



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
September 16, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on September 16, 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 DeGuisse

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 he joined the group that is educating the public on the Town's sewer issues. He said the Town should consider lowering the monthly fees if the sales tax passes.
Ms. Amy Huff, with the Springs Resort, said the geothermal rate study was presented to the Springs Resort investors over the weekend. The Springs Resort would like more of an opportunity to review the report, discuss the report with the Town's attorneys to make sure there is no dispute down the road. She said the investors are concerned with the study and believe it will cause litigation.
Mr. Jeff Greer, with Overlook Hot Springs, said there have been water filings by the Springs Resort of 4,000 gpm that have not been put to beneficial use as required.

VI. CONSENT AGENDA

1. Approval of the September 2, 2025 Meeting Minutes

2. August Financial Statement and Payments

This item is tabled until next meeting.

Council Member Lindner moved to approve the September 2, 2025 minutes, Council Member Martinez seconded.

Carried.

VII. REPORTS TO COUNCIL

1. Sales Tax Brief

a. Sales Tax Report - July 2025

The July sales tax receipts are 2.4% over July 2024. The trend over the first half of 2025 has been strong, and this may signal a possible slowdown that is being seen nationwide.

VIII. UNFINISHED BUSINESS

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

Ordinance 1018, will annex 1040 East U.S. Highway 160, formally known as Bob's LP, into the town limits.

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

Carried.

IX. NEW BUSINESS

1. Geothermal Rate Study performed by Roaring Fork Engineering

Ms. Maggie McHugh with Roaring Fork Engineering completed a rate study for the geothermal usage. She provided the findings of the report and items needed to keep the system running. The basic rates for residential and commercial users for heating of the buildings were reviewed and the current rate structure and future increases were confirmed. She said the current rate structure of the system is not enough to sustain the fund. The mineral and energy users the town council's fee recommendations were confirmed at \$28,600 for energy users and \$24,780 for mineral users. The rate structure proposes escalation with inflation in future year.

Council Member deGraaf said he is in support of moving forward with the report. Council Member Martinez said he and Council Member Williams worked to come up with how other countries use their geothermal asset. He said the report validates their research and a decision by council needs a strategic look to keep this a valid asset.

Council Member Martinez moved to accept the report as is for the purposes of continuing to work on this effort going forward for strategic purposes, Council Member Lindner seconded.

Carried.

2. Resolution 2025-16, Supporting the Submittal of CPW Non-Motorized Trails Grant Application for the Town to Lakes Trail

Resolution 2025-16 supports a grant application for the trail between Great West Ave and South 10th Street to complete a portion of construction. The cost of the project is estimated at \$1.6 million and the town has secured \$663k CMAQ grant with \$137k match requirement. If awarded, this CPW grant would be a \$250k grant with a \$62,500 match. Development Director Dickhoff said the easements are typically secured after final design, so at this point, the easements are not secured. The easement properties include the School District, Pagosa Views, and another property near Great West that may require uniform act performance. This grant expenditures would need to be completed in 2027.

Council Member deGraaf moved to approve Resolution 2025-16, Council Member Bergon seconded.

Carried.

3. Resolution 2025-17, Approving Submission of State Historical Fund General Grant Application for continued restoration efforts of the historic Water Treatment Plant and Rumbaugh Creek Stone Arched Bridge

Resolution 2025-17 supports grant application for restoration of the roof in the museum and water works structure and finishing of the rock facade on the stone arch bridge. The grant funds of \$250k have a match of \$62,500 for a total project cost of \$312,500. Council Member Martinez said the junior high historic building might be a great place to locate the museum.

Council Member Williams moved to approve Resolution 2025-17, Council Member Lindner seconded.

Carried.

4. Ordinance 1019, First Reading, Amending the Official Zoning Map Regarding Property Known As 1040 East U.S. Highway 160.

Ordinance 1019 amends the zoning map to designate 1040 East Highway 160 property as open space and parks for future park and river access area. Council Members agreed this was a great project using grants.

Council Member Bergon moved to approve Ordinance 1019, first reading, amending the official zoning map regarding property known as 1040 East U.S. Highway 160, Council Member deGraaf seconded.

Carried.

X. PUBLIC COMMENT – None

XI. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Martinez said Madeline Bergon ran a half-marathon over the weekend representing all of Pagosa Springs. He said a resolution will be brought to the council in support of the November ballot measure 2A. Council Member Lindner said he would like to form a small committee to begin fundraising for the purchase of the Reservoir Hill property. Council Member Bergon said she will work with him on the committee. Council Member Williams said a thank you to the Springs Resort and Overlook representation attending the meeting and would like to be good community stewards.

Town Manager Harris reviewed the meeting dates for September and October.

XII. UPCOMING COUNCIL MEETINGS –

- September 22, 2025: Joint Town-County Work Session
- September 22, 2025: Town Council Meeting
- September 30, 2025: Town Council Work Session
- October 7, 2025: Regular Council Meeting
- October 20, 2025: Joint Town-County Work Session
- October 21, 2025: Regular Council Meeting
- November 6, 2025: Special Town Council Meeting

XIII. ADJOURNMENT – Mayor Pierce adjourned the meeting at 6:15 pm.

**Shari Pierce
Mayor**