A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on Thursday December 11th, 2025, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

Attendance: John Head, Leah Navarro, Jeanie Avery, Rickey Frandsen, Rowdy Larkins, Jeff Mansfield, Vicky Lyon, Amantha Sierra, Lyle Fuller City Attorney.

Guests: Don White, Rosemary White, Diane Beckstead, Chanse Carter, Lex Carter, Mark Oyler, Lauren Nicole Inboden, Walter & Karen Holladay, Lorrie Lowe, Julie Hill, Lora Gunter, Nancy Petrun, Collin Petrun, Vixtor Lyon, Ryan Speas, Megan Reno, Nephi Reno.

1. REGULAR AGENDA

a) Silence Cell Phones
b) Call meeting to order – mayor Lyon calls meeting to order at 6 pm.
c) Roll Call- John Head- here, Leah Navarro- here, Jeanie Avery- here, Rickey Franden- here.
d) Pledge of Allegiance

2. REPORTING

a) Sheriff- No report
b) Ambulance Coordinator- Lorrie Lowe reports.
c) Fire Chief- No report
d) City Engineer – Jeff Mansfield reports.
e) City Planner - No report
f) Attorney - No report
g) Chamber of Commerce- - Ryan Speas reports
h) Event Coordinator- No report
i) Code Compliance Officer- No report
j) Mayor - No report
k) Council- No report
l) City Clerk / Treasurer- No report

3. DISCUSSION - items from the audience – Note: This time has been set aside to hear input from citizens. No decisions on any matter may be approved or denied on issues brought before the council under this agenda item. Issues needing City Council action will have to be posted on the meeting agenda. Speakers are limited to 2 minutes. The meetings are recorded and for recording device to record your comments you must stand at the podium and speak clearly.

Don White comments on the KOA campground extension. States that Fish Creek Road extension was not in fact vacated and the easement has been destroyed.

Lex Carter comments on the STR Ordinance.

Julie Hill comments on STR's.

Lora Gunter made a comment on the illegal operations of STR's on how are they going to be handled. She wants to know the next steps for the comprehensive plan committee as she hasn't heard anything on it yet.

Nancy Petrun made a comment wanting to thank everyone for their support of the food pantry.

4. CONSENT AGENDA — Routine items will be approved together with one motion. Any item needing discussion will be removed for separate consideration. All ACTION ITEM

a) Council approval of Bills – List of bills provided to councilmembers prior to council meeting for review
b) New Business License Application Business License 16604 – Business Type Residential Contractor General Contractor – Business Name JL Anderson Inc - outside city limits
c) New Business License Application Business License 16607 – Business Type Construction –Business Name Jeremy Smith – outside city limits

d) Non-Property tax permit 718 Business Type Laundry Service – Business Name Alsco Uniforms - outside city limits

Councilperson Head made a motion to approve items A-D on the consent agenda. Council President Frandsen seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

5. ITEMS REMOVED FROM CONSENT AGENDA REPORTING – ACTION ITEM

6. ROWDY LARKINS

a) LAV2025-04 rebuild and extending Deck issued 07/17/25 Alan Spidell - Surrounding LLC - 204 W Main - Myrna Beery Spidell Construction Project - Progress report. Nothing has been started

b) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall - 8.27.25 Rowdy approved updated engineer plans and Building permit issued – Progress report. Work has been started.

c) LAV2024-07 – Heidi Patha new build STR - 355 W Main Project Permit – Stamped Engineer plans for Block Retaining Wall received. Progress report. Small item to work on retaining wall hand rails. Getting close

d) LAV2025-02 Jared & Natalie Roper house 517 West Elm Street permit with the State expired and they will not do a final on LAV2022-002 BLD2203-00006 expired 07.14.22 New Build New permit submitted to complete final inspection for a Certificate of Occupancy. Certificate of Occupancy has been issued.

e) Sam Netuschil – 44 & 48 Purple Moon Roof - Building Permit Application in review process – progress report - Waiting on snow load & on IBC requirement. Needs to check on a couple things.

f) East KOA Holiday Bath House 9400 S Blaser Hwy - The project has been approved through the design review process - Building Permit Application approved – Building permit issued and paid LAV2025-08. Needs to check on.

g) Garrick Hunsaker - 71 Portneuf Building permit application received and approve - Building permit issued and paid LAV2025-11. Project should be starting soon.

7. MATTHEW HILL - Discuss submitting LOIs to DEQ for funding for water and wastewater projects – ACTION ITEM Council President Frandsen made a motion that we direct Keller engineering to go forward in putting the LOI's together and submit to DEQ for the projects mentioned. Councilperson Navarro seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

8. LYLE FULLER – Motion to approve Draft 10/28/25 Easement between the City of Lava Hot Springs and Hot Springs Resorts, LLC - ACTION ITEM- Councilperson Navarro made a motion to approve the easement for the Riverside of the water line based off of Justin's request to keep it as close to the building as possible and to authorize the mayor to sign the agreement. Councilperson Avery seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

9. SHORT-TERM RENTAL APPLICATIONS IN PROGRESS PRIOR TO MORATORIUM

a) New Business License Application Business License 16596 and Non-Property Tax permit 713.1 – Business Type Short Term Rental – The Lounge at Lava Hot Springs – 355 W Main – Heidi Patha- Councilperson Navarro made a motion to table. Councilperson Head seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

10. AGENDA REQUEST

a) Julie Hill - Request for Motion to Authorize Solicitation of Bids for a Forensic Accounting Audit – ACTION ITEM- Councilperson Avery made a motion to move forward, to authorize the city staff and designated volunteers to prepare an issue of request for proposal for an independent forensic accounting audit of all city financial records covering the period from 2016 to the most recently completed fiscal year. Councilperson Navarro seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

11. AGREEMENT OR CONTRACT RENEWALS

a) Intermountain Gas Franchise agreement – Intermountain Gas - Ordinance 2025-007 - ACTION ITEM- Councilperson Navarro made a motion that we approve their franchise, contract renewal for Intermountain gas company, and authorizing the mayor to sign. Councilperson Head seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

12. OLD BUSINESS

a) Motion to accept Mark Lowe resignation from any City Committees or Commissions – ACTION ITEM- Councilperson Avery made a motion to accept Mark Lowe's resignation letter from any city committees or commissions. Councilperson Navarro seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

13. Motion to adjourn into executive session in accordance with Idaho Code 74-206 (1)(D) – ACTION ITEM- Councilperson Head made a motion to adjourn into executive session in accordance with Idaho Code 74-206 (1)(D). Council President Frandsen seconded the motion. All in favor, John Head- aye, Leah Navarro- nay, Jeanie Avery- nay, Rickey Frandsen- aye. Vote 2-2, no 2/3 vote motion does not pass.

Council President Frandsen made a motion to table until the January 8th 2026 meeting. Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro- nay, Jeanie Avery- nay, Rickey Frandsen- aye. Vote 2-2, no 2/3 vote motion does not pass.

14. Motion to return to open meeting – ACTION ITEM- No action

15. Motion regarding Executive Session – ACTION ITEM- No action

16. Announce next regular meeting – January 8th, 2026, Deadline December 29th, 2025- Mayor Lyon announces the next meeting date and deadline date for items to be submitted for the agenda.

17. Adjourn regular meeting - ACTION ITEM- Councilperson Navarro made a motion to adjourn the meeting. Councilperson Head seconded the motion. All in favor, John Head- aye-, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed. Meeting adjourned.

Mandy Frandsen by as

Mandy Frandsen, Transcriber

Vicky Lyon, Mayor

Amantha Sierra, City Clerk