



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
June 17, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on June 17, 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 Lindner, Council Member Martinez, and Council Member Williams

COUNCIL ABSENT: Council Member DeGuise

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST – Mayor Pierce said she will recuse herself from Resolution 2025-12 due to her daughter being on the library board.

V. PUBLIC COMMENT – Mr. Eddie Archuleta said the hotels need to be restricted in their water and sewer usage during the duration of the pump issues. He said the Town needs to control the use by the lodging facilities.

VI. CONSENT AGENDA

- 1. Approval of the June 3, 2025 Meeting Minutes**
- 2. May Financial Statement and Payments**

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

Carried.

VII. REPORTS TO COUNCIL

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

The sales tax receipts for April are 9.12% up over 2024 April receipts. This is an increase of \$57,811, divided between the general and capital funds.

VIII. UNFINISHED BUSINESS

- 1. Enclave workforce housing project**

This item is tabled until the July 1st meeting.

IX. NEW BUSINESS

- 1. Resolution 2025-12, Library development review fee exemption**

Mayor Pierce recused herself and left the room.

The Upper San Juan Library District is requesting an exemption from the development review fees for

their upcoming remodel and expansion project set to begin in August 2025. The project is approximately \$5.1 million. The design review application fees are \$750, and the building permit application fees are \$22,500, totaling \$23,250. Exemption of fees does not include any third-party review expenses.

Council Member Williams moved to approve Resolution 2025-12, granting an exemption of development review fees for the Upper San Juan Library District,
Council Member deGraaf seconded.

Carried.

2. Review of Council Goals and Objectives 2024-25

Town Manager Harris provided Council with an update of their goals and objectives for the 2024-2025 year. Mayor Pierce said she would like a work session to discuss the goals for the next budget season. The council will rank the items and bring their results to a work session scheduled for July 17th at 5:00 pm.

X. PUBLIC COMMENT – None

XI. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Mayor Pierce said she wants to encourage staff to clean up the sanitation site for access for future development. Council Member Williams said he would like to reconsider the URA board and how to make it useful. He said the time might be right to create a recreation district. Staff will provide information on the URA history at the July 17th work session. Council Member deGraaf said he is supportive of a recreation district, and perhaps the URA can assist. Council Member Bergon said an effort is underway to create a recreation district by a local group. Council Member Lindner said the SOS meeting today was presented professionally and had a good turnout. Council Member Martinez said there seems to be a groundswell to hear the message in the SOS presentation. He said the SOS meetings are for listening and getting the message out. He also mentioned taking the SOS presentation to other local groups.

XII. EXECUTIVE SESSION

1. Executive session pursuant to C.R.S. 24-6-402(4)(a), Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest near or around Hot Springs Blvd.

Council Member Lindner moved to enter executive session pursuant to C.R.S. 24-6-402(4)(a), Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest near or around Hot Springs Blvd, Council Member deGraaf seconded.

Carried.

Town Council entered executive session at 5:58 pm. Mayor Pierce called the meeting back into regular session at 6:52pm.

XIII. UPCOMING COUNCIL MEETINGS –

- 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
- August 5, 2025: Regular Council Meeting
- August 19, 2025: Regular Council Meeting
- August 25, 2025: Joint Town-County Meeting

XIV. ADJOURNMENT – Mayor Pierce adjourned the meeting at 6:53 pm.

Shari Pierce
Mayor