



**Lava Hot Springs Foundations
Board of Directors
May 17, 2024
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday May 17, 2024 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 Members Robert Geddes, Cameron Salt, and Lisa Wood. Executive Director Tyson Koester and Management Assistant Bridget Losee. Guest: Brad Chilton.

Welcome and Introductions

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

Action Item, Review, and motion on Minutes from November 17, 2023.

The January 19, 2024 and March 4 2024 meeting minutes were emailed to the Board of Directors for review.

Ronald Johnson made a motion to approve the January 19 & March 4, 2024 meeting minutes, Robert Geddes seconded the motion. The motion carried unanimously.

Directors Report

Executive Director Tyson Koester reported.

- **Electrical Power Panel**- The electrical power panel is completed and there is an emergency shut off that will send a message to the director and maintenance. A beehive button (red button at top of the stair leading to the basement was installed and will send an alert to everyone so that they can cut the power in case of an emergency. It needs to be connected to the internet. Then we would be able to see water flow etc. The whole system will be operational by phone. Alan Bradley equipment.
- **Berm Removal**-Fence and hill (berm removed) completed in the west end of the facility. 30,000 ft. of sod was installed in this area which gave us 1/3 more grass space.
- **Cabanas** will be installed around the zoo area of the outside pool. Concrete was installed for the cabanas. The cabanas will be installed next week before the summer season opening date.
- **New Hot Pool Project**-Site core hole testing was done last month. They drilled to a depth of 30ft. They hit a hard pan formation at 6ft depth, and it stayed hard pan the entire depth. The formations hit were sand, clay and rock in the holes.
- **Parking lot and Park Project**-Geo testing was done for the new parking lot area.
- **Additional ticket window**- new ticket window was created at the Olympic Swimming Complex for online sales. This will help with the flow of customers.
- **Concrete**-There has been 75ft. of concrete removed and replaced that connects to the west end of the SP building.
- **SP Indoor and Outdoor Pools**-The 25yd indoor pool and 50yd outside pool were painted last week.
- **Speed Slide Stairs**-The bottom steps by the speed slides have been removed and replaced.
- **Volunteers-Cleanup grounds**- The ground cleanup promotion has been successful. The volunteers can work off season passes to our Olympic Swimming Pool.

Financial Report, Update on LUMA and FY25 CEC

LUMA: Tyson gave the board a spreadsheet of the LUMA financials. It is broken out by personnel, accounting-revenue, expenditures etc. The numbers are corrected now after the distribution reversal that Bridget corrected in April. Tyson is still working with the reporting feature in LUMA. The FY 25 fiscal year starts July 1, 2024 through June 30, 2024. Tyson and Bridget have been working with SCO to get all of the financial reports straightened out.

The Legislative Audit was performed in March 2024. Auditor Alex Mauser said that the audit performed was the best audit that he has done. There were no findings.

FY25 CEC:

There have been extensive conversations with DHR, DFM and the Legislature in respect to the employee CEC's for FY25. Legislature recommended a 1% across the board pay rate increase with a possible 2% merit base increase.

There have been 104 trees trimmed and 6 cottonwood trees removed this year. There are over 400 trees on the Foundation properties.

Action Item-Joan Bocek Lease Extension

The Bocek lease agreement expired in April 2024. The Boceks are asking for an extension to their lease. Joan and Les Bocek have leased the 6 acres of property from the Lava Hot Springs Foundation for years. They pay \$155.00 + 4-irrigation shares of \$300.00. Bocek's has insurance coverage for the property.

Ronald Johnson made a motion to extend the original Bocek lease for a 5-year period, Robert Geddes seconded the motion. The motion carried unanimously.

Discussion/Update on KOA East Expansion

Kody and Andrea Tillotson, managers-lessees of the KOA Campground, K&A Camping LLC's proposal was to build a campground expansion to the east of their current KOA campground. It would be located on the State-owned parcel just north of Highway 30 and east of Blazer Highway. It will adjoin their existing KOA by a walking path under the highway along the Portneuf River. The nearly three acres build out would include the following:

- (22) back-in, partial hookup, RV sites (50-amp power; water).
- (5) pull-thru, partial hookup, RV sites (50-amp power; water).
- (1) one building consisting of a small check-in office and a men/women's bathhouse.
- 800-amp power service.
- Possible new well for public water or an extension of our existing campground well system.
- Black, chain link fencing for the perimeter (North and West sides only).
- Automated entrance gate.

Construction could begin in late 2024 and take about 1 year to complete.

This parcel of ground is currently being used for temporary gravel storage. They believe this addition would further beautify Lava, while upholding a high KOA quality product and enhancing the value of the State property. They welcome any feedback and questions.

Bannock County Road and Bridge is currently using the property for a gravel pit and storage for their Road and Bridge equipment. Jeff Hough said that from the county perspective they wouldn't have an issue with this proposal and to move to another location.

The project is estimated to cost 1.2-1.3 ml. They would keep the campground open for 8 months of the year. There will be a bath house constructed on the west end of the property.

Discussion.

- Vault system for the large-scale septic system.
- Bannock County relocation of the gravel and road equipment to another location.
- Water System (elevation issue with connecting to the current KOA campground system).
- How long of a lease are you requesting
- Storm water drainage. Drain the storm water into a sill drain.

They wanted the commitment to have it surveyed and construction plans brought forward for approval and then discuss lease term.

Update

Kody Tillotson is still working on the extension of the KOA campground on Blazer Highway. It has taken a lot more work than anticipated. There is enough ground slope to install a water and sewer system and to tie into the current KOA campground water system.

The county will still use the property and road maintenance equipment until the Foundation gives them six months' notice to vacate the property.

Sign approved and entrance way cleaned up ITD approved the improvements.

Discussion on Swimming Pool for the 2024 Season

Olympic Swimming Pool projects status

- **Opening Date**-May 18, 2024 We are on track to open tomorrow. Weather has been a factor in getting the pool ready for the summer season.
- **4 Cabanas**-The cabanas should be installed next week (weather permitting) and ready for the Memorial Day weekend.
 - 1- 12ft x 20ft
 - 3- 10ft x 12ft

- **Furniture**-Tyson has been in contact with Derek Nelson of Primatory Resort in Park City, Utah to purchase some tables, chairs, clamshells and loungers.

The Board recommended that Tyson go look at the furniture to see the quality and if this is something that would work for the cabanas at our Olympic Swimming Complex.

- **Cabana pricing**

12ft x 20ft \$ 125.00 per day

10ft x 12ft \$ 100.00 per day.

Plus, a cleaning deposit of \$25.00. The cleaning deposit will be returned to them if they leave the cabana clean. The lifeguards will go out to inspect the cabanas at closing time.

Renters will receive wristbands to monitor the renters of the cabanas.

Discussion-Update on Hot Pool Remodel

Hot Pool remodel status

- Core drilling is done.
- GEO Study Report is close to being done. We hit different rock formations than what we anticipated.
- Preliminary design-what we need to anchor.
Board member Bob Geddes was a huge help throughout the test hole drilling process.

Discussion/Update on Park and Parking Project

Park and parking lot project update

- Design done.
- Should go out to bid by middle of June.
- Final Design.
- There will be a drain field installed on the west side of the parking project.
- 5-15ft x 20ft pavilions will be installed.
- 103 parking spaces. Gaining 70 new spaces.
- Project will begin after Labor Day.
- Electrical Engineering underground electrical wires to the rentals (4 falls tube rental and lava lockers.
- The size of the parking spaces varies to fit all vehicles.
- 8ft. 5in. retaining wall will be installed on the east end of the parking lot.
- Estimated project cost is 1.2ml.

Executive Session 74-206 (1)(b)

Ronald Johnson made a motion to go into Executive Session IC 74-206 (1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student. Robert Geddes seconded the motion.

Roll Call

Jeff Hough-Aye

Ronald Johnson-Aye

Robert Geddes-Aye

Cameron Salt-Aye

Lisa Wood-Aye

Lisa Wood made a motion to exit the Executive Session, Ronald Johnson seconded the motion. The meeting was called back to regular session at 12:25pm.

Executive Director Tyson Koester's annual evaluation.

Schedule next meeting and adjourn

The next meeting is scheduled for August 23, 2024 at the Foundation Board Room 430 E. Main Street Lava Hot Springs.

The meeting was adjourned at 12:30 am.



Board Chair Jeff Hough

09/10/24

Date



Executive Director Tyson Koester

09/10/24

Date

Minutes by:
Bridget Losee
Management Assistant