

Lava Hot Springs Foundations  
Board of Directors  
August 25, 2023  
Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday August 25, 2023 at the Lava Hot Springs Foundation's Administrative Board Room 430 E. Main Street in Lava Hot Springs Idaho.

Mission Statement

To ensure that the public has access to healthful, clean, and inviting facilities for recreation and healing purposes.

Present

In attendance were Chair Jeff Hough by zoom, Vice Chair Ronald Johnson by zoom, Board Members Robert Geddes, Cameron Salt and Lisa Wood, Executive Director Tyson Koester and Management Assistant Bridget Losee. Guests: Martha Faye Frymire and Kristen Masterson.

Welcome and Introductions

Chair Jeff Hough called the meeting to order and welcomed all in attendance.

The Board welcomed Robert (Bob) Geddes to the Foundation Board. Bob resides in Soda Springs and has five children. He worked as a geologist at Bayer company, but now is retired. He served 16 years in the Idaho Senate.

Review and Motion on minutes from April Meeting-Action Item

The April 21, 2023 meeting minutes were emailed to board members for review.

Ronald Johnson made a motion to approve the April 21, 2023 meeting minutes, Cameron Salt seconded the motion. The motion carried unanimously.

Discussion on Marsh Valley School District's (MVSD) ask from the Foundation

The Marsh Valley School District is asking if the Lava Hot Springs Foundation would put a fee on tickets sales to help the Marsh Valley School district?

Marsh Valley School Districts' concerns.

- Discussion of closing Elementary Schools and combining students into other schools. Lava Elementary School could possibly be closing because they currently have 52 students.
- MVSD's revenue stream for school repairs and new buildings.
- Housing for families-the City of Lava Hot Springs is working on a housing district for full time yearly residency in Lava which currently is an issue.
- The (Fee) Funding would go to the entire school district.

The Lava Hot Springs Foundation feels it would become a double taxing issue to give the MVSD a fee from ticket sales.

Discussion on tuber exit location

The tube rental owners met with Tyson Koester to discuss the issue of the current river exit and traffic flow in the area. The current exit is located by the Community Center and is in a high traffic zone. The tube trailers park next to the Community Center to load up the patrons and tubes which at times block the parking area for Senior Center visitors-renters. There are approximately 4-5 tube trailers hauling the tubers back up to the east end of Lava. Tyson has walked the river to find another option for the tuber exit. The area by the Hot Springs village Condos doesn't have a big enough area for a trailer to turn around. The area isn't as steep by the Hot Springs Village Condos and would be away from the traffic congestion on Center Street. The South side of the river by the Condos is in a flood plain.

New exit stairs were built this year and have been a great improvement. The exit from the river is on Foundation property.

It was mentioned that Bannock County has funding available for river projects. There is approximately 15K-20K budgeted for water projects. The funding would need to be requested and committed to the project by the end of year.

Randy Benglan of Portneuf Tube rental and a Lava City Council member mentioned that the current tube exit is there organically due to it is the best place currently to exit the river and traffic by the Hot Springs Village Condo's would be an issue.

Possible solutions

- Lease property for tube trailer pick up from the Senior Center.
- Shuttles-trailers rerouting to reduce traffic.
- City of Lava Hot Springs would possibly help with funding a new river exit.

The decision was tabled for further conversation by the Foundation and the City of Lava Hot Springs.

#### Community Center 6-month update

Community Center Council member Martha Fay Frymire reported on the status of Lava Seniors Community Center.

- They have a new site manager-Krystin Masterson. Krysten is from Downey Idaho. She is looking forward to seeing what can be done to incorporate the center's events with the City of Lava.
- There is a new cook at the center-Megun Hatch from Bancroft Idaho. The meals have doubled 10 home delivered meals and 8-15 in house meals. SEICOG helps to fund the meals.

#### **Center Services**

- Fit and Fall Proof classes.
- Medicaid fraud-speakers.
- Building Rentals
- Fitness center.
- American Legion meetings.
- Wellness Festival.
- Nutritionist speaker.
- PRT bus service.
- Fundraisers.

#### **Improvements**

- Flowers beds/Landscaping.
- Paving the parking lot with redesign for handicap parking.
- The tube trailers were rerouted around the community center.
- Repaving will be done this fall.
- They want to paint window-doors trim on the building. In the past the Lions Club would fund some of these projects. They are considering using volunteers to paint. They received a bid of \$14,220.00 for the painting project.
- Would the Foundation help with the building maintenance? What is your ask from the Foundation? The lease agreement states that the lessee does the maintenance of the property.
- Concrete replacement.

It was mentioned that the Heritage Foundation is looking for projects to fund. The Senior Center could check with them to see if this would be a project for them. The contact at the Heritage Foundation is Susie Budge.

Martha Faye mentioned that the Senior Center would appreciate an amendment to their lease agreement. They feel that they are meeting the needs of the community.

Amendment option- A one year extension with the option to revisit it after a six-month period with the possibility to extend it to three years.

#### **Next Meeting Agenda Item**

November 17, 2023 Community Center Lease agreement extension discussion- Action Item.

#### Director Report

Executive Director Tyson Koester reported the following.

- Hot Pool Facility-Hottest Pool design-build project. The RFQ's have been sent to companies.
- The end of Summer Party will be held on September 7<sup>th</sup> at 6:00-8:00pm at the Olympic Swimming Complex.
- The Foundation is almost fully staffed, we are only down one position a custodian. Tyson is working with DHR (Division of Human Resources) to adjust the custodial beginning pay rate. The

seasonal pay rate change in the spring really helped in the hiring of the summer seasonal employees.

- City of Lava Hot Springs Mayor Jon Thompson retired yesterday August 24, 2023. Rickey Frandsen is the current acting Mayor. The council will appoint an interim acting mayor at their next council meeting.
- Annual Safety Inspection- write ups status.
  - Fire extinguishers. (completed)
  - Impact material at the playground and park. Tyson contacted Wolvering Company of Idaho Fall for the impact material for the playground. The wood grade chips can be delivered this fall.
  - Pavilion-Facia and the roof. (completed)
  - Book selves anchored. (completed)
  - Exit light bulb burned out. (completed)
- Attendance for the calendar year(CY) is on track, but the fiscal year (FY) attendance is down a little. We are still going to push approximately 450,000 visitors for the (calendar year)CY. In July there was record attendance at both facilities. The hot pools had record attendance in June and July. At the start of the year the attendance was slow and then in the summer months it increased.
- POS System the project got thrown out due to the bid process timeline.
- The flow of visitors at the Olympic Swimming Complex has really improved with the changes that were implemented. The vehicle traffic flow and parking stripping was changed along with a rock barrier was installed to give a larger area for ticket sales and patron lines.
- The increase in prices-rates that went into effect in May was a concern at the first of the summer season, but it hasn't affected the attendance at the facilities.

#### Financial Report

The following reports were reviewed and discussed.

- Attendance
  - Expenditure vs Revenue
  - Cash Position report
- |            |                |           |
|------------|----------------|-----------|
| Fund 41003 | \$5,393,290.00 | Operating |
| Fund 41004 | \$4,561,312.94 | Savings   |
| Total      | \$9,954,604.94 |           |

#### FY24 CEC Report

The matrix that DHR (Division of Human Resources)and DFM (Division of Financial Management)had Tyson use for full time classified employee's CEC pay rate increases ranged from 4.50%-4.75% per hour. With the pay rate increase in March 2023 the full-time classified employees received approximately 12.78% increase for the CY. The seasonal employees pay schedule increase has been awesome for retaining employees.

#### Report on transition to LUMA

Luma (State of Idaho's-Budget, Finance, Payroll and Procurement Program) was to streamline the accounting for the entire state and save money for all agencies. LUMA rolled out start of FY24-July 1, 2023. The Administrative Staff have been attending daily training.

#### Discussion on Main Street Bridge Replacement

The Main Street bridge replacement project:

- The bridge is failing, and it needs to be replaced asap.
- Projected start date would be Fall 2024.(August or September)
- Main Street would need to be closed during the replacement project. Which will impact the Hot Pool Facility.
- Kickoff Meeting (site visit) was held for discussion on the design, timeline etc.
- The property on the south side of the bridge needs to be purchased from Todd-Tyler Victor, owners of the Lava Spa Motel for a walkway on the south side of bridge. The City of Lava might have to go for eminent domain for the section of property to build the walkway.
- Keller Company was hired for the project.
- Engineering of project should be done by December 2023.
- Tyson is on the committee.
- 8ft observation view off the sidewalks on each side of the bridge.
- It will be an 8-9-month project.
- The new bridge will be a prefabricated steel system.

### Discussion on Olympic Swimming Complex fall projects and repairs

- Electrical upgrade is scheduled for November 27-December 8<sup>th</sup>, 2023. The Olympic Swimming Complex will be closed during this time. Project cost will be approximately \$189,000.00. Star Corporation is overseeing the project with Bear River Electric performing the work. The equipment has been ordered and the water sensors are already installed. We will be able to view the status of the electrical equipment remotely.
- Water main pipe has been leaking into the building basement. This pipe feeds water to the outside 50-yard pool. Maintenance personnel have been digging up concrete and working to repair the pipe.
- The curly slide pipe-vacuum motor melted the pipe.
- Removal of the berm (hillside) southwest of the water slides and move the fence back to the west of the slides.
- Pour concrete around the zoo (shallow) area of the outside pool for the canopies this fall.
- Speed slides-gel coating both slides.
- Roof inspection-repairs cost is \$2700.00 and hopefully begin next week to get done before winter. We need to put out a bid to replacement the entire roof. It has been recommended to shingle the pitch part of the roof to slow down the slide of snow etc. Tyson will meet with the roofing experts. Preliminary testing finds that the roof isn't rotting but there are snow load concerns with the pitch of the roof. Schedule the replacement of the roof for next year.

The meeting went into break 12:48 then back in session at 12:59pm.

### Update on parking plans, ideas and discuss path forward

Parking Plans-Options.

**Swimming Complex Parking lot** (West end of facility)

- Myers Anderson created a parking blueprint a few years back for this area, but we will want to get an updated blueprint. Install 170 parking spaces with a ticket office. We will need to move the boundary line (fence) back in that area.

**East Pavilion-Parking** (east of the hot pools).

- Due to a federal grant in the 1970's we must keep the recreational space in that specified area unless we purchase land to replace the recreational space. Tyson spoke with Kathy Muir of IDP&R, and she said that she might be able to designate the pavilion, playground, and recreational property is past its life span. One design discussed would be to have parking spaces around a centralized playground with picnic tables. Myers Anderson is putting together a proposal for how to utilize the area for parking.
  - The playground will stay.
  - Pavilion will go.
  - Trees will go.

**Majestic Park-parking?**

- The area discussed is a hillside and it would need to have approximately a 22 ft. retaining wall installed to be able to put any parking in that area.
  - Terrace parking?
  - Underground parking?

Myer Anderson will bring back a solution to the parking issue and the restriction of the land grant relocation of the recreational use property.

Tyson has been working with the City of Lava on the parking issues in Lava Hot Springs. A Parking Study was conducted on the July 24<sup>th</sup> weekend. They set up eight cameras throughout town to conduct the study. They collected data to find what the parking issues are throughout the City of Lava Hot Springs.

**Triangle Park** by the Olympic Swimming Complex is not being utilized correctly for parking. The triangle park is a flex space for parking at 60/40, (40 percent going to the pool and 60% for tubing-town parking. We could hire parking attendants to help utilize the parking space of the triangle park.

### Update on (POS) point of sale system

The purpose of a new POS system is to streamline the customers into both facilities. We need to upgrade our POS system to have more advanced programming for ticketing, online sales, seasonal passes and electronic waivers etc.


A bid went out for a new POS System that combined the pos system and merchant services. The Division of Purchasing kicked out the bids because we combined the POS system and merchant services. We need to put out a bid for the POS system and then go for a merchant service bid later.

Schedule next meeting

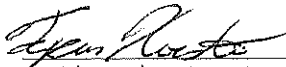
The next meeting will be held on November 17, 2023 10:00am at the Lava Hot Springs Foundation.

Adjourn

The meeting was adjourned at 2:50 pm.

  
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Board Chairman-Jeff Hough

11/17/2023  
Date

  
\_\_\_\_\_  
Executive Director-Tyson Koester

11/17/2023  
Date

Minutes by; Bridget Losee-Management Assistant

