

Lava Hot Springs Foundations
Board of Directors
November 17, 2023
Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday November 17, 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, Vice Chair Ronald Johnson, Board Member Robert Geddes by teleconference, Executive Director Tyson Koester and Management Assistant Bridget Losee. Guests: PITA concession owners-Mike and Vickie Hansen.

Welcome and Introductions

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

Action Item-Amend the agenda to IC 74-204(4)(b)

Ronald Johnson made a motion to amend the agenda according to IC 74-204(4)(b), Jeff Hough seconded the motion. The motion carried unanimously. The agenda was amended.

Action Item, Review, and Motion on Minutes from August 25, 2023.

The August 25, 2023 meeting minutes were emailed to the Board of Directors for review. Ronald Johnson made a motion to approve the August 25, 2023 meeting minutes, Jeff Hough seconded the motion. The motion carried unanimously.

"Executive Session IC 74-206(1)(d) to consider records exempt from disclosure under Idaho Public Records Act (Attorney Client Privileged Communication)".

Jeff Hough made a motion to go into Executive Session according to Idaho Code 74-206(1)(d) to consider records exempt from disclosure under Idaho Public Record Act, Ronald Johnson seconded the motion.

Roll Call:

Jeff Hough-Aye
Ronald Johnson-Aye
Robert Geddes-Aye

Jeff Hough made a motion to exit Executive Session, Robert Geddes seconded the motion. The meeting returned to regular session.

The PITA Concession at the Olympic Swimming Complex's current Lease expires in 2028 with an option for a 10-year extension. Mike and Vickie Hansen presented the Board with a proposal for the purchase of the PITA concession stand.

Jeff Hough made a motion for Executive Director Tyson Koester to move forward with the purchase of the PITA concession business. Ronald Johnson seconded the motion. The motion carried unanimously.

Executive Director Tyson Koester will create an offer letter for the PITA business for Board approval.

Directors Report

Executive Director Tyson Koester reported.

- The Foundation employee Christmas Party is on December 14, 2023 at 7:00pm at the Eruption Brewery in Lava Hot Springs.
- The Christmas lights at both facilities are awesome this year. The staff has worked really hard on putting up the lights and decorating.
- Tyson thanked Board members Jeff Hough and Bob Geddes for helping with the new hot pool design RFQ interviewing process. Bob Geddes' expertise was very beneficial.

- There were 33 veterans that came through the Hot Pools on Veterans Day-it Free for all veterans.
- Customer Appreciation Day will be on December 13, 2023
- Attendance has been weird this year it has been roller coaster. We are down a little bit, but the revenue is up.

Financial Report

Revenue status by fund

41003 YTD \$3,773,028.44

41004 YTD \$13,005.13

Total \$3,786,033.57

Cash Position by Fund

41003 \$5,287,591.11

41004 \$4,575,109.24

LUMA

The new accounting program that the State of Idaho moved to on July 1, 2023 is LUMA. It has been a total mess to try and create the financial daily, monthly and annual report etc. Executive Director Tyson Koester and Management Assistant Bridget Losee track the financials internally by excel program.

Update on Hot Pool RFQ 2023-1 Design Build

The Design Build Oral interviews were held on November 3, 2023 at the Foundations Board Room. The interview committee was Board Chair Jeff Hough, Board Member Robert Geddes, Executive Director Tyson Koester, Management Assistant Bridget Losee, Administrative Assistant 1 Destiny Egley and Maintenance and Operations Supervisor Byron Spencer.

The companies that were interviewed were:

- CM Company and ZGA, Inc
The company had five representatives in person at the interview with one rep by zoom. The project lead will be out of Pocatello.
- Grissom, Hoffman & Mohr, PLLC
The company interviewed by zoom meeting.

There was a night and day difference between the two companies. The CM Company had great ideas on how to protect the water source by installing a cistern. The cistern would protect and improve the water flow throughout the pools.

After discussion:

The interview committee agreed that the CM Company would be awarded the bid for the project.

Executive Director Tyson Koester is working on a preliminary contract. Once the contract is drafted Tyson will possibly schedule a virtual meeting in December to get Board approval and contract signed.

The Hottest pool's new design is a tear drop design with center seating. The project will cost approximately 1-1.5 million. We will get a firm bid once the design is approved.

Update on Olympic Swimming Complex fall projects and repairs and new ideas.

- **The power upgrade** was scheduled for mid-November. We are waiting on parts and will be rescheduled to possibly the end of December. We will work with Bear River Electric on the shutdown concerns then move forward with the project. We are trying to only have one pump down during the upgrade, so we won't have concerns with freezing.
- **Concrete Project**-There were three companies that showed up for the walk through for the project. We haven't received any bids to date.
- **The Berm-Hill** just west of the diving platforms removal project will start next Monday. Dig line is marking the area. A new fence will be installed around the area during the project. Opening this new area will open up more usable space.
- **Cabanas**-waiting on the concrete work. We will run three blank conduits around the area for future electrical. The cabanas will be located by the kiddie (zoo)area of the outside pool. There will be four cabanas located there and then later larger cabanas on the west end of the property.
- **Idaho Turf**- install turf around the outside swimming pool. The cost to install turf in the area would be \$406,421.00. Cost per square foot \$11.28. There are a few concerns with installing turf around the outside pool.

Concerns:

➤ Hot to the touch from sun in the summer.

➤ Maintenance-cleaning

Advantages

➤ It would stop the mud in the high traffic areas.

➤ Maintenance-no watering

- They treat the turf so that a power sweeper can clean it. The treatment hardens anything that gets on the turf such as food, sunscreen etc.

Update and potential Action Item on parking plans and LWC Park Grant

Project 16-00137 The summary of the Lava Hot Springs proposal to redesign the current LWCF park location. The current LWCF boundary encompasses the large pavilion and playground just east of the Hot Pools facility. The pavilion and playground are beyond their useful life as they were built in the mid-1970's. The concept design will update the playground equipment and replace the pavilion with smaller picnic shelters around a new playground. There is ample green space adjacent to the boundary to replace any loss of open space within the boundary. The expanded parking will allow for more use within that adjacent green space. The parking will also support access to the Portneuf River where recreationists begin their float trips. The improvements here were funded in part, with Recreational Trails Program money in 2018.

We have the approval to redesign the new parking lot area. The playground area will be in the same location due to a power source close to this area. Architects and Tyson feel that the design area for the playground is the best area.

Tyson needs Board approval-action to move forward with Myers Anderson for the design. This parking lot design will add 135 additional parking spaces.

Jeff Hough made a motion to approve the parking lot design plan and to get the financial plan in place. To authorize Executive Director Tyson Koester to move forward with Myer Anderson Architecture on a final design of the parking lot project, Ronald Johnson seconded the motion. The motion carried unanimously.

The current pavilion will be demolished during this project and has been approved within the boundaries of the 1970's grant.

Action Item to extend the Community Center lease for 2 years following their last 6-month update.

The Community Center Council has asked for an 1-3 year extension-amendment to their lease.

Prior Discussion

A one year extension with the option to revisit it after a six month period with the possibility to extend it to 3 years.

The Community Center-Senior Center lease will expire in January 2024 if there isn't an extension granted.

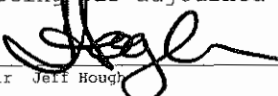
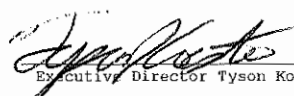
Ronald Johnson made aa motion to extend the Community-Senior Center lease for a two year period, Jeff Hough seconded the motion. The motion carried unanimously.

Schedule next meeting

The next meeting is scheduled for January 19 , 2024 at the Foundation Board Room 430 E. Main Street Lava Hot Springs.

Adjourn

The meeting was adjourned at 11:42 am.

	
Board Chair Jeff Hough	Executive Director Tyson Koester
<u>1/26/24</u>	<u>1/26/2024</u>
Date	Date

Minutes by:
Bridget Losee
Management Assistant

