

A Regular Meeting of the City Council of the City of Lava Hot Springs, Idaho will be held on Thursday October 9th, 2025 at 6:00 pm, Lava City Hall 115 West Elm Street, Lava Hot Springs, Idaho.

Attendance: Jeanie Avery, Vicky Lyon, Rowdy Larkins, Bryan Phinney City Engineer, Lyle Fuller City Attorney, John Head, Leah Navarro, Rickey Frandsen (6:16 pm), Amantha Sierra, Mandy Frandsen.

Guests: Cindy Irick, Don White, Kyle & Ashleigh Roper, Diane Beckstead, Kim & Chris Hook, Logan Curzon, Lorrie Lowe, Wendy Prather, Nancy Petrun, Nadia Cedeno Mihalache, Julie Hill, Tessa Petty, Whitney Newman, Amy Beecroft.

Via Zoom: Yvette Cadeaux, Heidi Patha

REGULAR AGENDA

a) Silence Cell Phones

b) Call meeting to order- Mayor Lyon calls meeting to order at 6:01 pm.

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

d) Pledge of Allegiance

1. REPORTING

a) Sheriff- Sheriff department asks that the red-light strand on the Stop sign on main be switched to a white light strand as people are running the stop sign.

b) Ambulance Coordinator- Lorrie Lowe reports

c) Fire Chief- No report

d) City Engineer- Bryan Phinney reports for Keller Associates

e) City Planner- Rodney Burch reports

f) Attorney- No report

g) Chamber of Commerce- No report

h) Event Coordinator- No report

i) Code Compliance Officer- No report

j) Mayor - No report

k) **Council-** Councilperson Navarro reports on 24-25 financials

l) **City Clerk / Treasurer-** Amantha Sierra reports.

2. 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 meeting agenda. Speakers are limited to 2 minutes. The meetings are recorded and in order for recording device to record your comments you must stand at the podium and speak clearly.

3. 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 a discussion is desired, that item will be removed from the Consent Agenda and will be considered separately - All ACTION ITEM

Councilperson Navarro made a motion to remove Strategic Communities Alliance bill from the consent agenda. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

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

b) New Business License Application Business License TBD – Business Type Long Term Rental – Christopher Hook – 133 W. Fife Christopher & Kimberly Hook

c) Sign Permit Application SP25-10 – 67 S. 2nd E – Lavana Blue

Councilperson Navarro made a motion to approve the rest of the bills and items B & C on the consent agenda. Councilperson Head seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

4. ITEMS REMOVED FROM CONSENT AGENDA REPORTING – ACTION ITEM

Strategic Communities Alliance was removed from the consent agenda.

Council President Frandsen made a motion to approve Strategi Communities Alliance bill. Councilperson Head seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

5. 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- Have not heard from Mr. 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- Stamped engineered plans have been received, the project is moving forward.

c) LAV2024-07 – Heidi Patha new build STR - 355 W Main Project Permit - Progress Report-Close to being done with the house. There is an engineering holdup on the retaining wall.

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) 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 06.24.21Fire suppression (fire Marshall signed off with contingencies). New permit submitted to complete final inspection for a Certificate of Occupancy – Certificate of Occupancy has been issued.

f) Sam Netuschil – 44 & 48 Purple Moon Roof - Building Permit Application in review process – progress report - Waiting on snow load &on IBC requirement- plans have been received, a few things need to be addressed.

6. 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 until the retaining wall issue has been addressed and a certificate of occupancy has been issued. Councilperson Head seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

b) New Business License Application Business License 16577 and Non-Property Tax permit 691.1 – Business Type Short Term Rental – Victorian on Main – 305 Main Street - Marina & Alex Drokin ACTION ITEM – Council President Frandsen made a motion to approve based on the certificate of occupancy be 14. Councilperson Navarro seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

7. AGENDA REQUEST

a) Jonathan White 10 minute – DISCUSSION- Don and John White present to council

b) Nadia Cedeno Business License and agenda request item previous on council agenda – returning with neighbors’ statements – ACTION ITEM- Council President made a motion to grant home business request for a business license excluding retail. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

8. SPECIAL EVENTS PERMIT APPLICATION

a) Christmas Celebration - Cindy Irick – Lava Hot Springs Academy – November 1st, 2025 – ACTION ITEM- Councilperson Navarro made a motion to approve the special event application for Lava Hot Springs Academy Christmas Celebration event contingent that they need to attend the webinar provide by the State of Idaho Tax Commission for future events within the city. Council President Frandsen seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed.

9. AGREEMENT OR CONTRACT RENEWALS

a) Professional Services Agreement between the city of Lava Hot Springs and the County of Bannock & the Bannock County Sheriff Motion to approve and authorize the mayor to sign contract – ACTION ITEM-

Councilperson Navarro made a motion to approve the professional service agreement between the city of Lava Hot Springs and the Bannock County Sheriff and authorize 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

b) Keller Associates, Inc. engineering agreement for professional services agreement Motion to approve and authorize the mayor to sign contract – ACTION ITEM-

Councilperson Navarro made a motion to approve the professional service agreement between the city of Lava Hot Springs and Keller Associates Inc. and authorize the mayor to sign. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

c) Rymer – Comprehensive Managed Services with V-CIO –Software and computer support – Motion to approve and authorize the mayor to sign contract – ACTION ITEM-

Councilperson Navarro made a motion to approve the software and computer support agreement between the city of Lava Hot Springs and Rymer and authorize the mayor to sign. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

10. OLD BUSINESS

a) Draft Development Agreement - CJK Jesse – ACTION ITEM- Council President Frandsen made a motion to advance to a public hearing contingent on Jesse’s going forward with the public hearing. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

b) Comprehensive Plan Committee Selection - ACTION ITEM- Councilperson Avery would like it on the record that the following names be removed: Mark Lowe, Vicky Lyon, John Head, and Amantha Sierra. She would like the following names submitted: Cody

Steffler, Nancy Petrun, Bonnie Hansen, and Becky Hall. Councilperson Navarro suggested keeping Mark Lowe on because he has knowledge from the past comprehensive plan but he wouldn't get a vote.

Councilperson Avery made a motion that the following names be recommended for the comprehensive plan committee: Mark Lowe, Tyson Koester, Sherril Tillotson, Becky Hall, Nancy Petrun, Mark Oyer, and Cody Steffler. Council President Frandsen seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

c) Businesses/Liquor Licenses renewal for 2026 – Council approved early renewal – the Staff would like Council to extend until November 30th, 2025 – ACTION ITEM Council President Frandsen made a motion to extend the business license renewal until November 30th 2025. Councilperson Navarro seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

11. NEW BUSINESS

a) Matt Henry resignation letter - ACTION ITEM

Council President Frandsen made a motion to accept Matt Henry's resignation. Councilperson Head seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

12. COUNCIL AGENDA REQUEST

a) Discuss possible changes to City's employment manual and discuss payroll policies, to include Lava Hot Springs following the State of Idaho "At-Will/Right-to-Work" employment policy and comp-time overage not used by year-end – DISCUSSION – Lyle Fuller, council, and mayor discuss personnel policy changes. Suggestion is made for it to be put on next month's agenda.

b) Code Compliance Officer Advertisement and Job Description – DISCUSSION

Discussion between council and mayor on code compliance officer job description and posting.

c) Iron Horse Asphalt quote – Router & Crack seal all exposed cracks on tennis/pickle ball courts - ACTION ITEM- Council President Frandsen made a motion to accept the quote from Iron Horse Asphalt. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

13. ORDINANCE/RESOLUTION

a) Receive STR Ordinance Recommendation from Planning Commission - ACTION ITEM- Councilperson Head made a motion to receive the recommendation from the Planning & Zoning commission with the three additions which are: add reference to International Fire Code, violation time frame to get in compliance, and excluding properties that are in violation from the lottery system. Council President Frandsen Seconded the motion. All in favor, John Head-aye, Leah Navarro- nay, Jeanie Avery-nay, Rickey Frandsen-aye. **Tie Breaker** Mayor Lyon- aye. 3-1 Motion passed

b) Set Date and Time for Public Hearing Before City Council, and Approval to Publish Notice of Public Hearing - STR Ordinance - ACTION ITEM- Councilperson Head made a motion to schedule the public hearing for November 3rd 2025 at 6pm. Councilperson Avery seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

14. APPROVAL OF MINUTES


a) August 12, 2025 - ACTION ITEM

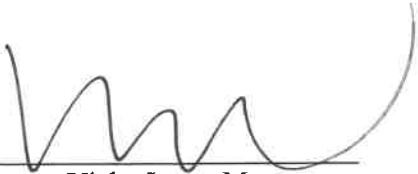
b) August 14, 2025 - ACTION ITEM


Council President Frandsen made a motion to table the minutes and to email changes to Mandy. Councilperson Navarro seconded the motion. All in favor, John Head-aye, Leah Navarro- aye, Jeanie Avery-aye, Rickey Frandsen-aye. Motion passed

15. Announce next regular meeting – November 13th, 2025 Deadline November 3rd, 2025- Mayor Lyon announces the next meeting and the deadline for items to be submitted.

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


Mandy Frandsen, Transcriber


Vicky Lyon, Mayor


Amanda Sierra, City Clerk