



**Lava Hot Springs Foundation's
October 30, 2020
Board of Director's
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday October 30, 2020 at the World Famous Hot Springs Administrative Office 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 Lisa Wood by Zoom, Vice Chair Jeff Hough, Board Members; Cameron Salt, Robert Poleki, Ronald Johnson by teleconference. Executive Director Devanee Morrison and Management Assistant Bridget Losee. Guests: Ted C. Stamos, Kody and Andrea Tillotson.

Welcome and Introductions

Chair Lisa Wood called the meeting to order and welcomed all in attendance.

New Lava Foundation Board Member:

Robert Poleki was appointed by Governor Brad Little to the Lava Hot Springs Foundation Board on September 22, 2020. The Board of Directors welcomed Robert Poleki to the Foundation Board.

Introduction were made by all in attendance.

July 24, 2020 Minutes

The July 24, 2020 meeting minutes were emailed to all Board Members for review; Jeff Hough made a motion to approve the July 24, 2020 meeting minutes, Ronald Johnson seconded the motion. The motion carried.

Ted C. Stamos

Ted C. Stamos (Customer) has some concerns about the Lava Hot Springs Foundation's policy with the one time entry and not having an all-day pass. He has been a visitor to the Hot Springs since he was about 8 years old and now is 79 years old. He said that for as long as he remembers he was able to reenter the hot pools multiple times throughout the day. The new policy is costing him \$16.50 per day in place of \$5.50 per day. Ted asked the Board to consider giving the seniors and veterans an all-day pass during the week.

Executive Director Devanee Morrison explained that an increase in attendance and the alcohol issue were the reason for the change from the all-day pass to one-time entry at the Hot Pools facility. The feedback that she has received back from staff is that it has helped with both issues.

The Board of Directors agreed to table a decision on this issue to a later date.

Jeff Hough made a motion to have this discussion at a later date, Robert Poleki seconded the motion. The motion passed unanimously.

Kody Tillotson

Kody and Andrea Tillotson lessee's of the KOA Campground updated the Board of Director's on projects they have completed at the campground:

- New landscaping
- New shop
- Sewer System

- Expanded water system
- 15 additional RV sites.
- Developed east end of campground
- Landscaping for new cabins-patios
- Dog park
- Remodeled the loft above the office, sided the building and reroofed the building .

1. Pizzeria (project Fall 2021 or Springs 2022)

They would like to elevate their customers experience by adding a Pizzeria and seating in the area in back of the KOA office by the Portneuf River.

2. City Sewer Pipeline DEQ (Department of Environmental Quality) wouldn't let them replace the old lift station only the pumps. Kody said that they are \$400,000.00 in overages with this project. Would the Board consider having the City of Lava Hot Springs take over maintenance of the lift station?

The Foundation-State would need to give the City of Lava Hot Springs an easement for maintenance of the sewer lift station.

- A temporary easement can be granted.
- The City of Lava Hot Springs currently has an easement with the State Foundation.

Kody would put the money into the project once he gets City approval and then come back to the Foundation for approval.

The Board members suggested that Director Devanee Morrison and Kody Tillotson go to the City of Lava Hot Springs to get the conversation going to see if they have an interest in an easement and maintenance of the lift station.

The Foundation would need to get advise from the Idaho Attorney General on this project as well.

3. Tubing Lift Line

Kody presented a proposal-diagram for a 7 tower Lift Line along the Portneuf River. The Lift Line would run adjacent to the Portneuf River on State ground from the Community Building to the area by the 4-Falls Tube rental.

The City has a huge parking issue and this lift line would be behind the scene along the river. It would also help to control trash and alcohol along the river.

Kody said that he has contacted two of the four tube rentals in lava and two are on board with the project. The project would be privately funded. Kody would like to lease the property where the towers would be from the Lava Hot Springs Foundation.

Executive Director Devanee Morrison said that her concern is that ski lift towers don't have turns and that these lift towers have turns and would take more area than what is currently proposed in the diagram.

Kody has invested \$20,000.00 into this project to date. It was asked if Kody would get a return on investment. ROI-there will be a cost to ride the lift.

Lisa Wood said she thinks this is a great idea. Currently the project that we are gearing up for is a parking lot structure. But we are always thinking of how to make Lava Hot Springs better.

Cameron Salt mentioned that as a local he is downtown during the busy times. The tubers make up a third of the income in the Lava Hot Springs area. This is a neat idea to go forward with for the local businesses in Lava.

Kody said that he needs a commitment for a lease from the Foundation before he moves forward with this project.

Devanee Morrison mentioned that Lava is a walking town. The Foundation is working on extending the walking path along the Portneuf River. The lift line would go over the East park, West park and the Hot Pools.

Robert Poleki mentioned that there would be a lot of safety concerns with the Lift Line project.

The Board of Directors agreed that Kody will need to bring more information on the project back to them. They decided to revisit this project next Spring.

Kody mentioned that Lava Hot Springs is experiencing progressive growth, overcrowding and parking is a huge problem.

Executive Session

Jeff Hough made a motion to go into Executive Session under Idaho Code S74-206 (c) (f), Ronald Johnson seconded the motion. The meeting went into Executive Session.

Roll Call:

Lisa Wood-Aye

Jeff Hough-AYE

Cameron Salt-AYE

Ronald Johnson-Aye

Robert Poleki-Aye

Jeff Hough made a motion to exit executive session under Idaho Code S74-206 c f, Robert Poleki seconded the motion. The meeting went back into regular session.

Jeff Hough made a motion that we delegate authority for Executive Director Devanee Morrison to work with the Attorney General Office to draft a letter to the Hot Springs Village condos, Robert Poleki seconded the motion. The motion carried.

Hot Springs Village Condos:

- Conduct State Building Inspection
- Roadway Maintenance
- Delinquent Taxes
- Leased Land

The Foundation Board discussed drafting a property condition policy for all properties leased from the State Foundation. Executive Director Devanee Morrison will create a policy for leased properties, then send out to the Board of Directors for approval.

Director's Report

Recap of what has been happening since July meeting;

- **Curly Slide Lawsuit:** A lady stood up in the slide after she had gone down the slide like she was exiting the slide but didn't. The lifeguard at the top of the slide then sent another customer down the slide that hit into her. She fell out of the slide and broke her wrist. She says it made her lose her job, problem with her other wrist and carpal tunnel, now is handicapped. We have rules posted at the top of the slides and throughout the facility. Our Attorney that is assigned to the lawsuit is from Idaho Falls. Investigation was conducted by the State of Idaho. This incident happened in 2018. It could take a couple of years.
- **East-West Park Restroom:** Project completion will be this Fall. One issue that we are going to run into is the City of Lava Hot springs is charging use for the water and sewer connection that wasn't included in the project bid. Public Works didn't include these costs in the bid contract.
- **The Tumbling Waters Motel demolition:**
Myers Anderson conducted an assessment and a full report of the Tumbling Waters Motel property of the cost to bring it up to Idaho Code and State Building Standards. The cost to bring the motel up to Idaho Code was enormous. This project will be presented to the permanent building fund on November 5, 2020 for approval. We have approval from the State Board of Examiners to demolish the Tumbling Waters Motel. The bids will be sent out in January 2021 for demolition of the Tumbling Waters Motel.

The utilities such as sewer, water and power have been disconnected. The capital improvement fund at Ireland Bank has approximately \$35,000.00 Executive Director Devanee Morrison met with Lessee Sam Netuschil at Ireland Bank to close this account. Sam Netuschil said that the Lease says in the Trust Account section that 50% should go to the lessee and 50% go to the Foundation at the close of the lease term date. The lease expired December 2019. A new lease was executed and expires October 2020. Lessee and Foundation are both on the Ireland Bank account. It was suggested to offer the lessee \$5,000 and maybe lessee will counter offer \$8000.00?

- **Rock Wall:** ITD (Idaho Transportation Department) is in the final stages of getting this project approved. They are going to put concrete and netting over the wall.
- **Sidewalk:** A new sidewalk has been installed around the outside of PKC (Portneuf Kidde Cove) building.
- An Aqua Zip'N feature will be installed on the West end of the outside swimming pool. The swimming pool decking in the area of the Aqua Zip'N has been replaced with a solid section.
- New (Frog) slide in the zoo area of 50yd pool for the smaller kids. They can slide down the tongue of the frog into the water.
- **Speed Slides:** Gel Coating. They had to pull off the project due to weather.
- **CardKnox:** New Credit Card Merchant. We have had Mercury Merchant Credit Card services for our merchant services company but have had some issues such as not being able to contact them with issues and them not returning calls.
- **Direct Communications** is installing fiber optic internet in Lava. Devanee contacted Direct Communications to see if Foundation properties can connect to the fiber optic internet. The Fiber Optic Internet would be faster and more efficient which could correct a lot of our credit card processing and programming issues.
- **Katsilometes Water Rights Affidavit:** The Foundation doesn't want to be in the position of giving away water rights in case we need the water in the future.
- **FY 22 Budget Update:** DFM (Department of Financial Management) made Devanee take out the \$2,000,000.00 that was earmarked for the parking garage project. We don't have the approval for spending authority for the project from the Permanent Building Fund. Devanee will have to fill out a form to get approval to spend funds for this project.
- **Roadway Relocation:** Devanee Morrison and Bridget Losee met with Idaho Transportation Department about the relocation of the entrance roadway into Lava Hot Springs. ITD agreed to install road markers to measure traffic flow on roadways into Lava. ITD is going to conduct a review of the project to consider traffic flow in the area of the new roadway and costs involved for the project.

Financial Report

Attendance: The attendance has continued to increase at the Olympic Swimming Complex and the Hot Pool Facility. August, September and October had record attendance at both facilities.

Statement of Cash position

Fund 0410-03 \$2,079,965.86
 Fund 0410-04 \$3,018,298.93
 Total \$5,098,264.79

Budget-Monthly Operating Expenses Figures

	Budget Amt.	Monthly Exp.	FYTD Exp.	Remaining
July	\$808,800.00	\$62,490.64	\$64,490.64	\$946,309.36
August	\$808,800.00	\$170,219.73	\$232,710.37	\$576,178.86
September	\$808,800.00	\$100,184.62	\$332,894.99	\$475,836.48

Executive Session

Robert Poleki made a motion to go into Executive Session under Idaho Code S74-206 (a), Jeff Hough seconded the motion. The meeting went into Executive Session.

Roll Call:

Lisa Wood-Aye

Cameron Salt-Aye

Jeff Hough-Aye

Robert Poleki-Aye

Ronald Johnson-Aye

The meeting went into Executive Session.

Jeff Hough made a motion to exit Executive Session, Ronald Johnson seconded the motion. The meeting went back into open session.

An interview committee was established to set up interviews for the Maintenance and Operations Supervisor position at the Lava Hot Springs Foundation. Jeff Hough, Robert Poleki and Ronald Johnson volunteered to be on the interview committee.

Adjourn

Cameron Salt made a motion to adjourn the meeting, Jeff Hough seconded the motion. The meeting was adjourned at 12:47pm.

Minutes by:

Bridget Losee-Management Assistant

Lava Hot Springs Foundation