

A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on Thursday January 08, 2026, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

Attendance: Vicky Lyon, Jeanie Avery, Leah Navarro, Lyle Fuller City Attorney, John Head, Rickey Frandsen, Mark Oyler, Diane Beckstead, Amantha Sierra, Mandy Frandsen.

Guests: Kim Harris, Amanda Collins- SICOG, Kate Selvage-SICOG, Nate Mortimer-SICOG, Brandon Lance- Intermountain Gas, Ryan Speas, Amy Pay, Pat Navarro, Kathy Oyler, Michael Jones, Jeanie Johnston, Susan Thomas, Mark Lowe, Lorrie Lowe, Lora Gunter, Don White, Nancy Petrun, Collin Petrun.

1. REGULAR AGENDA

a) Silence Cell Phones

b) Call meeting to order- Mayor Lyon calls the meeting to order at 6pm

c) Roll Call- John Head- here, Leah Navarro- here, Jeanie Avery- here, Rickey Frandsen- here.

d) Pledge of Allegiance

2. APPROVAL OF MINUTES - - ACTION ITEM

a) August 12, 2025

b) August 14, 2025

Council President Frandsen made a motion to accept the minutes for August 12th 2025 and August 14th 2025. Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro-aye, Jeanie Avery- Nay, Rickey Frandsen- aye. Vote 3-1 Motion passed.

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

Councilperson Navarro would like to remove items a and b from the consent agenda which is a would be just one bill, and B would be the updated business license for Amy Beecroft and Lori Childs.

a) Council approval of Bills – List of bills provided to councilmembers prior to council meeting for review.

b) Updated Business License Application Business License 16609 – Business Type Monthly Home Rentals Long Term – Over 30-day rental – Business Name Lava Lodges LLC –Owner Amy Beecroft and Laurie Childs – 12 W Booth – Correct address 12 & 40 W Booth per City documents

c) New Business License Application Business License 16610 – Business Type Property restoration, general contractor – Business Name Restore Idaho LLC dba Paul Davis Restoration of Idaho – outside city limits.

d) Updated Business License Application Business License 16131 – Business Type Property Tube Rentals – Business Name T.P.D Tube Rental – 356 E. Main Street

e) Updated Business License Application Business License 16404 – Business Type Vacation Rental Homes – Short-term Rental by night – Business Secret Lava Hideout LLC dba Lava Hideout Cabins – 337 W

Councilperson Avery made a motion to approve items c, d, and e from the consent agenda. Councilperson Navarro seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

f) ITEMS REMOVED FROM CONSENT AGENDA REPORTING – ACTION ITEM

Councilperson Navarro had a question on the Fuller & Fuller bill under consent agenda item a. Item b on the consent agenda license application for Amy Beecroft. The application is for long term but she would like to do short term. Councilperson Navarro made a motion to approve the bills and that we approve the business license for Lava Lodges LLC for long term rental currently with short term rental, three units later, when applications are filled out and the lotter has taken place. Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

Councilperson Navarro- I do have something that I'd like to put on the record. Last October, I submitted something to our legal and it was it contained questions on the independent contract for the planner, and I got an answer back from I crimp and I crimp did state some information as to having the city be unprotected on some of the insurance liabilities, and then there's some other things here. So, I'm submitting this letter. It's a formal request and a notice for the newly seated city council to immediately review and take corrective action, if necessary, with independent county contract planner, agreement with SCA represented by

Rodney Burch, the design review ordinance, additional unauthorized budget and payment actions. And I'm going to send it to all of you right now. And Amantha, here it is on the record. I'm doing it right now. Okay, and there you guys go.

4. MOTION TO ACCEPT OFFICIAL ELECTION RESULTS – ACTION ITEM

- a) Diane Beckstead**
- b) Mark Oyler**
- c) Ballot Question No. 1**
- d) Ballot Question No. 2**

Council President Frandsen made a motion to approve the election results. Councilperson Avery seconded the motion. All in Favor, John Head- aye, Jeanie Avery- aye, Rickey Frandsen- aye. Motion passed.

5. COUNCILORS ELECTED SWORN IN AND SEATED

Diane Beckstead and Mark Oyler are sworn in as new council members by Amantha Sierra City Clerk.

6. ELECT PRESIDENT OF COUNCIL

Councilperson Beckstead nominates Jeanie Avery as president of council. Councilperson Oyler seconded the nomination of Jeanie Avery as president of council. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

7. REPORTING

- a) Sheriff-** No report
- b) Ambulance Coordinator-** Lorrie Lowe reports
- c) Fire Chief-** No report
- d) City Engineer-** Jeff Mansfield reports on parking study
- e) City Planner-** No report
- f) City Attorney - Discussion of public input at city council meetings (action item)-** Lyle Fuller reports that Lava is the only city his firm represents that has discussion with public input during meetings.
- g) Chamber of Commerce-**Ryan Speas reports for the Chamber.

- h) Event Coordinator-** No report
- i) Mayor-** No report
- j) Council-** Council President Avery reports on emergency preparedness
- k) City Clerk/Treasurer-** Amantha Sierra reports.

8. LYLE FULLER - Update on Status of Forensic Audit - DISCUSSION

Lyle Fuller City Attorney discusses with council and mayor that someone from Deaton will be at the special meeting on January 14th 2026.

9. 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.** – Rowdy hasn't heard from Alan Spidell

- b) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall - 8.27.25** Rowdy approved updated engineer plans and Building permit issued – Progress report. – In progress

- c) LAV2024-07 – Heidi Patha new build STR - 355 W Main Project Permit – Stamped Engineer plans for Block Retaining Wall received. Progress report.** - working on retaining wall and hand rails.

- d) Sam Netuschil – 44 & 48 Purple Moon Roof - Building Permit Application in review process – progress report - Waiting on snow load & on IBC requirement.** – waiting on engineer report for snow load.

- e) 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.** – In progress

- f) Garrick Hunsaker - 71 Portneuf Building permit application received and approve – Building permit issued and paid LAV2025-11-** A few items need to be addressed before proceeding.

g) Deck re-build project 78 N 3rd Ave W Jeremy smith contractor LAV2026-01- In progress

10. AGREEMENT OR CONTRACT RENEWALS

a) Intermountain Gas Franchise agreement – Intermountain Gas - Ordinance 2025-007 approval required to update agreement from 7 to 10 years and authorized Mayor to sign - ACTION ITEM- Councilperson Head made a motion then that we approve ordinance 2025- 007, and making that update the agreement from seven years to 10 years and authorize the mayor to sign. Councilperson Oyler seconded the motion. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

b) Approve and authorize the mayor to sign Lowes well agreement - ACTION ITEM- Councilperson Head made a motion that we approve the agreement for purchase of well property and limited permanent easement on the Lowe’s property and to authorize the mayor to sign. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

c) Approve and authorize the mayor to sign Rural Fire District contract - ACTION ITEM- Councilperson Oyler made a motion to approve the Rural Fire District contract and authorize the mayor to sign. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

11. AGENDA REQUEST

a) Amanda Collins – SICOG

• **Motion to designate the 504/ADA Coordinator - ACTION ITEM**
Councilperson Head made a motion to designate the 504/ ADA Coordinator to Justin Casperson for the city of Lava. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

• **Motion to approve the updated ADA Transition Plan - ACTION ITEM-**

Councilperson Head made a motion to approve the updated ADA transition plan. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

• **Motion to adopt the “notice under Americans with Disabilities Act” - ACTION**

ITEM- Councilperson Beckstead made a motion to adopt the “Notice under Americans with Disabilities Act”. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

• **Motion to designate a Fair Housing Resource Person - ACTION ITEM-**

Council President Avery made a motion to designate Amantha Sierra the Fair Housing Resource Person for the City of Lava Hot springs. Councilperson Head seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

• **Motion to approve the LEP 4 Factor analysis - ACTION ITEM –**

Councilperson Oyler made a motion to approve the LEP 4 Factor analysis and authorize the mayor to sign. Councilperson Head seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

• **Motion to schedule the second park public hearing - ACTION ITEM-**

Councilperson Head made a motion to schedule the second park public hearing for February 12th at the next regular city council meeting. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

12. CHAMBER OF COMMERCE

a) Big Sky itemized order sheet motion to approve Collin Petrun to accept order acknowledgment and ask Big Sky to submit an invoice to the City of Lava Hot – payment cannot be issued unless an invoice is submitted to the City of Lava Hot - ACTION ITEM- Councilperson Oyler made a motion to approve Colin Petron to accept the order acknowledgement and ask Big Sky to submit the invoice, which has been done to the

city of Lava Hot Springs. Councilperson Head seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

b) Chamber for Commerce 1% application - ACTION ITEM

c) Fire & Ice Event Permit - ACTION ITEM- Councilperson Beckstead made a motion to approve the special event application for Fire & Ice 2026. Councilperson Oyler seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

d) Chamber of Commerce and Brand Craft new contract- ACTION ITEM-

Councilperson Head made a motion to table and be put on the agenda for the February regular council meeting. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

13. RODNEY BURCH - Annexation / Zoning / Annexation Agreement - Holladay

a) Receive recommendations from Planning Commission - ACTION ITEM-

b) Set date for public hearing before City Council - ACTION ITEM- Councilperson Head made a motion that we received the recommendations from Planning and Zoning Planning Commission for the annex annexation, zoning annexation agreement for Holladay and set a date for a public hearing before City Council of February 12th, 2026.

Councilperson Oyler seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

14. RODNEY BURCH - Annexation / Zoning / Development Agreement – CKJ

a) Receive recommendations from Planning Commission - ACTION ITEM

b) Set date for public hearing before City Council - ACTION ITEM

Councilperson Oyler made a motion that council has received the recommendations from our Planning and Zoning Commission, and we will set the date for the public hearing before Council on this to be February 12th, 2026. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

15. 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 - ACTION ITEM

b) Sign Permit SP26-01 The Lounge at Lava Hot Springs – 355 W Main – Heidi Patha - ACTION ITEM – Councilperson Head made a motion to table until the certificate of occupancy has been issued. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

16. ORDINANCE – RESOLUTION

a) Ordinance 2026-001 – Amending City Code Title 3 Chapter 3 (Local Option Tax) to reflect results- ACTION ITEM

Councilperson Head made a motion that we approve ordinance number 2026-001, an ordinance for the city of Lava Hot Springs, Idaho, updating Title Three, chapter three, of the lava city code to add maintenance and general upkeep of the Lava Hot Springs community and senior center as an allowable use of revenues collected pursuant to the city's local option tax and associated administrative provisions, and also recommend waive reading on three separate occasions. Councilperson Oyler seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

17. OLD BUSINESS

a) Requests for the council to revisit opting into the Resort Liquor license – ACTION ITEM- Councilperson Oyler made a motion to revisit opting into the resort city liquor license. Councilperson Head seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

b) At Will Personnel policy adopted – ACTION ITEM- Councilperson Head made a motion to table and move item to the February 10th 2026 Special work session. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

18. Motion to adjourn into executive session in accordance with Idaho Code 74-206 (1)(D) – ACTION ITEM

Councilperson Beckstead made a motion to adjourn into executive session in accordance with Idaho Code 74-206(1)(D). Councilperson Head seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.


19. Motion to return to open meeting – ACTION ITEM- Council President Avery made a motion to return to open meeting. Councilperson Oyler seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.


20. Motion regarding Executive Session – ACTION ITEM- Councilperson Head made a motion that we pay out the back overtime pay for Amantha Sierra not to exceed \$30,000.00. Council President Avery seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.

21. Announce next regular meeting – February 12th, 2026, Deadline February 2nd, 2026- Mayor Lyon announces the next regular meeting deadline and the deadline for items to be on the agenda.

22. Adjourn regular meeting - ACTION ITEM- Council President Avery made a motion to adjourn the meeting. Councilperson Beckstead seconded the motion. All in favor, John Head- aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler- aye. Motion passed.


Mandy Frandsen, Transcriber


Vicky Lyon, Mayor


Amantha Sierra, City Clerk