



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Special Meeting
November 6, 2025 @ 5:00 PM

A special meeting of the Pagosa Town Council was called to order on November 6, 2025, at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member deGraaf, Council Member DeGuise, Council Member Lindner, Council Member Martinez, and Council Member Williams

COUNCIL ABSENT: Council Member Bergon

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 there are some citizens that are not completely happy about a 100 acre development on the west side of town. He said a portion of the property should be turned into a park. He said he is looking for private funds to assist with purchasing a portion of the property to develop a park. He said the council should consider supporting a park uptown. He said there should be some support in keeping the 200 year old ponderosa pines and the migration of animals across this property.

VI. CONSENT AGENDA

1. Approval of the October 21, 2025 Meeting Minutes

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

Carried.

VII. UNFINISHED BUSINESS

1. Public Hearing FY 2026 Budget

2. Resolution 2025-19, Adopting the 2026 Budget and Five-Year Capital Plan

The Town Manager presented to the proposed budget September 22, 2025, according to state statute and Town Charter. The Town Council held two work sessions. The approval of ballot Issue 2A added a new fund to the Town budget to collect the 1% sales tax for sewer repairs and improvements. The financial policy was updated regarding notices for bids and RFPs in the local newspaper.

Council Member DeGuise moved to approve Resolution 2025-19, adopting the 2026 budget, the five-year capital plan, and changes to the financial policy, Council Member deGraaf seconded.

Carried.

VIII. NEW BUSINESS

1. A Briefing regarding Willingham Properties Nuisance Abatement Case

Town Manager Harris provided an update on the abatement of junk on Mr. Willingham's property along Hwy 160. The Town Manager has provided an option for the owner to clean up the property prior to the

Town engaging a contractor in the amount of \$175,000 to clean up the property on behalf of the Town. The manager is working with the owner to put up a performance bond and work to clean up the property in the next few months. If the property is not cleaned up, the Town will move forward with cleaning up the property and then placing a lien on the property to be reimbursed.

IX. PUBLIC COMMENT – Mr. Bill Hudson said Commissioner Ranson suggested the Lodging Association be given a portion of the County lodging tax for marketing. He said the Tourism Board uses the lodging tax for community marketing. He said it was odd that Commissioner Ranson would suggest giving money to an association of thirteen lodging properties for marketing when the lodging tax should be used to support the marketing of all businesses in Pagosa Springs.

X. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Martinez said he encourages the Council to attend the Veteran's Day events in the community. Town Manager Harris said staff is working to clean up trails and parks, debris removal, and bank stabilization due to the October flooding event. He said Judge Edwards has been appointed as the Archuleta County judge and will continue to serve as the Municipal judge. He has been working with the Pagosa Springs Hospital to set up an ambulance location at the old Ranger building on San Juan Street. The Main Street sidewalks on the 400 block of the highway will be removed and replaced next week, the contractor is working to limit disruption to the businesses. An updated agreement with the dispatch center is in review.

XI. EXECUTIVE SESSION

- 1. Executive Session Pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, regarding the geothermal water tap and economic development agreement, as amended.**

Council Member deGraaf moved to enter executive session pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators, regarding the geothermal water tap and economic development agreement, as amended, Council Member Martinez seconded.

Carried.

Town Council entered executive session at 6:03 pm. Mayor Pierce called the meeting back in regular session at 6:36 pm.

XII. UPCOMING COUNCIL MEETINGS –

- November 18, 2025 at 5:00 pm: Regular Council Meeting
- December 2, 2025 at 5:00 pm: Regular Council Meeting
- December 16, 2025 at 5:00 pm: Regular Council Meeting
- January 6, 2026 at 5:00 pm: Regular Council Meeting

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

**Shari Pierce
Mayor**