

CITY OF PIERCE
404 South Main St Pierce, ID 83546
Monday, May 11, 2026
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, Theresa Root, and Amy Jared. Maintenance Supervisor Jack Koepke, City Clerk/Treasurer Teresa Koepke, and PVFD Chief Matthew Hagele and PVFD Assistant Fire Chief Harv Nelson.

Councilmember Bonner made a motion to approve the Consent Agenda which includes the March 12, 2026 Public Meeting Minutes, April 13, 2026 Regular Council Meeting Minutes, April 16, 2026 Special Council Meeting Minutes, and May 2026 Accounts Payable. Councilmember Jared seconded the motion. All in favor. Motion carried.

No Citizen's Comments were received.

Department Reports:

Maintenance Supervisor Jack Koepke reported that he completed measurements of the sewer main in Judgetown where Logan Knight is proposing a subdivision. He has been in contact with Steve Knight, realtor and father of Logan Knight regarding his findings. The maintenance team has been using the jetter to clean storm drains throughout the city. The drains appeared not to have been thoroughly cleaned for many years. The jetter has been working well overall, although a few drains contain tree roots. A root-cutting bit may be purchased in order to auger out the roots. A new shipment of cold patch is expected to arrive May 18 or 19. Hemlock Court will be prioritized for repairs and will require rental of a cutter and roller. The sewer plant is currently struggling with low pH levels, primarily during periods of high flow. One possible solution is the addition of lime, which costs approximately \$26 per bag, with an estimated use of one bag per day during certain times of the year. Jack Koepke, Mayor Gerot, and City Clerk Teresa Koepke met with USDA Rural Development regarding the possibility of obtaining additional funding for the WWTP Phase III project after bids exceeded the currently available funding amount. Rural Development indicated that no additional funds are available. A call is scheduled with the contractor for May 12 to discuss possible cost reductions. Jack has also been working with the manufacturer of the existing blower to determine whether that portion of the project can be completed outside the Phase III scope of work for a much less dollar amount. Water and sewer services will be installed soon at 108 S. Third Avenue. Lead and Copper sampling is scheduled to be completed next week. Jack Koepke and Dalton Thomson attended a training in Lewiston sponsored by Idaho Department of Environmental Quality regarding water reporting requirements. Lawson Land Inc. followed up with Jack regarding roadwork completed by Russ Koepke near Third Avenue and Carle Street that created significant mud and debris on Carle Street. Initially, Lawson Land Inc.'s attorney stated that the company was willing to provide rock to help remedy the situation in exchange for the City of Pierce granting an easement and agreeing to maintain the road. Lawson Land Inc. later indicated that Russ Koepke had not been authorized by them to perform work on the property or to request the easement. They further stated that Russ allegedly informed them he had been contracted by the City of Pierce to remove trees in the area and that is why he was working on that road. Jack advised that, because the easement request submitted by Russ Koepke in November 2022 had not been authorized by Lawson Land Inc., he would inform the Mayor and Council to disregard the request submitted by Russ at that time. Councilmember Stinson inquired about a possible leak near 114 Timberline Drive. Jack stated the maintenance team is aware of the leak, which is currently minor and on the repair list. He noted traffic control may be challenging because the leak is located on a corner. Councilmember Root volunteered to assist with

traffic control if needed. Councilmember Stinson suggested widening the ditch in the area to improve traffic flow during repairs. Jack also reported a small leak at the end of Cedar Street that staff are continuing to investigate in order to minimize damage to the roadway during repairs. Councilmember Bonner commented on the recent ditch cleaning efforts, noting the ditches looked good. Jack responded that it appeared the ditches had not been thoroughly cleaned for quite some time.

Pierce Volunteer Fire Department Chief Matthew Hagele reported that during the department's March 22, 2026 training session, both the old and new fire engines were tested for water pressure. Following repairs completed by Engineer John Payne, the new engine is now pumping at more than 200 PSI, a significant improvement from prior performance. The older engine is capable of pumping when connected to a hydrant; however, stuck valves appear to prevent it from pumping independently. Chief Hagele stated that representatives from several neighboring fire departments are assisting in diagnosing the issue. The engine was also found to be holding water, as evidenced when the 6-inch port was opened and a substantial amount of rusty water drained out. Hagele noted that the water appeared to have been sitting in the engine for an extended period of time. Chief Hagele also advised the City of Pierce to notify residents to use caution with their garbage carts, as bees have been making nests inside the carts. Assistant Chief Nelson addressed the council to request assistance with operations related to the 4th of July celebrations. He asked that the matter be placed on the agenda for the June 8, 2026 regular meeting and requested that those providing the fireworks, along with other interested community members, be invited to attend the meeting. Nelson shared several ideas aimed at minimizing fire risk and improving public safety, including partitioning off the infield of the baseball field to create a designated fireworks discharge area with limited public access; having the fire department provide drums for disposal of dud fireworks and fireworks debris, which would then be hosed down; prohibiting bonfires involving fireworks waste; and requesting law enforcement presence during the event. Councilmember Root asked Hagele a follow-up question regarding her previous inquiry about equipment maintenance logs. Hagele stated that he is waiting for Engineer Payne to perform the maintenance, but he does have paperwork on his desk documenting recent maintenance activities.

Code Enforcement Liaison Jeffrey Getchell was not present. City Clerk/Treasurer Teresa Koepke reported that there had been one call since the last council meeting regarding a dog running at large. The dog was not licensed with the City of Pierce. Jeffrey made contact with the owner but did not issue any citations. Discussion was held regarding adherence to the city ordinance, which states that a citation shall be issued for any dog not licensed with the City of Pierce that is found to be in violation of any other city code.

City Clerk/Treasurer Teresa Koepke thanked the Pierce GEM team for hosting the recent City Appreciation Day. The City of Pierce was awarded a \$350 grant from the Idaho Nursery and Landscape Association, which may be used for the purchase of trees. Teresa reported that the goal is to plant additional trees at the city park. The FY24–25 audit is scheduled for June 1, 2026. Completion of the audit will be necessary for the Idaho State Controller's annual financial transparency report, which is now due in July rather than December as in previous years. Teresa attended L-2 Tax Levy training in Lewiston in April. She also reported that Mayor Gerot, Clare Brick as part of the GEM team, and Teresa have been working on the visitors' kiosk. Mayor Gerot removed all of the panels and power washed the kiosk and has also been obtaining bids for replacement panels. Teresa spent the previous Saturday selling raffle tickets during the 6C Ridgerunner's ATV Club Mother's Day Ride. The raffle is for a handcrafted wooden American flag made by Jack Koepke. Proceeds from the ticket sales will be donated to the City of Pierce for park upgrades, including possible replacement of the automatic sprinklers near the pavilion. Teresa has been working with Mayor Gerot and Jack Koepke on the FY26–27 budget and plans to have preliminary budget figures prepared for the June council meeting.

New Business:

Logan Knight withdrew her request to subdivide the 5+ acre property in Judgetown into two lots. According to Bobbi Kaufman of Clearwater County Building and Zoning, Ms. Knight now intends to apply for a four-lot subdivision. Because the property lies within the City of Pierce's area of impact, and the City of Pierce provides water and sewer services to the Judgetown Water and Sewer District, the Pierce City Council retains the right to comment on the request. Bobbi Kaufman was not present to discuss the revised proposal. Maintenance Supervisor Jack Koepke reported that he measured the property and determined that sewer service should be feasible up to 144 feet from each side of the main sewer line, based on the depth of the line. Jack stated that he relayed this information to Steve Knight, realtor and father of Logan Knight. Mr. Knight discussed the possibility of installing a lift station if service is needed beyond the 144-foot range. Jack advised that any such installation would require permitting through the Idaho Department of Environmental Quality. No action was taken.

Councilmember Jared moved to approve the Audit Engagement Letter with Zwygart John Certified Public Accountants for the completion of the FY24-25 audit. Councilmember Root seconded the motion. Roll call: Stinson – Yes, Bonner – Yes, Root – Yes, and Jared – Yes. Motion carried.

Councilmember Bonner moves to approve the purchase of a full-page advertisement in the 1860 Days program booklet for 2026 for the cost of \$100. Councilmember Stinson seconded the motion. All in favor. Motion carried.

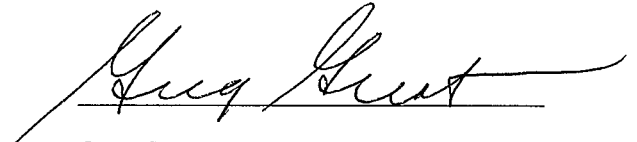
Councilmember Jared moved to not take any action from the Drinking Water Facilities Plan completed by Merrick & Company and to furthermore relinquish the money correlating to the Environmental and start the process of closing out the grant. Councilmember Root seconded the motion. All in favor. Motion carried.

Councilmember Bonner moved to approve Ordinance No. 334 Special Use Permit under suspension of the rules and read by title only. Councilmember Root seconded the motion. City Clerk Teresa Koepke then read Ordinance No. 334 regarding Special Use Permits by title only. Roll call: Stinson – Yes, Bonner – Yes, Root – Yes, and Jared – Yes. Motion carried.


Discussion was held regarding establishing a fee for Special Use Permits. Council reviewed fees charged by neighboring jurisdictions, noting that the City of Orofino charges \$150 and Clearwater County charges \$350. It was also discussed that permit applications may require review by the City Attorney, which could result in additional fees. No action was taken at this time. A public hearing must be held in order to implement the fee, and the hearing notice must be published at least 15 days prior to the hearing date. City Clerk Teresa Koepke will arrange for publication of the Notice of Public Hearing so the hearing can be held during the regular council meeting scheduled for June 8, 2026.

Councilmember Stinson moved to terminate the agreement between the City of Pierce and Jeffrey Getchell for the services of Code Enforcement effective May 31, 2026. Councilmember Bonner seconded the motion. All in favor. Motion carried.

Councilmember Jared moved to adjourn the meeting. Councilmember Root seconded the motion. Meeting adjourned 6:59 p.m.


Greg Gerot, Mayor

ATTEST:



Teresa Koepke, City Clerk/Treasurer