



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
October 7, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on October 7, 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 – Council Member Martinez said he is the co-chair for the committee in support of the ballot issue 2A.

V. PUBLIC COMMENT – Mr. Bill Hudson said he is in support of ballot measure 2A. He said there will be big sewer increases should 2A not pass.
Mr. Kelly Miller said he annexed his property on Hwy 84 into the sanitation district and would like to be released from annexation into the sewer district. He said it is too expensive to connect into the district line 400-600 feet from the property.

VI. CONSENT AGENDA

- 1. Approval of the September 16, 2025 Meeting Minutes**
- 2. August Financial Statement and Payments**
- 3. Proclamation Declaring October 2026 "Domestic Violence Awareness Month"**

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

Carried.

VII. UNFINISHED BUSINESS

- 1. Ordinance 1019, Second 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. This recently purchased and annexed property is located at Hwy 160 and Hwy 84 where Bob's LP business was located.

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

Carried.

VIII. NEW BUSINESS

1. Resolution 2025-18 Supporting the Passage of Ballot Measure 2A at the November 4, 2025 Coordinated Election

Council Member Martinez recused himself and left the room as he is a member of the committee in support of the ballot measure 2A.

Resolution 2025-18 supports the passage of ballot measure 2A in the November 4, 2025 coordinated election for the purpose of funding critical wastewater infrastructure improvements within the Pagosa Springs Sanitation General Improvement District. Mayor Pierce said this is one of the most important issues she has been involved with and an issue that affects the entire community. Council Member Bergon said this is a first step in solving problems in the Town. Council Member deGraaf said Council Member Martinez has been the driving force in making a plan and moving forward to accomplish the goal. Mayor Pierce said the municipal advisor was a great benefit in getting a big step started in resolving issues.

Mayor Pierce moved to approve Resolution 2025-18, supporting the passage of ballot measure 2A at the November 4, 2025 coordinated election, Council Member Williams seconded.

Carried.

2. Dark Sky Community Designation

Planning Manager Owen O'Dell is looking to pursue a designation for the Town of a Dark Sky Community, awarded by Dark Sky International (DSI). There are numerous benefits to achieving the designation, including preservation of the night sky, tourism, environmental and ecological preservation, and an improved quality of life for citizens. He explained that there are six steps to certification by establishing a steering committee, conducting sky brightness measurement program, community outreach and public engagement, inventory of town-owned outdoor lighting, developing a light management plan, setting up a policy planning framework, and submit the application to DSI. Staff said replacing a fixture costs between \$100 - \$2,000; the intent of the program is to start the initiatives showing DSI the Town is working in the right direction. As the Town adopts the new lighting codes, there could be incentives to change lighting or bring lighting into compliance, and have a date in the future to try to accomplish the program.

Council Member Bergon said she is happy to see this item on the agenda and staff to carry this designation forward. Mayor Pierce said she wants the desire for the program to be for the quality of life for the residents. She does not want to put financial pressure on homeowners to get their lighting into compliance.

Council Member Williams moved
to approve staff to proceed with soliciting interested committee members for Town Council's consideration for appointment and proceeding with preparations for Dark Sky Community designation, Council Member Lindner seconded.

Carried with two nay (Mayor Pierce and Council Member Martinez)

IX. PUBLIC COMMENT – Ms. Dena Laterza said this designation is making the community proud and will be for our children and grandchildren.

X. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Lindner said he and Council Member Bergon will hold the first meeting of the committee for fundraising toward the purchase of Reservoir Hill. Mayor Pierce said the Pagosa Springs Main Street was recognized for Community of the Year for the work on Main Street and Ms. Kathleen McFadden was recognized as Main Street Manager of the Year. She said Archuleta County has volunteered to take over the 4th of July parade.

XI. UPCOMING COUNCIL MEETINGS –

- October 21, 2025 at 5:00 pm: Regular Council Meeting, Followed by Work Session
- October 27, 2025 at 5:00 pm: Joint Town-County Work Session
- November 6, 2025 at 5:00 pm: Special Town Council Meeting
- November 18, 2025 at 5:00 pm: Regular Council Meeting

XII. ADJOURNMENT – Mayor Pierce adjourned the meeting at 5:58 pm.

Shari Pierce
Mayor