



**Lava Hot Springs Foundations
Board of Directors
August 23, 2024
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday August 23, 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. Guests: Kody and Andrea Tillotson, and Mark Patterson.

Welcome and Introductions

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

Review and motion on minutes from May 17, 2024-Action Item

After Board review, Robert Geddes made a motion to approve the May 17, 2024 meeting minutes, Ronald Johnson seconded the motion. The motion carried unanimously.

4-Falls Tube Stand Lease Extension-Action Item

Mark and Julie Patterson owners of the 4-Falls Tube Stand lease agreement expires in December 2024. They are submitting a proposal for a lease agreement extension of 10 years.

There would be a CPI-adjustment of 4.5% added to the lease agreement cost as of December 2024.

Lease discussion

The Board asked if Tyson would look into the renewal of the 4-Falls Tube Rental and then they could discuss the extension of the lease at the next meeting.

Update on KOA East Expansion

Kody Tillotson gave an update on the KOA East Expansion project.

- Feasibility test of the sewer system is completed, and the cost was \$30,000.00. The draft design is approved, but not the final design.

Sewer System Options

Option 1: Sewer line from property to KOA Lift Station.

- If they (KOA K&A camping) don't have partnerships, then the campground extension would have to be dry sites with a bath house.
- There will be 25-30 sites in the new expansion.

Option 2: Gravity flow sewer line from property along highway 30 to City of Lava Hot Springs sewer system.

- If they go with the gravity flow sewer system, then they could have full-service sites.
- The State would own the sewer line from the expansion to the current KOA property. Then from there the city would oversee the maintenance of the sewer line from the top of East KOA to Thai Food location.
- The City of Lava Hot Springs would need to commit as a partner to take on some of the expenses to install the new gravity flow sewer system.

Kody mentioned that he would need a firm commitment from the Foundation for a revised lease agreement due to the cost of the improvements to the property.

The property on the west side of Blazer Highway where ITD currently uses for storage of blocks, gravel etc. Could this property be included with the lease redo?

They must work with ITD on changes to the property along Highway 30.

The Foundation board agreed that they would support Option #2 of a gravity flow sewer system. Kody mentioned that they would need to share the cost of the sewer system improvements three ways.

- City of Lava Hot Springs
- KOA-K&A Campground
- Lava Hot Springs Foundation

The Board of Directors agreed that the Foundation would be interested in sharing the cost of the gravity flow sewer extension. If the estimated total cost is \$300,000.00 and would be divided by three partners the cost would be \$100,000.00 each.

Final Design will take some time to get approved for the sewer project extension.

Kody would need a final commitment letter from the City for approval of the sewer project and costs.

KOA Property Lease

Discussion on whether to combine the property on the corner of Blazer Highway and Highway 30 into the current KOA Lease. It was discussed whether to have separate leases for the properties or a combined lease with both properties for a 50-year period.

Tyson recommended to redo the lease to tie both properties together with a 50-year lease to include the new expansion.

Tyson will present the information to the Attorney General Office to see how we move forward with the decision of lease terms and length of lease.

Director Report

Executive Director Tyson Koester reported.

- September 5, 2024 will be the end of summer party. We are having pulled pork sandwiches as the main dish. The party will be at the Olympic Swimming Complex starting at 6:00 pm.
- August 6th we are currently fully staffed of full-time employees.
- Hot Pool Building has been stained and looks nice. Maintenance is currently painting the outside doors of dressing rooms.
- We are purchasing a Connex container, and a storage shed. The 20ft shed will be at the old maintenance shop and the Connex container will be at the SP.
- Octoberfest event will be held on the October 4-5, 2024. The event will be held in our East and West park.
- The outdoor pool at the Olympic Swimming Complex will close for the winter months on September 2, 2024.
- Dogapoolooza will be held Sept 7, 2024 at the Olympic Swimming Complex. This is a charity event, and the proceeds are donated to animal shelters.
- The Swimming Complex will be closed for two weeks from Sept 16-28 for light maintenance. A section of the building roof will be demoed and replaced during this time. We will schedule indoor pool maintenance in the fall and outdoor pool maintenance in the Spring.

Financial Report

- **Fund balances**
 - 41003 Operating \$4,799,321.42
 - 41004 Saving \$6,244,749.74
 - Total \$11,044,071.16
- We transferred \$1,500,000.00 from fund 41003 to fund 41004 in August.

- **Revenue vs expenditure**

FY 2025	July 2024
TOTAL REVENUE	\$ 938,979.84
TOTAL EXPENDITURES	\$ 390,019.93
REV VS EXPENDITURES	\$ 548,959.91

- **Attendance**

January-July 2024.

Hot Pool facility 187,835

Swimming Complex 107,900

Total 295,735

Ratify Approval of Contract for Project 2024-1 Parking Lot and Park

There were 5 bids received for the new park-parking lot project. The companies that submitted bids were.

- Construction Solutions \$1,697,391.00
- Starrs Corp \$1,510,000.00
- CM Company \$1,544,972.00
- RS Jobber Inc. \$1,634,086.00
- Four Trax Exc. Inc \$1,215,930.00 (unresponsive bidder) PW License.

The bid was awarded to Starr Corp Company.

Ronald Johnson made a motion to approve the parking lot construction bid of \$1,510,000.00, Cameron Salt seconded the motion. The motion carried unanimously.

Irrigation Well update, and proposal for wells-Discussion/Action Item

The irrigation pump went out last month and the facilities didn't have water. We had to run the springs water into the pools.

Option #1 to connect wells at KOA property

Upper well-KOA

Lower well-Foundation

It would have 3 isolation valves.

With this option we would have a backup pump. The cost estimate to connect the wells from Pumpco would range from \$8,500.00 to \$10,000.00.

Option #2 Would be to isolate each well but could connect in case of need.

Robert Geddes made a motion to approve the connection of the KOA and Foundation wells, Ronald Johnson seconded the motion. The motion carried unanimously.

Timeline: It will take approximately 90 days to finish project.

Hot Pool Remodel-Discussion Update

The design build is close to being done. This hot pool is in a unique area and hard to access. The question has been presented to go with one or two cisterns.

Discussion-Swimming pool summer season report

- Canopies were a huge success this summer. Canopy sold out every day. \$27,000.00 total income to date. FY25 budget -to build a couple bigger canopies(16'X20') at the facility on the west end corner by the deep end of the pool (pool side). Are we going to add amenities to the canopies such as electrical-water to the current canopies. We would like to put in as many as there is space for them.
- Strategic Plan-Install Turf around the outdoor pool area. It would cost approximately \$425,00.00.
- One emergency transport-a women jumped from the 3rd platform and was transported to hospital.
- Power upgrade has been a great improvement.
- Speed Slide concrete run out needs replaced.
- Food Trucks- There was only one truck all summer. We possibly need to make changes to the food truck contract. Lower monthly cost prior years brought more interest. The current contract is 85% of the open time be on site. Kona Ice paid \$6,500.00 for the summer season. We could give them flexibility for the days that they must be in the facility.
- The roof of the Olympic Swimming Pool building is scheduled to be replaced this fall. Part of the roof will be TPO(Thermoplastic Polyolefin).
Starr Corp-All American contractor were hired for this project.

Executive Session 74-206 (f) *To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.*

Ronald Johnson made a motion to go into Executive Session under IC 74-206 (f), Cameron seconded the motion. The meeting went into Executive Session.

Roll Call.

Jeff Hough-Aye

Cameron Salt-Aye

Robert Geddes-Aye

Ronald Johnson-Aye

Lisa Wood-Aye

