

A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on Thursday July 10th, 2025 at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

In attendance:

Vicky Lyon, Amantha Sierra, Bryan Phinney, Rowdy Larkins, Lyle Fuller, Jeanie Avery, Leah Navarro, John Head, Rodney Burch, Mandy Frandsen, Matt Henry.

Guests:

Kim Harris, Randy Benglan, Kody Tillotson, Andrea Tillotson, Travis Nay, Ryan Speas, Jacob Morris, Lorrie Lowe, Mark Oyler, Brad Williams, Nancy Petrun, Tara Christensen, Lora Gunter, Sherril Tillotson, Kolleen DeGraff

REGULAR AGENDA

a) Silence cell phones

b) Call meeting to order- Mayor Lyon calls the meeting to order at 6:04 pm.

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

d) Pledge of Allegiance

REPORTING

a) Sheriff- No report

b) Ambulance Coordinator- Lorrie Lowe reports

c) Fire Chief - No report

d) City Engineer- Bryan Phinney reports

e) City Planner- No report

f) Attorney- No report outside of agenda items.

g) Chamber of Commerce- Ryan Speas reports

h) Event Coordinator No report

i) Code Compliance Officer- Matt Henry reports

j) Mayor No report

k) Council No report

l) City Clerk / Treasurer No report

DISCUSSION - items from the audience – Note: This time has been set aside to hear discussion from citizens. No decisions on any matter may be approved or denied on issues brought before the council under

this agenda item. Issues needing consideration will have to be posted on the next agenda. Speakers are limited to 2 minutes. The meetings are record and in order for the recorder up the audience question you must stand at the podium and speak clearly.

Kim Harris speaks on proposition on school funding with option tax.

Mark Oyler speaks on The Academy and the local option tax.

Lora Gunter speaks on the fireworks.

Steve Hooper speaks on quiet hours and the fireworks.

Nancy Petrun speaks on the fireworks.

CONSENT AGENDA - All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion without separate discussion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately - All Action Item

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

b) New Business License Application and Business License 16592 – Business Type: Retail – The Shoshone-Bannock Tribes of Idaho – 202 E Main (Chuck-wagon square)

c) Non-Property Tax Permit Application and Permit 707– Business Type: Retail – The Shoshone-Bannock Tribes of Idaho – 202 E Main (Chuck-wagon square)

d) New Business License Application and Business License 16593 – Business Type: Stand – Taste of Italy – Yolanda Rizza - Food Tent pre-cooked meals – 38 East Elm - Lava Food Park

e) Non- Property Tax Permit Application and Permit 708 - Business Type: Stand – Taste of Italy – Yolanda Rizza - Food Tent pre-cooked meals – 38 East Elm - Lava Food Park

f) Sign Application SP25-08 – Business - Taste of Italy – Yolanda Rizza

g) New Business License Application and Business License 16594 – Business Type: Stand – Lemon Smashers - Jacob Morris - Food Truck Trailer selling Lemonade - 38 East Elm - Lava Food Park

h) Non-Property Tax Permit Application and Permit 709- Business Type: Stand – Lemon Smashers - Jacob Morris - Food Truck Trailer selling Lemonade - 38 East Elm - Lava Food Park

i) Expired Business License Application and Business License 16326 Type: long term rental Gili Apartment – 305 W Elm – Apartment 4-plex monthly

j) Sign Application SP25-07 - Business – The Suites of Lava Hot Springs – Brittney Croft – 63 1st E -

Councilperson Head made a motion to approve all items on the consent agenda. Council President Frandsen seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

ITEMS TO BE REMOVED FROM CONSENT AGENDA REPORTING – ACTION

AGENDA REQUEST

a) Randy Benglan - Lava Hot Springs Academy - Place Local Option Tax Ballot question(s) on November Ballot to increase LOT in retail, Beer & Wine, and Lodging by 1/2% in each category designated to support local elementary school – ACTION ITEM- Councilperson Avery made a motion to put this on the ballot for the voters to decide. Councilperson Navarro adds that it will only be on for 5 years. 1 ½% across all three categories (retail, lodging, and liquor by the drink) with three separate ballot questions. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

b) Gail Palen – Riverside Hot Springs Inn Water Line – 255 E Portneuf-

ACTION ITEM Councilperson Navarro made a motion to approve the water line installation providing Lyle prepare an easement agreement. Council President Frandsen seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

c) George Shail – 340 W Elm - requested to be on agenda to further discuss issues with his property, neighboring property, and survey-discussion between George Shail and the council.

d) Gastor Smith – Noise ordinance

e) Gail Palen – Noise ordinance

f) George Katsilometes – Noise Ordinance Review

C. ROWDY LARKINS – Building permit progress reports

a) Project Permit Application – LAV2023-15 – Joe Sutera – Certificate of Occupancy – R3- Rowdy reports that it's almost ready he just needs to issue a new certificate of occupancy.

- b) Tillotson Pizzeria Holdings LLC, DBA Tilly's Pizzeria – Kody Tillotson – Final inspection called in for – Certificate of Occupancy-** Rowdy reports that the certificate of occupancy needs to be issued upon final inspection.
- c) Project Permit Application - KOA West Pizzeria - West KOA - two (2) retaining walls located within the landscaping at the KOA West Courtyard Landscaping-**
- d) Project Permit Application/Check list Submitted - Heidi Patha 355 W Main – Close to calling in final inspection for a Certificate of Occupancy-** Rowdy reports that an insulation inspection is up next before they proceed.
- e) Greg Croft - Suites of Lava - 63 s 1st E - Progress report – Close to calling in final inspection for a Certificate of Occupancy-** Rowdy reports that Croft's are good to move forward with final inspection.
- f) Alan Spidell Building remodel application Surrounding LLC - 204 W Main - Myrna Beery - Spidell Construction Progress report – New permit being reviewed by the Design Review Team**
- g) Riverside Hot Springs/Eruption Brewing retaining wall – work in progress** Rowdy reports.
- h) Scott Sherman 277 Main ST Building permit LAV2025-01final inspection not called in.** Rowdy reports that the lean to is completed.
- i) Mark Oyler permit with the State expired and they will not do a final on LAV2023-012 BLD2308-00057 189 E Main retaining wall parking area off of alley south. New permit submitted to complete final inspection for a Certificate of Occupancy-** Rowdy reports that everything looks good it just needs the final approval.
- j) Project Permit Alex Drokin 305 W Main permit with the State expired and they will not do a final on LAV2021-012 BLD2106-00038 expired 06.24.21 – Windows and LAV2021-021 BLD2110-00067 expired 06.24.21 Fire suppression (fire Marshall signed off with contingencies). New permit submitted to complete final inspection for a Certificate of Occupancy-** Rowdy reports that he is still trying to figure things out.
- k) 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-** Rowdy reports that everything looks good and it needs a final inspection.

D. AMANDA COLLINS

a) Motion to approve and authorize the Mayor to sign Lucky Dog

Change order no. 1 – ACTION ITEM- Councilperson Navarro made a motion to approve the contract change order number 1 to the amount of \$23,518.94 and to approve and authorize the mayor to sign. Councilperson Avery seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

b) Surplus Metal Swing, Slide & Merry-Go-Round – ACTION ITEM-

Councilperson Head made a motion that we surplus the metal swing, slide and merry go round and offer it to members of community that have expressed interest to bid on those items separately, sealed bid. As is condition, with the release of liability to the city. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

c) Surplus Plastic Playground set – ACTION ITEM

Councilperson Head made a motion that we make a conditional offer on the surplus of a plastic playground equipment, that if it survives, that it could be reasonably reassembled for by the winner bid, and with the release of liability to the city. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

E. OLD BUSINESS

a) New Business License Application and Business License 16590 –

Business Type – Stand liquid Hydration – Hydration By The Drop -

Location Lava Food Truck 38 E Elm Tabled from June 26, 2025 Special meeting - ACTION ITEM Councilperson Avery made a motion to approve the business license for Hydration by the Drop. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

b) Non-Property Tax Permit Application and Permit 705 16590 –

Business Type – Stand liquid Hydration – Hydration by the Drop -

Location Lava Food Truck 38 E Elm – ACTION ITEM Council President Frandsen made a motion to approve the non-property tax permit application for Hydration by the Drop. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

c) New Business License Application and Business License 16580 -

Business Type: Restaurant – Walk up window with delivery – Tillotson Pizzeria Holdings LLC, DBA Tilly's Pizzeria – Kody Tillotson - 89 North Center Street – Presented at April 10, 2025 Council meeting and motion to table – ACTION ITEM

d) Non-Property Tax Permit Application and Permit 696 – Business Type: Restaurant – Walk up window with delivery – Tillotson Pizzeria Holdings LLC, DBA Tilly's Pizzeria – Kody Tillotson - 89 North Center Street – Presented at April 10, 2025 Council meeting and motion to

table – ACTION ITEM Councilperson Navarro made a motion to approve the business license and non-property tax permit application for Tilly's Pizzeria. Councilperson Head seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

F. NEW BUSINESS

Council President Frandsen made a motion to move item d under new business up for the KOA expansion. Councilperson Navarro seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

Councilperson Head made a motion to move forward to item H then return to new business. Councilperson Avery seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

a) Update on ACI Agreement with Bannock County – DISCUSSION-

Rodney Burch discussion

b) FY26 Budget Update – DISCUSSION Rodney Burch discussion

c) Webpage update ADA compliance and housing council agenda

packet, audio & video - ACTION ITEM- Amantha Sierra City Clerk discusses webpage update with council. No action taken

d) KOA East Expansion – Design Review Approval – ACTION ITEM-

Councilperson Navarro made a motion that the KOA expansion continue moving forward as long as all permits come in. Councilperson Head seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

G. APPROVAL OF MINUTES

a) March 14, 2024 – ACTION ITEM

b) July 16, 2024 – ACTION ITEM

c) October 10, 2024 – ACTION ITEM

d) November 25, 2024 – ACTION ITEM

e) December 12, 2024 – ACTION ITEM

f) May 08, 2025 – ACTION ITEM

Council President Frandsen made a motion to approve minute's a-f in the packet. Councilperson Head seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

H. ORDINANCE

a) Short Term Rental Ordinance – Community Fact Sheets –

DISCUSSION – discussion with Rodney Burch and council

b) Design Review Staff update to ordinance no. 2025-004 to add language directed by council from the motion made at the June 12th meeting – ACTION ITEM- Council President Frandsen made a motion that we direct Lyle to redraft the ordinance and remove P&Z and exclude council until it gets through the team process to be approved by the council, but include progress reports along the way. Councilperson Head seconded the motion. Head -Aye, Navarro -Nay, Avery-Aye, Frandsen Aye. 3-1 motion passed

c) Blood Borne Pathogen Attorney made to few changes to ordinance no. 2025-002 approved May 8th - ACTION ITEM

Councilperson Head made a motion that blood borne pathogen changes, ordinance 2025-002 will be published by staff with a new date, and with the update to the updated changes and wave the three separate readings and publish a summary. Council President Frandsen seconded the motion. Head -Aye, Navarro -Nay, Avery-Aye, Frandsen Aye. 3-1 motion passed

d) Parking Ordinance rough draft tabled on June 12th – DISCUSSION-
discussion on parking ordinance

e) Noise Ordinance no. 2025-003 updates requested from June 12th meeting – DISCUSSION - discussion on noise ordinance

COMMUNITY INVOLVEMENT

a) Founders Day Celebration flyers

b) City is responsible for coordinating the parade

1) Council float for the parade and candy – ACTION ITEM Council President Frandsen made a motion for no float for the council. Councilperson Head seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

2) Council choice on best of float, who will be judging – ACTION ITEM

Council President Frandsen made a motion for Councilpersons head and Avery to judge the floats. Councilperson Avery seconded the motion. Head -Aye, Navarro -Aye, Avery-Aye, Frandsen Aye

3) Vote on parade theme and purchase of prize – ACTION ITEM

Councilperson Avery made a motion for the parade theme to be Lava's Candyland. Councilperson Head seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

4) Grand Marshal Arthur and Mary Ellen Peck

5) Vote on Parade application and should the application specify water rules – suggestion on rule water only allowed at the end of the return trip, spectators and float participants can only spray water on those

willing to be sprayed – ACTION ITEM Councilperson Head made a motion to approve the parade registration form. Councilperson Avery seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

6) Color contest with Grand Marshal's judging – ACTION ITEM Council President Frandsen made a motion to approve the coloring contest. Councilperson Avery seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

7) Sheriff department assistance to block the street – ACTION ITEM

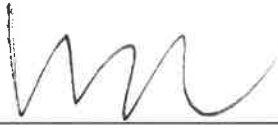
Council President Frandsen made a motion to have the mayor contact the sheriff's department. Councilperson Head seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye

Announce next meeting August 14th, 2025 Deadline August 4th, 2025

Mayor Lyon announces next meeting date.

Adjourn regular meeting – ACTION ITEM Council President Frandsen made a motion to adjourn. Councilperson Avery seconded the motion. Head -Aye, Navarro -Absent, Avery-Aye, Frandsen Aye. Meeting adjourned


Mandy Frandsen, Transcriber


Vicky Lyon, Mayor


Amantha Sierra, City Clerk