



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

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

A regular meeting of the Pagosa Town Council was called to order on June 3, 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, Council Member Martinez, and Council Member Williams

COUNCIL ABSENT:

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST – None

- V. PUBLIC COMMENT** – Mr. Bill Hudson said Council Member Martinez asked the seniors about the sanitation system issues, and Mr. Hudson said there was support for a sales tax increase to support the sewer issues. Mr. Eddie Archuleta said he didn't get a response from the Mayor on his previous questions. He said the parking lot near the library had semi-trucks staying overnight and the cops won't move them. He said the speed bump on San Juan Alley hasn't been addressed.
- Ms. Jane Weitzel said she moved from a metro district and does not want to be in another metro district. She said if a developer cannot pay to develop the property without a metro district, they have no business starting a development. She said the fees are passed on to the landowners of the development.
- Mr. Frank Meiners said he lives in Alpha and said the large property taxes on metro district provide an incentive for the developer but might backfire for low-income housing.
- Mr. Joe Rovig said the City of Lakewood had five metro districts that went bankrupt and the City had to pay for the development. He said the Town will have to take over tax-free bonds that don't get paid off.
- Ms. Niara Isley said the elk, bears, and wild animals use the 100 acres to cross. She said the 100 acres should be used as a park.
- Mr. Brian Collabолletta said he had to contact the police three times last week for the loud music and people at the Hidden Track. He said his home is ten feet from the backyard where customers scream and yell at this business late into the evening.
- Ms. Terri Pritchard said the town council should listen to the public regarding the metro district disaster. She said the developer needs to pay for their development. She said the Town should stop pandering to the tourists.
- Ms. Sharon Carter said there have been several disastrous metro districts. She said the county's metro districts require the developer to complete the infrastructure and the property owners vote on only the maintenance of the development.

VI. CONSENT AGENDA

- 1. Approval of the May 20, 2025 Meeting Minutes**
- 2. Proclamation Celebrating 2025 LGBTQ+ Pride Month**

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

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

Carried.

VII. NEW BUSINESS

1. Metropolitan District Policy and Model Service Plan

The Town Council and Planning Commission have held two work sessions to discuss Metro District policies and the development of Metro Districts within the Town of Pagosa Springs. During one session the council and commissioners were wavering on their support in continuing to look into Metro Districts. Mayor Pierce requested the topic be revisited for a decision at the June 3rd meeting.

Mayor Pierce said that even if the Town Council does not approve the metro district policies, the property on the west end of Pagosa will be developed. Council Member Williams said the growth rate should be at a level comfortable for the Town and should be directed downtown if possible. He said the Town should focus on getting the URA up and running. Council Member Martinez said this micro-authority is not needed in the community and he is not in favor of a metro district. Council Member Lindner said the policy the council was reviewing was not for a specific developer, it was to be a tool for future development. He said it is not the right time for a metro district policy. Council Member DeGuise said he was concerned with the Town's risk for partially funded metro districts. Council Member Bergon said this time might not be the right time for a metro district, but said she would like to work on the policy to guide development. Mayor Pierce said the Town Council is thoughtful and intelligent and thanked them and the staff.

Council Member deGraaf moved to no longer pursue metro districts as an option for the Town of Pagosa Springs, Council Member Martinez seconded. Council Member Martinez rescinded his second. Council Member deGraaf withdrew his motion.

Council Member deGraaf moved that the Town of Pagosa Springs not pursue metro districts at this time, Council Member Martinez seconded.

Carried.

2. July 4th Celebration Update

Staff provided an update on the events during the 4th of July celebration at Yamaguchi Park, including a Stars & Stripes Stroll walking parade honoring our veterans and first responders. Bouncy houses, live music, food trucks, spirits, and, weather permitting, a fireworks display that evening.

3. Hwy 160 reconstruction temporary parking lots and Visitor Movements update

The Town has secured agreements to utilize vacant portions of land at the Ruby M. Sisson Memorial Library, the Springs Resort, and the Malt Shoppe lot for temporary parking during main street construction. Additional material and signage are needed for these parking areas; the costs have been reduced significantly. 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. Posters have been ordered to explain parking locations, driver safety, and project information.

The Town Council said they would like restrooms placed at the temporary parking lots and chains installed across the entrance to deter visitors from parking overnight in the lots.

VIII. PUBLIC COMMENT – Mr. Eddie Archuleta said those businesses that were complaining about the construction were closed during the Memorial Day weekend. He said the courthouse corner will have an accident soon and

the police need to get involved. He said there is racing on the Hwy from 8th to 15th Street every night. Mr. Bill Hudson said the State is looking at the dysfunction of metro districts. He said having the planning commission involved in the metro district discussion was positive. He said the ancient pine trees will be cut down if the Pagosa West development moves forward. He said PAWSD is working to replace seven fire hydrants.

- IX.** MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Bergon said she would like to have a discussion on having the parade on Hwy 160 once again. Council Member Lindner said the labyrinth in Yamaguchi Park is really cool. He said the pickleball courts are a huge success. He said the downtown businesses were positive and upbeat during his shopping spree. The feedback says the locals are stepping up. Council Member Martinez said he is eating downtown three times per week. He said there is an effort by locals to do more for the downtown businesses. Council Member Williams said the Rose said they are down 30%, but Kips said the Town and WW Clyde were very supportive. Council Member Martinez said a thank you to Town Manager Harris for his community engagement at the seniors event. Town Manager Harris said there are three listening sessions scheduled for June 16, 17, and 18 regarding SOS - Saving our Sewers. Additional dates will be held in July. An effort is being made to ask our community to support our downtown businesses. He said the speed hump on San Juan Alley is at engineering and design to be constructed. He said the 2.5 million in CDS funding for sewers has passed Senator Bennet and Hickenlooper's office and is moving along in the process. A wildfire adapted grant was awarded for mitigation on Reservoir Hill to add twelve acres to the eight already funded.

- 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 – Mayor Pierce adjourned the meeting at 6:40 pm.

Shari Pierce
Mayor