging trucks. He noted that Rayonier's attorney and the City's attorney have differing interpretations of the definition of a highway. He also discussed the transportation of over-height cedar loads and the use of lowboy trailers. Mr. Renner stated that Rayonier disagrees with the proposal that the company should make a financial contribution to the City of Pierce for the use of Canal Street by logging trucks and lowboys. He indicated that the City already receives funding through fuel taxes and vehicle registrations. Councilmember Bonner pointed out that these revenues are used to maintain all city streets and are not designated solely for the maintenance of Canal Street. Mr. Renner further explained that revenue generated through timber sales is distributed to communities and school districts through endowment funds. The Council and Mr. Renner also discussed the credits included in timber sales and whether a portion of those credits could potentially be directed back to the City of Pierce. Councilmember Bonner stated that he did not feel strongly that truck traffic should be restricted on Canal Street; however, he felt that some provisions should be made to address the additional wear and tear caused by heavy truck traffic. The possibility of scheduling another meeting to continue discussions regarding the proposed GVW limits and potential maintenance contributions was discussed. It was

suggested that a meeting held earlier in the day may better accommodate the schedules of truck drivers. No formal action was taken. The discussion will be continued at a future meeting.

Councilmember Root moved to schedule an additional meeting to further discuss Ordinance No. 336 regarding Gross Vehicle Weight (GVW) limits. Councilmember Bonner seconded the motion. All members voted in favor. Motion carried.

A request from Carmen Griffith to forgive the City of Pierce utility bill associated with the property located at 441 Cedar Drive was presented to the Council. Griffith explained that the property had been sold to Jody Harris and Joyce Parker through an owner contract but had recently been taken back by the Griffiths. The property currently has an outstanding city utility bill of $1,912.54. A lien in the amount of $1,621.19 was filed in September 2026 for nonpayment in accordance with city ordinance. Griffith stated that they have incurred significant expenses, including legal fees and back taxes, in the process of regaining ownership of the property. She requested that the City of Pierce not hold them responsible for the outstanding utility bill. It was discussed that city utility bills are attached to the property rather than the individual owner or tenant. Additionally, because municipal water systems are publicly funded, completely forgiving a valid debt would violate state laws regarding the use of public funds and gifts of public property. Councilmember Bonner made a motion to forgive the $180 in late fees accumulated over the past year, noting that the lien in the amount of $1,621.19 would need to be settled with Clearwater County rather than the City. Councilmember Stinson seconded the motion. All in favor. Motion carried. Griffith also addressed the Council regarding the accumulation of trash and debris on the property. She explained that they are required to allow Joyce Parker until November 4, 2026, to remove her personal belongings from the property. Once that deadline has passed, the Griffiths intend to begin cleaning up the property. Griffith requested leniency from the City before issuing any citations, explaining that a substantial amount of trash and debris needs to be removed and that they intend to address the situation once they are able to proceed with the cleanup.

City Clerk Teresa Koepke reported the results from the most recent Semi-Annual Review of Equivalent Dwelling Units (EDUs) for business accounts. The changes for this period are: Mitch Jared 3.75 to 3.25; L-Mat 2.50 to 3.00; Hardware Store 1.25 to 1.50; IDYCA 37 to 33; Pioneer Inn 5.50 to 5.00; Gold Rush 3.75 to 3.00.

The Equivalent Dwelling Unit (EDU) review for the Pioneer Inn was revisited. Since the previous meeting in which Mr. Hosley's request to have his EDUs calculated on his most current month's usage rather than the previous 12 months as is normal practice was denied, the City of Pierce received correspondence from Mr. Hosley's attorney regarding the unusually high water usage. The attorney stated that Mr. Hosley experienced a small pinhole leak that did not initially result in a noticeable increase in water consumption. Therefore, the exact date the leak began is unknown. However, the attorney further indicated that subsequent water usage supports Mr. Hosley's position that the unusually high consumption was caused by the leak. It was noted that these statements appear to be contradictory. The attorney's letter was forwarded to the City Attorney, Bret Walther, for review and advisement. After reviewing the correspondence, along with Mr. Hosley's water usage and EDU calculations for the previous 30 months, he recommended removing the highest usage month (June 2026, at 6.54 EDUs) and averaging the remaining 11 months. This calculation results in an average of 4.46 EDUs, which would be rounded up to 4.50 EDUs. Mr. Walther recommended setting the Pioneer Inn's EDU rate at 4.50, with an administrative review and reevaluation in six months. He believed this was a fair resolution given the billing history and would allow for the removal of one unusually high month attributable to the leak, but not additional months, as the leak should have been detected sooner. It was further noted that municipalities generally consider leak forgiveness when a leak is detected and repaired within a reasonable timeframe, typically one to three months, rather than the 24-month plus period involved in this situation. The City mails

utility bills each month and the monthly water usage is indicated on the bill. Furthermore, a review of the EDU calculations dating back to April 2024 showed that Mr. Hosley's actual water consumption exceeded the amount billed by approximately 21 EDUs. It was explained that the City did not immediately increase the property's EDU rate when water consumption increased. During some months, usage reached as high as 7 EDUs while the property was being billed for only 2.75 EDUs at that time. By reviewing and adjusting the EDU rate every six months, the billing adjustments should eventually bring the charges more in line with actual usage. Councilmember Bonner made a motion to remove the highest usage month from the previous 12 months and recalculate the Pioneer Inn's EDU rate to 4.50, as recommended by the City Attorney. Councilmember Root seconded the motion. All in favor. Motion carried. The Pioneer Inn's EDU rate will be administratively reevaluated in six months.

Councilmember Bonner moved to issue a Notice of Code Violation to Sharon and Darrin Hartwig regarding the condition of their property located at 313 Walker Road. The violations include garbage and debris, tall grass and weeds, and a shed that poses a safety hazard. The property owners shall have 15 days to correct the violations. Councilmember Stinson seconded the motion. All in favor. Motion carried.

Verla Thrall submitted a request to have her parcel RPB0875002004A split into two lots. The parcels would be Lot 3, Block 2 of Meisner's Addition to the City of Pierce, Clearwater County, Idaho located within Section 2, Township 36 North, Range 5 East, Boise Meridian and Lot 4, Block 2 of Meisner's Addition to the City of Pierce, Clearwater County, Idaho located within Section 2, Township 36 North, Range 5 East, Boise Meridian. Councilmember Bonner moved to approve Verla Thrall's request to divide parcel RPB0875002004A into two lots, with the advisement that Mrs. Thrall be informed that the sewer connection serving Lot 3 does not connect directly to the City's sewer main but instead connects to the sewer connection serving Lot 4. Councilmember Root seconded the motion. Roll Call: Stinson – Yes, Bonner – Yes, Root – Yes. Motion carried.

The draft Comprehensive Plan was reviewed and discussed. During the discussion, it was suggested that the best approach moving forward may be to schedule a workshop meeting to review the feedback received through the Comprehensive Plan and identify a process for developing an action plan. Common areas of concern identified in the feedback included streets and housing. These topics may warrant additional discussion and prioritization as part of the action-planning process. It was also discussed that other local entities, such as the Pierce Recreation District and the Pierce Public Library, should potentially be included in the process to encourage collaboration and ensure a coordinated approach to developing and implementing future action items.

Councilmember Stinson moved to adjourn the meeting. Councilmember Bonner seconded the motion. Meeting adjourned at 8:00 p.m.

Greg Gerot

Greg Gerot, Mayor

ATTEST:

Teresa Koepke

Teresa Koepke, City Clerk/Treasurer