



**Lava Hot Springs Foundations
Board of Directors
November 15, 2024
Meeting Minutes**

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday November 15, 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 Chair Jeff Hough by teleconference, 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, Mark Patterson, Vickie Lyon, Martha Fae Frymire and Alice Egley.

Welcome and Introductions

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

Review and motion on minutes from August 23, 2024-Action Item

After Board review Bob Geddes made a motion to approve the August 23, 2024 meeting minutes, Jeff Hough seconded the motion. The motion carried unanimously.

4-Falls Tube Stand Lease Extension-Action Item

Mark and Julie Patterson lease property for the 4-Falls Tube Stand. Their lease expires December 2024. They are asking for a renewal of 10 years to their current lease. Tyson sent the lease to the Attorney Generals Office for input on the awarding an extension of 10 years to the current leases. In the current lease there is a 5 year extension then another 5 year extension.

If the lessee and lessor want to amend the lease they would have to negotiate a new lease agreement.

The annual cost for the current lease is \$3,400.00 with a CPI of 3.95 the annual cost would go up to \$3,500.00.

Jeff Hough made a motion amend the 4-falls Tube lease for a 5 year term extension with the CPI increase as the current lease states, Bob Geddes seconded the motion. The motion carried unanimously.

Discussion/Action Item Community Center Update and Request for funds for the building

Martha reported on the Lava Community and Senior Center status.

Board members:

- Kim Harris
- Margie Stewart
- Lorrie Lowe
- John Head
- Sherry Gilman
- Vickie Lyon

Director-Alice Egley

Employees Magun Hatch cook

Deeana Ball-Delivery Driver

They calculate that they will service 4,015 meals this year. They have 2,000 home delivered meals.

Services that they provide at the center:

- Fit and Fall Proof Classes.
- 3-Local Field Trips.

- Area Agency on Aging speaker.
- Medicare Fraud Prevention.
- Referrals for care providers, nutrition, programs etc.

Income:

- Rentals.
- Fitness center.
- Grants-SICOG.
- City of Lava Hot Springs.

Community Use

- American Legion.
- Chamber Activities.
- Wellness Fair, Oktoberfest, Fire and Ice Festival.
- Community Christmas Party.
- Local Artist Art Show.
- Spring Craft Fair.
- Contra Dance Spring/Fall.
- Additional Plans
 - Movie Night.
 - Open Mic Night.

Building Improvements:

- Landscaping/Flowers.
- Resealing interior flooring (Application 1 of 3). \$4,300.00
- Northside parking pavement-pd by the tube shuttles.
- Signs by the handicapped parking.
- Paint exterior trim. \$4,250.00
- New Kitchen vent installed-electrical repairs.
- Fitness Center-repaint, flooring, new equipment (cost paid from fundraising events)
- SICOG grant- new tables, chairs, freezer, kitchen equipment, projector and blue ray player, computer, printer, Wi-Fi system, phone system.

Building Repair needs:

- Replace front windows/entry door, windows in basement, and upper south and east side \$60,745.00
- Repair/replace west front steps, for this we will most likely need to hire two different contractors one to do the demolition and one to do the concrete work. Replace the building masonry \$26,400.00

Total cost of needed repairs \$101,389.80

Center Income \$54,500.00

Requesting half of total expenses \$50,694.90

They have run into issues with funding where they don't own the building. The Lava Hot Springs Foundation owns the building. The Board of Directors mentioned in the past that they would help with the maintenance costs of the building.

Building-Historical status. Tyson hasn't found any information of the building being a historic landmark.

Bob Geddes mentioned the Heritage Foundation could possibly help with funding, but Martha Faye mentioned that they had contacted them, and they wouldn't help due to the building is not on the historical list. Bob Geddes mentioned that he will reach out to Susie at Heritage Foundation then have her reach out to the Community Center Board about helping them with funding on maintenance projects. Vickie Lyon asked Bob Geddes to have Susie get ahold of her to work on getting the grant funding.

Cameron Salt made a motion to approve the Lava Hot Springs Community and Senior Centers request of \$50,694.90, Bob Geddes seconded the motion. The motion carried unanimously.

Discussion-Action Item on KOA East Expansion

Kody and Andrea Tillotson Lessees are here to discuss the legal description of the extension property. They did an overlay of their current lease description, and the extension is already included in the current legal lease description all but 1/10 acre. There is currently 40 years left on their current lease.

We need to revise the legal description with the State to correct the lease. Tyson would like to include the 1/10 acre into the K&A camping legal description and then the Foundation would

keep a 1-acre section on the west side of Blazer Highway. Survey the property and then amend the current lease with the correct land description.

Gravity Flow Sewer System

They need a commitment from the Foundation to share cost with them for the new sewer system. The City of Lava Hot Springs has made a firm commitment to help with funding of the gravity flow sewer system. Total sewer system cost is \$360,000.00. They would like to have the 3 partners with funding the new gravity flow sewer system. Kody is requesting up to \$150,000.00 from the Foundation which K & A Camping (KOA)'s annual lease rent would be adjusted to pay for the Foundations share.

Tyson proposes that we agree to cost share the gravity flow sewer system and due to the amount of the investment of improvements in the amount of 1.3 ml we extend the lease from 40 years to 50 years. Kody wants to have a firm commitment from the Foundation to help with the survey cost. The property in question is 4 acres.

We need to survey and overlay the descriptions of all our property leases. Sunrise Engineering did the survey on the land at a cost of \$10,000-\$12,000.

ITD (Idaho Transportation Department) has signed off on the 75% plan, Kody just needs to get ITD to sign off on the 100% plan. They have approval from ITD to create a trail under Highway 30 so that their customers can walk from the new extension into town and not be walking along Highway 30.

Jeff Hough made a motion to cost share up to \$150,000.00 toward the KOA campground gravity flow sewer system that will come off the rent of lease, approved 50% or up to \$10,000.00 to the land survey. Land swap of the one acre to the 1/10 acre and extend to a 50 year lease and amend the legal description to the new legal description that all is dependable of the approval of the Attorney General's office, Bob Geddes seconded the motion. The motion carried unanimously.

Cameron Salt made a motion to allow Kody Tillotson to move forward with the proposed improvements of the leased property, Bob Geddes seconded the motion. The motion carried unanimously.

Refreshment Break

The meeting was called into break at 11:20 and called back into session at 11:30

Director Report

Executive Director Tyson Koester reported on the following

- Christmas party- December 18, 2024 at Juniper Hills Country Club 6-9pm RSVP.
- Attendance-Summer May -Aug 2024 HB SP 229,179 We are going to be down a little for the Calendar year. Estimate we will be down approximately 8-10 thousand.
- Christmas Lights. Maintenance has been working on them. The facilities are looking great.
- Fire and Ice Event February 7-8, 2025. The foundation is over the light parade. We need to come up with a theme for the parade. We need to rent bleachers for this event.
- December 10, 2024 Black River training with Angie Lyon- There was an employee engagement survey sent to employees, and we only had just a few response. We scored low with communication in individual departments.
- We have a new Assistant Pool Manager Klarissa Jamieson at the Olympic Swimming Complex. Tyson's plan is to have a backup of all positions. Tasks for this position are to create new programs to fill in the open times slots, assist pool manager. They are going to look into getting a paddle board yoga program to expand the use of the facility. There are 265 days of off season at the facility.
- Hot Water lift stations pump is failing. We have a new pump ordered and it should be here is a couple of weeks.
- Hot pool improvements look great. Customers have commented on the look-improvements of the facilities.

Bob Geddes asked about the tax increase vote result for the City of Lava Hot Springs.

Retail failed

Alcohol drink per sales- passed

Bed tax passed

2% tourism tax passed.

Financial Report

Fund balances as of October 2024

41003 \$4,712,005.84
41004 \$5,694,749.50
Total \$ 10,406,755.34

Expenditure vs Revenue
FY 2025 July-October
Revenue \$2,176,107.99
Expenses \$2,083,401.66
\$92,706.33

Discussion/Update on the Hot Pool Project

CM Company that was awarded the bid reached out to Tyson with a proposed budget cost that was just over 7 million dollars. This proposal Tyson named the Lamborghini style pool. There are some changes that can be made to decrease the total cost of this project. Changes that can be made with eliminating-adjusting the following:

- solid bottom pool
- beams every 2 ft to support the solid bottom pool.
- The two tiered pool.

2-Cisterns are still going to be installed for pool. Tyson will work with CM Company to revise the plan so that the total cost of the project will come in at approximately 4 million dollars.

The Design build contract gives us the option to discuss different options and plans. The current hot pool needs major repairs. There was discussion on making the upper pool to a cooler temperature and adding a middle seating section. We could put a floating dock in the center of the new pool.

We will get back together to see the new design at a lower price. Most of the work will be done with a 54 ft. high rise crane to lift the concrete and supplies up the cliff and haul off. We need to have CM come and present to the Board the new design for this project with total cost.

Discussion/Update on the Park and Parking Lot

The park and parking lot project is coming along. They are laying curb and gutter today. We did have one hiccup with RMP (Rocky Mountain Power) we could not under dig the power pole. HLE proposed to remove the power pole at a cost \$60,000+. Tyson met with RMP, and they all agreed and signed off on an agreement to move the pole for \$23,000.00. The project is behind by 3 weeks due to this delay.

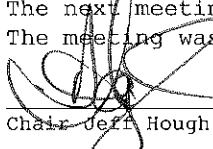
Tyson has a little bit of concern with installing the asphalt before winter due to weather. A diagram of the parking lot project was handed out to the board members. Gravel will be installed in place of the asphalt for this winter. East end will not be done before winter weather There are voids on the east end and will need to put some fill. The playground is scheduled to be delivered next Monday and the pavilion next 2 weeks and hopefully get sidewalk done. Project completion will be next springs.

They are heating the surface ahead of asphalt on the I-15 project and Tyson would like to go see how they are doing it on that project.


The stages of the project are all being inspected and they are letting Tyson know of each inspection report. We will fence and rope off the islands to protect them in the winter. Storm drain system has been installed in the parking lot.

Schedule the next meeting and adjourn

The next meeting is scheduled for Friday, January 24 ,2025.
The meeting was adjourned at 12:25 pm.


Chair Jeff Hough

1/24/25
Date


Executive Director Tyson Koester

1/24/25
Date

Minutes by:
Bridget Losee
Management Assistant