



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
September 2, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on September 2, 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 Martinez, and Council Member Williams

COUNCIL ABSENT: Council Member deGraaf and Council Member Lindner

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST – Mayor Pierce said she has a family member on the library board and will recuse herself regarding the library reimbursement request.

V. PUBLIC COMMENT – Mr. Bill Hudson said the community needs 400 units of workforce housing. He said the Tourism Board IGA should have the ability to use the funds for workforce housing.

VI. CONSENT AGENDA

1. Approval of the August 19, 2025 Meeting Minutes

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

Carried.

2. Police Vehicle Purchases

Public Works Director Johnson said he has found a vendor to deliver police vehicles within three months. He said the Town has budgeted two vehicles, and they are asking for a third vehicle this year to allow the older vehicles to be auctioned off now. Council Member Williams said trucks are hard to get and it's worth fixing a transfer case to keep the vehicle that is valuable to the police. Mayor Pierce said the idle time of the police vehicles places a lot of stress on the vehicles. Council Member DeGuise said it is not good to have a vehicle in the shop all the time.

Council Member DeGuise moved to approve the additional \$90,000 to purchase three new patrol vehicles at \$270,000, Council Member Bergon seconded.

Carried.

VII. UNFINISHED BUSINESS

1. Ordinance 1015, Second Reading, Authorizing the Declaration of Fire Restrictions and Amending Chapter 21, Section 6.13.6 of the Pagosa Springs Municipal Code

Ordinance 1015 allows administrative control of fire restrictions, authorizing the Town Manager to declare and rescind various levels of Fire Restrictions within Town Limits. These actions will be completed in consultation with the Sheriff's Office, Fire District Chief, and Police Chief.

Council Member Martinez moved to approve Ordinance 1015, second reading, authorizing the declaration of fire restrictions and amending Chapter 21, Section 6.13.6 of the Pagosa Springs Municipal Code, Council Member Williams seconded.

Carried.

VIII. NEW BUSINESS

1. Resolution 2025-15, Authorizing an Expenditure from the General Fund of the Town for Relief of Sanitation Capital Investment Fees for the Ruby M. Sission Library Expansion Project

Mayor Pierce recused herself and left the room.

The Town General Improvement District (GID) approved the waiver of \$6,520 in CIF fees for the Upper San Juan Library District remodel and expansion project. The GID cannot waive fees without being made whole by the Town's general fund.

Council Member Williams moved to approve Resolution 2025-15, authorizing an expenditure from the General Fund of the Town for relief of Sanitation capital investment fees for the Ruby M. Sission Library expansion project, Council Member Martinez seconded.

Carried.

2. Ordinance 1017, First Reading, Establishing standards for the issuance and enforcement of Special Events permitting in the Town of Pagosa Springs

The Town has no standardized special events permitting process. Ordinance 1017 sets a standardized permitting process, providing a single point of contact and guidelines for the application process to ensure all requirements are met and proper staffing is available. Parks and Recreation Director Lewis said the special events are required to have insurance. He said this event permit provides time for the Town to contact fire, EMS, and Police about the event and allows for safety and control. He said there may be events that require additional security. Council Member Williams said the rules and regulations should be streamlined, and he said this ordinance is a solution in search of a problem when there may not be one. He said he is not in favor of the million-dollar liability insurance and the thirty-day notice to have an event. Mayor Pierce said notifying all the entities is a big plus for the town. Council Member DeGuise said there is no definition of an event, and thirty days may be too long a time requirement.

Ms. Judy Patton said the insurance, notice, and gathering numbers would restrict people's civil rights. Ms. Janice McIntyre said she is concerned about how this ordinance will affect the non-profits and events she works with. Ms. Candace Jones said limitations on speech need to be tailored, and this ordinance is not tailored. She said there are ways to give notice to other entities without an ordinance. She said a family reunion with over 25 people would require insurance. Ms. Jennifer Marsh said people are allowed to gather and protest. She said this is too restrictive and burdensome. Ms. Janna Lilly said she has First Amendment concerns, but understands there are safety issues. She recommends more time to talk with stakeholders to address safety and allow free speech. Mr. John Thomas said he understands the concerns with big events, but said the protests have been peaceful and rein in the definition of an event. Ms. Eli Fox said she has been involved in big events and has contacted EMS, Fire, and the Police Department. She said her events would not be able to meet the thirty-day requirement. Mr. Rick Holter said this would squelch the First Amendment. He said there would be lawsuits against the Town for these restrictions. Mr. Rick Bolhouse said protests are a First Amendment right, and this ordinance would negate that. Ms. Sydney McDougal said she is concerned with the number of guests and legal issues with Federal and Colorado laws. Mr. Simon Fuger said the police have been hands-off with the protest he has been involved with and coordination is useful. Mr. Bill Hudson said if the council is putting together a group to look at this ordinance, the council should invite the audience members.

Four members of the public will meet with staff and Council Member DeGuise and Williams to review the document and address concerns.

This item is tabled until a further meeting.

3. Intergovernmental Agreement with Archuleta County Regarding Administration of Tourism Area Board, Lodgers Tax Funding, and Promoting Tourism

The Town and County share management for the Lodger tax funds through a joint IGA. Updates to the IGA have been made by representatives of both boards. Council Member DeGuise mentioned that section 3.10 does not include workforce housing. Council Member Williams said the three-year term allows members to get up to speed and make a difference on the board. He said the advisory committees provide recommendations and does not control the budget or the department.

Council Member DeGuise moved to approve the Intergovernmental Agreement with the following correction to the whereas section of C.R.S. 30-11-107.5 pertains to the operation and management of a county lodging tax 1.9% tourism fund and which restricts the use of the County's Lodging Tax of 1.9% to only the marketing and advertising of local tourism, Council Member Williams seconded.

Carried.

4. Ordinance 1018, First Reading, an Ordinance Annexing Certain Municipal Owned Property known as 1040 East U.S. Highway 160

In May, the Town purchased 1040 E. Hwy 160 for the development of a new public river access park. The property is eligible for annexation into the Town's boundary, as a Unilateral Annexation process pursuant to C.R.S. 31-12-106, allowing annexation without the need for the petitioning process since the Town is the property owner. The annexation plat will be recorded after second reading, and a zoning map will be updated in-house.

Council Member Williams moved to approve the first reading of Ordinance 1018, annexing certain municipal owned property known as 1040 East U.S. Highway 160, Council Member DeGuise seconded.

Carried.

IX. PUBLIC COMMENT – Mr. Bill Hudson said lodging tax has tripled in the last decade. He said the tourism board doesn't know if the tourists have increased or if the prices are rising. He said other needs like childcare and housing should be included in the budget.

X. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Town Manager Harris said staff is working on the budget. He said he would like to discuss impact fees to fund capital projects. Council Member Williams said he would like to discuss franchise fees.

XI. UPCOMING COUNCIL MEETINGS –

- September 16, 2025: Regular Council Meeting
- September 22, 2025: Joint Town-County Work Session
- October 7, 2025: Regular Council Meeting
- October 21, 2025: Regular Council Meeting
- October 27, 2025: Joint Town-County Work Session
- November 4, 2025: Regular Council Meeting
- November 18, 2025: Regular Council Meeting

XII. ADJOURNMENT – Mayor Pierce adjourned the meeting at 6:37 pm.

**Shari Pierce
Mayor**