

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

Attendance: Jeanie Avery, Leah Navarro, Vicky Lyon, Bryan Phinney, Amantha Sierra, Rodney Burch, Lyle Fuller, Mandy Frandsen

Via Zoom: John Head

Via Phone: Rickey Frandsen

Guests: Gary Hall, Tony Salvi, Ryan Speas, Diane Beckstead, Shane Wasem, Lora Gunter, Nancy Petrun, Logan Curzon, George Shail, Steve Hooper, Randy Benglan

REGULAR AGENDA

- a) Silence Cell Phones
- b) Call meeting to order- Mayor Lyon called the meeting to order at 6:02 pm
- c) Roll Call : John Head- here, Leah Navarro- here, Jeanie Avery- here, Rickey Frandsen- here
- d) Pledge of Allegiance

1. 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
- 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- 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.

Shane Wasem discusses ongoing property dispute with George Shail.

Lora Gunter had a question on the Alaskan Rubber Company non property tax permit.

George Shail discusses the ongoing property dispute with Shane Wasem and serves Shane with a demand letter.

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

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

b) New Business License Application and Business License 16598 – Business Type Long Term Rental – Alan Xia – 165 W Main

c) New Business License Application and Business License 16599 Business Type Lawn Care – J&J Brush Busters – Jared & Jody Roberts- Outside city limits

d) New Business License Application and Business License 16597- Business Type – Retail Sales IV Hydration – Peak IV Hydration LLC – Genevieve Rogers – Lava Food Park 38 E Elm ST.

e) Non-Property Tax Permit Application and permit 715- Business Type – Retail Sales IV Hydration – Peak IV Hydration LLC – Genevieve Rogers – Lava Food Park 38 E Elm ST.

f) Non-Property Tax Permit Application and permit 714- Business Type Retail – Alaska Rubber Group Inc. Outside city limits – Anchorage AK

g) Sign Permit SP25-09 – Riverside Hot Springs Inn – Blake & Gail Palen – 255 E Portneuf – signage will be added to existing Pole on Main Street

Councilperson Leah Navarro made a motion that we approve the Consent Agenda, A through G items. Councilperson Jeanie Avery seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

4. ITEMS REMOVED FROM CONSENT AGENDA REPORTING – ACTION ITEM

5. AGREEMENT OR CONTRACT RENEWALS

a) Motion to accept MR& E renewal the refuse collection and disposal contract and authorize the mayor to sign contract – ACTION ITEM

Councilperson Leah Navarro made a motion to table and have Lyle work with them to be effective October 1, 2025. Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

b) Approve Mayor to sign sales Agreement (FY26 budget item) with Rivize and the City of Lava Hot Springs for web site upgrade to become ADA compliance and provide applications and features specifically designed for government organizations. Motion to authorize the mayor to sign agreement- ACTION ITEM

Councilperson Leah Navarro made a motion that we approve the Rivize website service sales agreement. Jeanie Avery seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

Councilperson Leah Navarro made a motion that the mayor sign the Rivize agreement. Jeanie Avery seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

c) Agreement for Attorney Service – Motion to approve agreement and authorize the mayor to sign agreement- ACTION ITEM

Councilperson Head made a motion that we amend the new contract, proposed contract for legal services, to an annual contract and authorize those attorney services for fuller associates for the next fiscal year. Council President Rickey Frandsen seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

d) Strategic Communities Alliance Planning Contract Renewal – Motion to approve agreement and authorize the mayor to sign agreement- ACTION ITEM

Council President Frandsen made a motion that we approve the contract for planning services with the amendment to section three, line two strike legal and replace it with planning services, and we also authorize the mayor to sign the contract. Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro- Nay, Jeanie Avery- Nay, Rickey Frandsen- aye, Mayor Lyon-aye. ***Tie breaker vote 3-2 motion passed.***

e) Intermountain Gas Franchise agreement – Intermountain Gas will pay to publish the Ordinance 2025-007- ACTION ITEM

Councilperson Navarro made a motion that Amantha sends the gas franchise if we came in to be published, to come back in thirty days for approval for ten years. Councilperson Frandsen seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

6. ROWDY LARKINS

a) LAV2024-03 Greg Croft- Suites of Lava- 63 s 1st E- Progress report – Temporary CO issued ADA compliance required. Rowdy reports that the project is complete.

b) 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 reports that the project is at a standstill. He is still waiting to hear from Alan Spidell.

c) LAV2025-05 Riverside Hot Springs/Eruption Brewing retaining wall- 8.27.25 Rowdy approved updated engineer plans and Building permit issued – Progress report Rowdy reports that the project is a work in progress

d) LAV2024-02-"Phase II" remodel old bottle company- event center upstairs – Salt cave downstairs Mark Oyler- Blue Jay Inn – Progress Report Rowdy reports that the project is in progress. They have finished the inspection.

e) LAV2024-07 – Heidi Patha new build STR- 355 W Main Project Permit- Progress report Rowdy reports that the project is progress

f) 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

Rowdy reports that they are waiting on paperwork.

- g) 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 they are waiting on paperwork
- h) Sam Netuschil – 44 & 48 Purple Moon Roof- Building Permit Application in review process – progress report Rowdy reports that the project has more paperwork that is holding up the progress.

7. MATT HENRY

a) 4-1-3: Public Nuisances Designated 118 S 4th Ave W – ACTION ITEM

b) 4-1-3: Public Nuisances Designated 173 S 4th Ave W – ACTION ITEM

Council President Frandsen made a motion to table items 7 a & b and have the mayor talk to the owners. Councilperson Navarro seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

8. OLD BUSINESS

a) CJK Jesse Development Agreement – ACTION ITEM

The council and city planner discussed the CKJ property and the difference between contract zone and conditional use for short term rentals.

b) LEAP Affordable Housing Site Selection – ACTION ITEM

The council and city planner discussed the LEAP affordable housing site options.

Councilperson Navarro made a motion that most site number four on Sixth Avenue, first choice. Second choice would be site number eight on South Sixth Avenue, and third choice would be site number one on Fourth Avenue West for LEAP housing.

Council President Frandsen seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

c) Short Term Rental Rough Draft Ordinance – DISCUSSION

Council along with city planner and city attorney discussed changes that need to be made to the short-term rental rough draft ordinance. Special meeting scheduled for September 16th 2025 with a public hearing scheduled for October 14th 2025.

9. NEW BUSINESS

a) Comprehensive Plan Temporary Committee- ACTION ITEM no action taken

b) Need contact number information for people to call with noise complaints at night, weekends- ACTION ITEM Councilperson Navarro made a motion that we put Bannock County dispatch number on the door. Council President Frandsen seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

c) Businesses/Liquor Licenses renewal for 2026 – Business license must be current, in compliance with ordinances/codes & Local Option tax – All current licenses expire on December 31, 2025- early renewal notice – early renewal discount \$\$ and expiration date for payment postmarked or received by date – ACTION ITEM Councilperson Navarro made a motion that we offer \$20.00 off business license renewals if they get their application in by November 1st 2025 with all the necessary non property tax payments up to date. Councilperson Avery seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

d) Renewal of Dog/Cat license for 2025 –All pet tags expire on December 31, 2024- early renewal notice – early renewal discount and expiration date for payment postmarked or received by date – ACTION ITEM Councilperson Navarro made a motion that we offer 50% off renewal of dog and cat licenses for 2026 if received by November 1st 2025. Councilperson Avery seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye

10. ORDINANCE/RESOLUTION

a) Design Review Staff update to ordinance no. 2025-004 to remove language directed by council from the motion made at the July 10th meeting exclude P&Z & CC and include progress report at each Council meeting – ACTION ITEM

Council President Frandsen made a motion to accept the changes to Ordinance 2025-004. Councilperson Head 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.

Council President Frandsen made a motion to approve Ordinance 2025-004 and waive the three readings to be read once in summary and to be published by the city clerk. Councilperson Head 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.

Lyle Fuller City attorney reads Ordinance 2025-004 in Summary.

an ordinance of the city of Lava Hot Springs, municipal corporation of Idaho, regarding title 13, chapter one, entitled design review criteria, setting forth applicability and purpose function of the design review administrator, the design review process, application process, clearance, approval criteria, with fees and costs of established by resolution of city council and setting forth administrative provisions regarding the passage and publication of the ordinance.

b) Resolution 2025-007 to close CD & account at Connection Credit & Move money to Idaho State Treasurer's Account – ACTION ITEM

Councilperson Navarro made a motion to approve 2025-10 to authorize the transfer of the certificate of deposit into the Idaho State Treasurer's account at 4.3969%.

Councilperson Head seconded the motion. All in favor, John Head- aye, Leah Navarro- aye, Jeanie Avery- aye. Rickey Frandsen- aye


11. Announce next meeting October 9th, 2025 Deadline September 29th, 2025


Mayor Lyon announces the next meeting date and deadline

12. 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


Mandy Frandsen, Transcriber


Vicky Lyon, Mayor


Amantha Sierra, City Clerk