



Town Hall 551 Hot Springs Blvd  
Pagosa Springs, CO 81147

## MINUTES

Town Council Meeting  
November 18, 2025 @ 5:00 PM

A regular meeting of the Pagosa Town Council was called to order on November 18, 2025, at 5:05 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 – None**

**VI. CONSENT AGENDA**

**1. Approval of the November 6, 2025 Special Meeting Minutes**

**2. October Financial Statement and Payments**

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

**Carried.**

**VII. REPORTS TO COUNCIL**

**1. Sales Tax Brief**

**a. Sales Tax Report - September 2025**

September sales tax receipts are up 8.45% compared to September 2024. Receipts show \$888,110.74 compared to \$818,895.08 in 2024. The Town has one vendor who is on a 13-month payment schedule, and the extra payment come in September and October. There will most likely be a decrease in October 2025 compared to 2026 due to this payment schedule. Marijuana tax is down 71.77% compared to last year. Receipts show \$2,547.02 compared to \$9,022.84 in 2024.

Town Council would like staff to dig into the downtown district sales tax during the construction timeline and if the Council's efforts assisted with supporting the businesses and what more can be done.

**VIII. UNFINISHED BUSINESS**

**1. Resolution 2025-21, Adopting the FY 2026 Fee Schedule**

The 2026 budget includes fee changes in the Parks & Recreation, Courts, Liquor and Business licensing, Public Works, and Geothermal Divisions. Discussion will continue to determine a bulk water geothermal rate.

Council Member DeGuise moved to approve Resolution 2025-21, adopting the 2026 fee schedule, with the exception of the bulk geothermal water customers subject to negotiations, Council Member deGraaf seconded.

**Carried.**

**2. Briefing regarding Willingham Properties Nuisance Abatement Case**

Town Manager Harris worked with Mr. Willingham and his daughter, Desiree Pruitt, to give them until the end of June 2026 to clean up the property before the Town charges them for cleaning up by a third party. The estimate to clean up the property is approximately \$175,000.

**IX. NEW BUSINESS**

**1. Resolution 2025-20, Appointing Beth A. Padilla as Assistant Municipal Court Judge and Approval of Employment Agreement**

Resolution 2025-20 appoints Judge Padilla as the Town's Assistant Judge when necessary.

Council Member Lindner moved to approve Resolution 2025-20, appointing Beth A. Padilla as Assistant Municipal Court Judge for the Town of Pagosa Springs, Colorado, and authorize the Town to enter into an Employment Agreement with Beth A. Padilla as Assistant Municipal Court Judge, Council Member deGraaf seconded.

**Carried.**

**2. Pagosa Multi-Purpose Pavilion Update**

Mr. Brian Collabолletta and Ms. Jennifer O'Neil with the Pagosa Multi-Purpose Pavilion, requested a one-year extension to hold the property located south of the pickleball courts for the construction of a multi-purpose pavilion. He said their non-profit status has been revoked by the IRS due to a report filing error. He said they hope to be reinstated within 4-6 weeks. They have new bylaws and new board members, and are looking to hit the ground running very soon. He said GOCO is interested in assisting with the project and hopes to apply for funding in the spring. Ms. O'Neil said the vision may change if the location is changed, she said the board has discussed options.

Council Member Williams moved to approve a two-year extension for the Multi-Purpose Pavilion through November 2027 to raise funding for the project, Council Member DeGuise seconded.

**Carried.**

**X. PUBLIC COMMENT** – Ms. Rosanna Dufour said she is a downtown business owner and thanked Council Members Lindner, deGraaf, and Martinez by acknowledging the struggle of downtown businesses. She said the downtown businesses are suffering in silence. She said next Saturday is downtown business day and encourages the staff and council to attend.

**XI. EXECUTIVE SESSION**

**1. Executive Session Pursuant to §24-6-402(4)(e), C.R.S., to Determine Positions Relative to Matters That May Be Subject to Negotiation, 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 24-6-402(4)(e), C.R.S., to determine positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators, regarding the geothermal water tap and economic development agreement, Council Member Lindner seconded.

**Carried.**

Town Council entered executive session at 6:00 pm. Mayor Pierce called the meeting back in regular session at 7:00 pm.

Council Member DeGuise moved to direct staff to negotiate a rate for bulk geothermal water, Council Member Williams seconded.

**Carried.**

- XII.** MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Williams said the Town needs a plan to use and expand the geothermal system. Council Member Lindner said he is thankful for the Town Council and Town staff. He said a special thanks to the Mayor for her thoughtfulness and running of a great meeting. Mayor Pierce said she would like to suggest not holding a meeting on December 16th to give the Council a break. The festival of trees is December 5th, a town get-together is set for December 18th.
- XIII.** UPCOMING COUNCIL MEETINGS –
- 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
  - January 20, 2026 at 5:00 pm: Regular Council Meeting
- XIV.** ADJOURNMENT – Mayor Pierce called for a recess of the Town Council meeting at 5:30 pm. Mayor Pierce called the meeting back in session at 5:58 pm after the Sanitation District meeting adjourned. Mayor Pierce adjourned the meeting at 7:11 pm.

**Shari Pierce  
Mayor**