



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

AGENDA

Town Council Meeting
Tuesday, June 3, 2025 @ 5:00 PM

1. REMOTE PARTICIPATION

A Zoom link is made available, however, the Town does not and cannot guarantee internet service or online broadcasting. Remote attendance is at the risk of the attendee as the public meeting will continue in person regardless of the Town's broadcast capability.

Join Zoom Meeting By Computer - <https://zoom.us/j/86128745372>
Dial by Phone - 1-669-900-6833 US - Meeting ID: 861 2874 5372

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

V. PUBLIC COMMENT

VI. CONSENT AGENDA

1. Approval of the May 20, 2025 Meeting Minutes
[Town Council - 20 May 2025 - Minutes - Pdf](#)
2. Proclamation Celebrating 2025 LGBTQ+ Pride Month
[Agenda Brief - Proclamation Celebrating 2025 LGBTQ+ Pride Month - Pdf](#)

VII. NEW BUSINESS

1. Metropolitan District Policy and Model Service Plan
2. July 4th Celebration Update
[Agenda Brief - July 4th Celebration Update - Pdf](#)
3. Hwy 160 reconstruction temporary parking lots and Visitor Movements update
[Agenda Brief - Temporary parking lot improvements updates by Karl Johnson, and Visitor Movement During Construction updates by Jennifer Green. - Pdf](#)

VIII. PUBLIC COMMENT

IX. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS

X. UPCOMING COUNCIL MEETINGS

- June 17, 2025: Regular Council Meeting
- June 23, 2025: Joint Town-County Board Meeting
- July 1, 2025: Regular Council Meeting
- July 15, 2025: Regular Council Meeting
- July 28, 2025: Joint Town-County Board Meeting

XI. ADJOURNMENT

Shari Pierce
Mayor



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
May 20, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on May 20, 2025, at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

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

COUNCIL ABSENT: Council Member deGraaf

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST – Council Member Bergon said she will recuse herself from Comfest selection due to employment with one of the organizations.

V. PUBLIC COMMENT – Mr. Eddie Archuleta said he would like answers on the property behind Tractor Supply and the jake brake signs on Put Hill. He asked about the speed bump on San Juan Alley. Mayor Pierce said she will call him on those items.

Mr. Bill Hudson said WW Clyde is responsible for the utility work being completed on the Main Street project, but that the PAWSD utility is available to help out. He said the Metro District PowerPoint from Bob Cole was missing the information that the Board cannot benefit from the development, yet the Metro Board will all benefit from their development.

Mr. Brian Collabolletta said the noise from the Hidden Track is so bad late at night that they cannot sleep and have lost business from their rentals.

Ms. Sara Collabolletta said she has asked Hidden Track to have guests use the front patio rather than the patio under their bedroom window after 10 pm, but they have not accommodated.

VI. CONSENT AGENDA

1. Approval of the May 6, 2025 Meeting Minutes

2. April Financial Statement and Payments

3. Proclamation in Support of America 250 - Colorado 150 Celebration

4. Resolution 2025-11, approving an amended project management agreement for the Upper San Juan Watershed Enhancement Partnership to administer the Pagosa Gateway river improvement project.

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

Carried.

VII. REPORTS TO COUNCIL

1. Sales Tax Brief

a. Sales Tax Report - March 2025

Town Council
May 20, 2025

The March sales tax receipts show an increase of 8.96% over March of 2024. 2025 sales tax has shown slight increases over the same period 2024.

VIII. NEW BUSINESS

1. Selection of Organization for ComFest 2025 Participation

Three non-profit organizations were selected to participate in the three ComFest events in June, July and August. The organizations are Wolf Creek Ski Team, Spanish Fiesta, and Chimney Rock. A fourth, Habitat for Humanity, was selected as an alternate.

2. Public Hearing for 2025 Budget Amendment

Mayor Pierce opened this item for public comment. None received.

3. Resolution 2025-10, Amending the 2025 Budget

Resolution 2025-10 proposes budget amendments in the Capital Fund for the Main Street reconstruction project, the General Fund for the purchase of the property located at 1040 E Hwy 160, aka Bob's LP river property, and the Geothermal Fund for the Hwy 160 crossing.

Council Member Lindner moved to approve Resolution 2025-10, amending the 2025 Town Budget, Council Member Martinez seconded.

Carried.

IX. UNFINISHED BUSINESS

1. Town's Enclave Workforce Housing Project

The Enclave Workforce Housing Project is a proposed 70-unit housing project situated on 3.16 acres of town-owned land located at 250 Aspen Village Drive. A pre-development agreement with Servitas, LLC was signed on February 1, 2022, for the development of workforce housing units. The proposed 70-unit project is estimated to cost \$24 million, with 50% funding from the Prop 123 Equity Funding program, with low interest rates, and the town securing a COP for the remaining 50%. Proposed monthly rents range from \$1,223 for studio apartments to \$2,555 for a 3-bedroom townhome including utilities based on the 2025 CHFA rent limits at an average of 90% AMI. This housing will fund the 60% to 140% AMI families. Mr. Garrett Scharton, with Servitas, provided background on the Town's relationship with Servitas since 2022. He said rents are meant to grow more slowly than the markets, with max increases each year. The Town will retain the asset once the ground lease is paid in full. Of the seventy units, twelve are three-bedroom townhomes, the rest are studio, one-bedroom, and two-bedroom apartments. An application to Prop123 is the first step to determine if this project qualifies.

Council Member Martinez said these are very high rents for some of the families in Pagosa Springs. Staff said the Town is in control of the rents and deed restrictions, and the Town will need to have rents high enough to cover the costs, but does not have to make money on the project. The Prop123 is a 2.5% interest rate loan along with COPs at a potentially higher rate. The operating expenses are currently modeled to grow 3% per year, including utilities, maintenance, repairs, personnel, etc. A portion of the project will use a modular supplier. Staff said this project is a strong project for the Prop123 funds due to the 50% request and the low rents proposed. Use of modular suppliers is a benefit for the Prop123 application. The latest housing needs assessment shows 650 units are in need for our community.

Council Member Bergon said she wants to be sure that if rents don't change, it would not affect a renter based on their income. Council Member Williams said he would like to see townhomes on the Town's property at Apache and S 5th Street, and suggests this be included on this project. Council Member Martinez said the wages in Pagosa Springs will not support these high rents. He said there needs to be another economic driver to provide higher wages. He said this is important and addresses the need to keep talented people here. Mr. Joey McLiney said Servitas is the right company to hire for this project.

Page 2 of 3

Town Council
May 20, 2025

He said the project needs to be modeled out to show how the rents will support the loan payments. He said that if a sales tax is approved for the sanitation district repairs, there will be funds freed up to the Town for this project.

Servitas will provide an updated proforma and Mr. McLiney will provide his opinion to the project. This item will be presented at the June 3rd meeting to determine if the town should move forward with the Prop123 application. Community Housing Coordinator, Jeff Sams, said there is a demand for rentals in our area.

- X. PUBLIC COMMENT – Mr. Bill Hudson said Council Member Bergon asked good questions and said the high AMI includes retirees who have big pensions. He said the Town may get a better interest rate with a voter-approved bond measure.
- XI. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Bergon said the AIM higher scholarship was awarded to James Jolly and Sophia Talemante. Town Manager Harris said Tuesday is a joint Town and Planning Commission work session.
- XII. UPCOMING COUNCIL MEETINGS –
 - June 3, 2025: Regular Council Meeting
 - June 17, 2025: Regular Council Meeting
 - June 23, 2025: Joint Town-County Board Meeting
 - July 1, 2025: Regular Council Meeting
 - July 15, 2025: Regular Council Meeting
 - July 28, 2025: Joint Town-County Board Meeting
- XIII. ADJOURNMENT – Mayor Pierce adjourned the meeting at 7:43 pm.

Shari Pierce
Mayor



AGENDA BRIEF

MEETING: Town Council - 03 Jun 2025

FROM: David Harris, Town Manager

PROJECT: Proclamation Celebrating 2025 LGBTQ+ Pride Month

ACTION: Council information and possible action

PURPOSE/BACKGROUND:

The Pagosa Pride Coalition is requesting a proclamation celebrating June 2025 as LGBTQ+ Pride Month.

ATTACHMENTS:

[LGBTQ + Pride Proclamation 2025](#)



A Proclamation by the Town Council of the Town of Pagosa Springs

PROCLAMATION CELEBRATING 2025 LGBTQ+ PRIDE MONTH

WHEREAS, the Town of Pagosa Springs celebrates June as Pride month, commemorating the resilience and triumphs of the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) community in the pursuit of equal rights and social justice; and

WHEREAS, the Town of Pagosa Springs recognizes LGBTQ+ rights as human rights and is committed to the protection and promotion of the rights of LGBTQ+ residents; and

WHEREAS, the Town continues to work towards building an inclusive, safe, and affirming community for LGBTQ+ individuals and their families; and

WHEREAS, all people should have the fundamental right to express who they are in all facets of their lives, whether at school, in their families, in public, or in their workplace; and

WHEREAS, we celebrate books that illustrate the diverse LGBTQ+ community of people of many races, ethnicities, religions, abilities, and professions; and

WHEREAS, all are welcome in Pagosa Springs and diversity is an asset that enhances and enriches the lives of all Pagosa Springs residents.

NOW, THEREFORE, be it resolved, that we, the Town Council of Pagosa Springs do hereby proclaim the month of June 2025 is recognized as Lesbian, Gay, Bisexual, Transgender, and Queer Pride Month and encourage all residents to respect and honor our diverse population and celebrate and build a culture of acceptance and affirmation.

GIVEN under my hand and seal this ____ day of June 2025.

Attest:

Signed:

April Hessman, Town Clerk

Shari Pierce, Mayor



AGENDA BRIEF

MEETING: Town Council - 03 Jun 2025

FROM: Darren Lewis, Parks & Recreation Director

PROJECT: July 4th Celebration Update

ACTION: information

PURPOSE/BACKGROUND:

Staff have come up with the following plan regarding July 4th celebration at Yamaguchi Park. The "Stars & Stripe Stroll" will be a walking parade honoring our veterans and first responders. This will take place approximately one hour prior to the live music starting at Yamaguchi Park. The start time for the walking parade will be 3:00pm. Staff are trying to coordinate a flyover for the event that will kick off the walking parade. Staff will extend an invitation to families to walk behind our veteran's and first responders around Yamaguchi Park. We will encourage all families to dress up their wagons and themselves in celebration of the event. This walking parade will **not** be an event to advertise, protest, or politicize your opinion but to encourage the celebration and recognize the sacrifices that have occurred for our independence. Bouncy houses will be available for the kids at the baseball field at Yamaguchi Park. Live music will take place at the conclusion of the walking parade from a private coordinator funded by tourism. Food Trucks and spirits will be available at the event. Weather permitting a fireworks display will occur that evening.

There will be limited staff (3-5) needed for this event. There will be no road closures needed, and signs will be placed for no on street parking. Chief Rockensock will coordinate the law enforcement needed for the evening activities. Karl Johnson, Public Works Director, will coordinate the signs for no parking. The Parks and Recreation staff will coordinate the walking parade.

ATTACHMENTS:

[Stars and Stripes Stroll](#)

RECOMMENDATIONS:

Information Only

Town of Pagosa Springs Stars & Stripes Stroll



Legend

- Staging Area
- Route
- Stage





AGENDA BRIEF

MEETING: Town Council - 03 Jun 2025

FROM: Karl Johnson, Public Works Director

PROJECT: Temporary parking lot improvements updates by Karl Johnson, and Visitor Movement During Construction updates by Jennifer Green.

ACTION: Council information.

PURPOSE/BACKGROUND:

Town staff has secured agreements to utilize vacant portions of land at both the Ruby M. Sisson Memorial Library and the Springs Resort for temporary parking locations to offset the loss of the parallel parking spots that will be impacted during the Hwy 160 project. Each of these locations will need some grading modifications to effectively work as parking lots. Town staff plans on performing the grading, compaction and signage installation in-house. Fuel and additional maintenance costs will be tracked, and will need to be back filled to the 2025 operating budget with none of those items being identified during 2025 budget process and approval.

- **Proposed Ruby Sisson Library Lot:** Approximately 450 tons with \$5,800 material costs and \$21,000 delivery charges.
- **Proposed Springs Resort Lot:** Approximately 2965 tons with \$ 39,000 material costs and \$139,000 delivery charges.
- **Signage improvements:** \$12,000.

Staff worked with WW Clyde to accept millings from Hwy 160 at both the Library and Hot Springs sites. Staff has completed the entire temporary lot at the Library location, and has completed a third of the allowable acreage at the Springs location with a stock pile on that site to expand if needed. Town staff was able to secure permission to utilize the previously blocked off parking behind the Malt Shop. Staff has completed grading and some drainage improvements on this site. Staff has stock piled a portion of the millings at the Old Lagoon property for any repairs at the Library, Malt Shop and Reservoir Hill lots as needed.

Total Cost to date for temporary parking lots: \$44623.96

Library lot cost to date: \$16250.92

62 man hours at \$2480

Town owned equipment costs of \$6875

Materials at \$6895.92

Springs Lot cost to date: \$20898.23

76 man hours at \$3040

Town owned equipment costs of \$12790

Materials at \$5068.23

Malt Shop lot cost to date: \$7474.81

26 man hours at \$1040

Town owned equipment costs of \$2985

Materials at \$3449.81

Visitor Movement During Construction

Staff has worked in coordination with CDOT's PIO team, WW Clyde and Main Street groups to improve the signage for public access to main street businesses during the reconstruction project. Feather flags purchased by WW Clyde have been placed at business access points to inform motorists. Temporary Pedestrian signs that are Purple have been created and installed to denote pedestrian crossing points. These are currently laminated paper signs. A more durable version of these signs have been ordered and will replace the current once the shipment has been received.

Large Posters have been ordered to explain parking locations, driver safety, and project information. These posters will be distributed throughout downtown and placed at the lots in kiosks.

ATTACHMENTS:

[Parking License Agreement - Springs Resort - Executed 01.09.25](#)

[Parking License Agreement Library Final ToPS Signed](#)

[Visitor Movement During Construction JG 250229](#)

FISCAL IMPACT:

Proposed \$217,000 from Capital reserves held for the Hwy 160 reconstruction project. Actual expenditure to complete temporary lots to date as of 5/29/25 is \$44623.96 without parking signage.

TOWN COUNCIL GOALS & OBJECTIVES:

#4. Traffic Management, Parking, Road Maintenance: Ensure safe and efficient roadways that are well-maintained, explore opportunities for additional road networks, and understand parking needs in order to support a robust economy.

EXHIBIT A Licensed Area



Approximately 5 acres of Temporary Parking Area

EXHIBIT A
LICENSE AREA FOR PUBLIC PARKING



Approximately .5 acres (2420 sq yds) of usable Temporary Parking Area

Feather Flags for Downtown Business Access (Drivers) - Thanks to WW Clyde

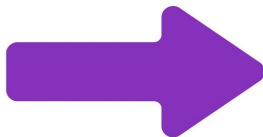


Temporary Ped Signs for Downtown Business Access (**in place**)

**PEDESTRIAN
CROSSING**



**PEDESTRIAN
CROSSING**



**PEDESTRIAN
CROSSING**



Temporary signs are laminated

Future Pedestrian Signs at open Downtown Crosswalks
(2+ weeks for signs to be printed, plus teaposts and installation)



Sidewalk Decals to direct to Open Ped Crossings (**At Printer**)



Large Posters to Distribute in High Traffic Areas throughout Community

Please Pardon our Dust

DOWNTOWN PAGOSA

IS OPEN FOR BUSINESS!

Pedestrian Safety

Stay alert and avoid walking in work zones. Follow sidewalk decals & purple signs for open crosswalks. No phone use near construction. Make eye contact with truck drivers and heavy equipment operators before crossing.



Driver Safety

Watch for pedestrians. Slow down in work zones. Stop at crosswalks. Stay focused and alert. Look for Green Signs for business access. Utilize the parking map, below.



Project Info

codot.gov/projects/us160pagosasprings



Goals:

- Direct pedestrians to purple signage
- Direct drivers to green flags
- Provide parking info in areas outside of downtown

Updated Scenic Overlook for Construction Information

