

**A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on March 12th, 2026, at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.**

**Attendance:** John Head, Diane Beckstead, Jeanie Avery, Mark Oyler, Vicky Lyon, Jeff Mansfield, Rowdy Larkins, Lyle Fuller, Amantha Sierra, Rodney Burch, Mandy Frandsen

**Guests:** Ryan Speas, Lora Gunter, Andi Tillotson, Kevin Koester, Robert Heuseveldt, Walter Holladay, Karen Holladay, Tanner Stenquist, Austin Despain, Travis Nay, Nancy Petrun, Kody Tillotson.

## **1 Agenda**

### **A. Silence Cell Phones**

- 1. Call meeting to order-** Mayor Lyon calls the meeting to order at 6pm.
- 2. Roll Call** – John Head- here, Diane Beckstead- here, Jeanie Avery- here, Mark Oyler- here.
- 3. Pledge of Allegiance**

## **2 REPORTING**

- a) Sheriff** -No report
- b) Ambulance Coordinator**-No report
- c) Fire Chief** -No report
- d) City Engineer-** Jeff Mansfield reports for Keller Associates.
- e) City Planner** -No report
- f) Attorney**-No report
- g) Chamber of Commerce-** Ryan Speas reports for the Chamber of Commerce.
- h) Event Coordinator** -No report
- i) Mayor**-No report
- j) Council-** Mark Oyler asked what was needed for the next steps for the City of Lava to participate in the resort cities liquor licenses.

**k) City Clerk / Treasurer-No report**

Council and Mayor set a date for a special city council meeting for April 16<sup>th</sup>, 2026 at 3pm to discuss opting into the resort city liquor license.

**3 PUBLIC COMMENT - Non-agenda items; comments limited to 2 minutes each. This time has been set aside to hear input from citizens. No decisions will be made, nor will any action be approved or denied, on matters raised under this agenda item. Items requiring City Council action must be agendaized for a future meeting. Comments are limited to two (2) minutes per speaker. Meetings are recorded; please stand at the Podium, announce your name and speak clearly.**

Nancy Petrun commented and asked when the positions for code compliance and public works were going to be posted.

**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 16613 & Non-Property Tax Permit application 720 & 720.3– Business Type Restaurant – Business Name Tillotson Dining LLC dba Chuckwagon Restaurant – Kody & Andea Tillotson – Tillotson Dining LLC – 211 E Main**

**c) Non-Property tax permit application – Greenfly Networks, Inc – outside city limits**

**d) February 12, 2026, minutes**

Councilperson Head made a motion to approve items B-D on the Consent agenda. Councilperson Avery seconded the motion. All in favor, John Head-aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler-aye.

**5 ACTION ITEM - ITEM(S) REMOVED FROM CONSENT AGENDA REPORTING**

**6 PUBLIC HEARING – 2nd Public Hearing for Park, Lave Hot Springs received an Idaho community development Grant in the amount of \$243,616.00 from the Idaho Department of Commerce – ACTION ITEM**

**a) The city will conduct a public Hearing.**

**b) Open Public Hearing-** Councilperson Beckstead made a motion to open the public hearing. Councilperson Oyler seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.

**c) Staff Report / Project Overview-** Amanda Collins from SICOG gives a staff report.

**d) Public Testimony**

**e) Close Public Hearing-** Councilperson Oyler made a motion to close the public hearing. Councilperson Beckstead seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.

**f) Council Discussion**

**g) ACTION ITEM - Request for Release of funds and Certification – Motion to approve the Request for Release of Funds & Certification for the State of Idaho Community Development Block Grant Program and authorize the mayor to sign all required documents.**

No action

**7 ACTION ITEM - Notice of Intent to Request Release of Funds - Motion to approve the Notice of Intent to request release of funds for the purpose of drilling and development of a drinking water well and**

**installation of transmission lines for \$500,000.00 and authorize the mayor to sign the required documents.**

Councilperson Head made a motion to approve the Notice of Intent to request release of funds for the purpose of drilling and development of a drinking water well and installation of transmission lines for \$500,000.00 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.

**8 ACTION ITEM - Motion to approve the Environmental Assessment for the Drinking Water (DW) Project as presented and authorize the mayor to sign any necessary documents related to the project.**

Councilperson Oyler made a motion to approve the Environmental Assessment for the drinking water project as presented and 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.

## **9 PROPOSALS**

**a) Azora Software - John Spencer/Bob Peterson - CRM for Short Term Rental Compliance – Discussion/action item - Agenda item removed**

## **10 ROWDY LARKINS**

**a) LAV2024-07 – Heidi Patha new build STR - 355 W Main Project Permit – Stamped Engineer plans for Block Retaining Wall received - Progress report.** Waiting on the extension of the retaining wall.

**b) LAV2025-04 rebuild and extending Deck issued 07/17/25 Alan Spidell - Surrounding LLC - 204 W Main - Myrna Beery Spidell Construction Project – Permit Expired 1/17/26. – no contact has been made and the permit has expired.**

**c) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall - 8.27.25 Rowdy approved updated engineer plans and Building permit issued - Progress report.** Retaining wall is halfway done.

- d) LAV2025-06 – Riverside Pump House - Building & Zoning Permit approved - Building Permit issued - - Progress report. Needs final inspection**
- e) LAV2025-08 East KOA Holiday Bath House 9400 S Blaser Hwy - Building & Zoning Permit approved – Building Permit issued. – waiting on the final inspection**
- f) LAV2025-11 Garrick Hunsaker - 71 Portneuf – House remodel plus garage Elevation Certificate approved - Floodplain permit approved - Building & Zoning Permit approved - Building Permit issued. -**
- g) LAV2026-02 Garrick Hunsaker – 71 Portneuf – Deck replacement due to windstorm – Elevation Certificate approved – Floodplain permit approved – Building & Zoning Permit approved - Building Permit issued. – the footers and foundation have been poured.**
- h) LAV2026-01 Deck re-build project 78 N 3rd Ave W Jeremy smith contractor Building & Zoning Permit received - Building & Zoning Permit approved - Building Permit issued- close to completion**
- i) LAV2026-03 Daniel Cox – 344 W Main – Building Permit issued. – permit has been issued**
- j) Sam Netuschil – 44 & 48 Purple Moon Roof - Building Permit Application Building & Zoning Permit received not approved -Waiting on snow load &on IBC requirement. No Building permit issued- paperwork has been turned in.**
- k) Patrick Navarro – 187 W Elm – House repair due to windstorm - Building & Zoning Permit invoice issued- Permit has been approved and invoice has been sent**
- l) Kody Tillotson – Riley’s Constructions Inc. – 695 E Main - Tilly’s Thai – project walk-in freezer/cooler - Building & Zoning Permit in review process – plans need finalized.**

## **11 SHORT-TERM RENTAL APPLICATIONS IN PROGRESS PRIOR TO MORATORIUM**

**a)**

**New Business License Application – 16596 and Non-Property Tax permit 713.1 –**

**Business Type – Short Tem Rental – The Lounge at Lava Hot Springs – 355 W Main – Heidi Patha – motion required if certificate of occupancy approved if not approved will move to next month’s agenda – ACTION ITEM (if any)- no action taken**

## **12 AGENDA REQUEST/SPECIAL EVENT**

**a) ACTION ITEM - Portneuf Soil & Water Conservation District annual update & request for support funds – motion to support the Portneuf SWCD for their FY 2026 year.** Councilperson Oyler made a motion to approve the support for the Portneuf Soil and Water Conservation in the amount of \$1,000.00. Councilperson Head seconded the motion. All in favor, John Head-aye, Diane Beckstead-aye, Jeanie Avery- aye, Mark Oyler-aye.

**b) ACTION ITEM - Megan Reno – Bunnyland – April 4th, 2026 - Buddy Campbell Park – Requesting a motion to approve the event and waive fees for the large and small park pavilion at Buddy Campbell Park-** Councilperson Head made a motion to approve the special event application for Bunnyland on April 4<sup>th</sup> 2026 and waive the pavilion fees for the large and small pavilions. Councilperson Beckstead seconded the motion, All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.

**c) ACTION ITEM - Mark Oyler – Motion to create & Post job listing for city works position.** No action taken.

## **13 FINANCIAL MATTERS**

**a) ACTION ITEM - A motion to accept agreement between the City and Pocatello Sweeping and Snow Removal LLC dba Iron Horse Asphalt and authorize the mayor to sign the agreement-** Councilperson Head made a motion accept the agreement between the City and Pocatello Sweeping and Snow Removal LLC DBA Ironhorse Asphalt 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.

## **14 ACTION ITEM - HOLLADAY ANNEXATION/DEVELOPMENT**

**AGREEMENT** – Councilperson Head made a motion to approve the Holladay annexation/ development agreement with the following conditions; amend the updated exhibit c as presented by the applicant's information on the March 9<sup>th</sup> 2026 meeting. Council President Avery seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.

## **15 RESOLUTION/ORDINANCE**

**a) Ordinance 1982-002 Land Use Ordinance Discussion/Ordinance-** Rodney Burch City Planner discusses the 1982-002 Land Use Ordinance with the city council and mayor.

### **b) ACTION ITEM - Ordinance 2026-003 - Holladay Annexation-**

Councilperson Head made a motion to introduce ordinance 2026-003 and waive the three separate readings of the ordinance with the ordinance being read once in summary by legal counsel. Council President Avery seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.

Lyle Fuller read Ordinance 2026-003 in summary, the summary of the ordinance, 2026, 003, is an ordinance of the city of lava Hot Springs, Idaho, annexing certain lands, approximately 66 point 11 acres in size, to be included within the boundaries and jurisdictional limits of the city of lava Hot Springs, Idaho, specifying that the zoning classification for the annex land shall be the city's r3 multi family residential zone, accepting the development agreement that accompanies the same directing the lava hot springs city clerk to file and record the ordinance provided by law and to update city maps, repealing

prior conflicting ordinances and containing administrative provisions related to passage and effective date of the ordinance.

Councilperson Head made a motion to approve Ordinance 2026-003. Councilperson Beckstead seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-nay. Vote 3-1 motion passed.

### **c) Ordinance 2009-4 - Discussion on Flood Plain Administrator**

Lyle discusses ordinance 2009-4 and the need to assign a designee as flood plain administrator. No action taken, just discussion.

Councilperson Beckstead made a motion to approve bills to be paid. Councilperson Head seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery-aye, Mark Oyler-aye.

### **16 Motion to Enter into Executive Session – Idaho Code 74-206(1)(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.**

Council President Avery made a motion to enter into executive session Idaho code 74-206(1)(f). Councilperson Head seconded the motion. All in favor, John Head-aye, Diane Beckstead- aye, Jeanie Avery- aye, Mark Oyler-aye.


**17 ACTION ITEM - Motion to return to open meeting-** 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.

### **18 ACTION ITEM - Motion regarding Executive Session-**

**19 Announce next regular meeting – April 09th, 2026, Deadline March 30th, 2026.** Mayor Lyon announces next meeting date and deadline date.

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

Mandy Frandsen by as  
Mandy Frandsen, Transcriber

  
Vicky Lyon, Mayor

  
Amanda Sierra, City Clerk