



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
April 15, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on April 15, 2025, at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Bergon, Council Member deGraaf, Council Member DeGuise, Council Member Lindner, and Council Member Williams

COUNCIL ABSENT: Council Member Martinez

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST – Mayor Pierce said she was contacted by a local developer interested in a metro district and about the election timeline.

V. PUBLIC COMMENT – Mr. Dallas Weaver said he would like to have a wine walk on the main street, he owns FootPrints shoe store. He asked the town council to consider allowing this on the next agenda. Ms. Shawna Snarr said the 250/150 event coordinators are in the preparation phase for the 2026 4th of July celebration at Yamaguchi Park.

VI. CONSENT AGENDA

- 1. Approval of the April 1, 2025 Meeting Minutes**
- 2. March Financial Statement and Payments**
- 3. Resolution 2025-09, Appointing Brian Reid to the Planning Commission**

Council Member deGraaf moved to approve the consent agenda, Council Member Williams seconded.

Carried.

VII. REPORTS TO COUNCIL

- 1. Sales Tax Brief**
 - a. Sales Tax Report - February 2025**

The Town's sales tax receipts for February 2025 of \$682,056 were 11.64% above the 2024 receipts. Marijuana tax continues to decline. Town Manager Harris said there was a bump in payments for a one-time purchase. The ZacTax program has been a great asset in finding the detailed information on the ups and downs.

VIII. UNFINISHED BUSINESS

- 1. Metropolitan District Policy and Model Service Plan**

Town staff provided a background on the Metro District process. Attorney Bob Cole provided the details on the schedule deadlines for a Metro District formation to get onto the November ballot. He reviewed

Metropolitan District powers and the financing tool as a development and operational tool. He said a Metro District could obtain debt to complete infrastructure and once the debt is paid off, the assets could be given to the Town and the Metro District can dissolve. Mr. Cole provided the pros and cons of a metro district including constructing, operating, and maintaining public improvements, and lower financing costs that will shift from the developer to future home/property owners through mill levy increases. Metro Districts are a form of government and are therefore tax-exempt, so they will not pay sales tax on materials used for constructing the public improvements.

Council Member DeGuise said this could provide workforce housing but could create a tax burden making it less affordable. Council Member Bergon said the developer is looking to succeed and the council should be cognizant about restrictions. Council Member Lindner said the council needs to determine if a Metropolitan District policy is best for the Town. The Service Plan provided by the developer would be approved independently for each development. Council Member deGraaf said the policy should include some housing in early phases for development.

Staff said the developer is proposing a project called Pagosa West, 100 acres of mixed-use designating commercial along the highway and south would be residential at Hwy 160 and South Pagosa Blvd. Staff said the developer is proposing an 88-unit multi-family residential phase, and a 150 single-family phase. The Town assisted with obtaining a \$1.9M grant for the multi-family residential in phase one.

The Town Council is in consensus that a Metro District is of interest and directed staff to provide a policy to include the obligations and restrictions of the Metro District to present at a public hearing.

A work session with the planning commission is set for Tuesday, April 29th at 5:17 pm.

IX. NEW BUSINESS

1. Discussion and request for authorization to engage Slate Communications to provide communications services related to funding needs for sewer system and related improvements

Staff recommends Slate Communications for \$25,000 in assisting with a potential sales tax question on the November ballot. Council Members will assist with the scope of services. Ms. Kristen Knoll said Slate has worked on several ballot initiatives and sees a similar communication need in the Town for this November election. She said getting out in front of the community regularly and finding community champions who will talk about the issues. Council Member Lindner and deGraaf said they are willing to serve on the committee.

Council Member DeGuise moved to appoint Council Members Lindner and deGraaf to assist the Town Manager to finalize a scope of services with Slate Communications at a cost not to exceed \$25,000, authorizing the Town Manager to execute the agreement, and to begin work before the end of the month, Council Member Williams seconded.

Carried.

2. 2025 Regional Housing Needs Assessment Adoption

The Town and County were presented with the HNA at the joint meeting on April 14th. Council Member Lindner said he spoke with Ms. Emily Lashbrooke with the PSCDC who said there is a two-week public comment period and then the processing could take another 28 days. She said if approved tonight it would not meet the grant deadline. He said she was excited about the action plan and leveraging the document with developers to hit certain AMIs. Staff said the application permits will be dually submitted by the Town and the County. He said the Towns petition is raising the AMI caps. Mayor Pierce said she would like to read the entire document before she approves it. Council Member Williams said the numbers will not change after reading it and after questions have been answered. Council Member deGraaf said there is a disparity between the cost to live in Pagosa and the wages paid.

Council Member Williams moved to approve the adoption of the 2025 Archuleta County and Town

of Pagosa Springs Regional Housing Needs Assessment, Council Member Lindner seconded.

Carried with one nay (Mayor Pierce)

- X.** PUBLIC COMMENT – None
- XI.** MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – None
- XII.** UPCOMING COUNCIL MEETINGS –
 - May 6, 2025: Regular Council Meeting
 - May 19, 2025: Joint Town-County Board Meeting
 - May 20, 2025: Regular Council Meeting
 - June 3, 2025: Regular Council Meeting
 - June 17, 2025: Regular Council Meeting
- XIII.** ADJOURNMENT – Mayor Pierce adjourned the meeting at 7:20 pm.

Shari Pierce
Mayor