



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

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

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

COUNCIL ABSENT: Council Member deGraaf

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 18, 2025 Meeting Minutes

2. Proclamation for Wreaths Across America Day

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

Carried.

VII. NEW BUSINESS

1. Ordinance 1021, First Reading, Calling for the 2026 Regular Election

Ordinance 1021 sets a mail ballot election for Tuesday April 7, 2026 from 7am to 7pm. The ballot will include the election of the Mayor seat held by Shari Pierce, and three at-large council member seats currently held by Madeline Bergon, Matt DeGuise, and Gary Williams. The Town Clerk shall be designated as the Election Official for the 2026 regular election.

Council Member Bergon moved to approve Ordinance 1021, first reading, calling for the 2026 election, Council Member Lindner seconded.

Carried.

2. Resolution 2025-23, Establishing Expedited Review Policy for Affordable Housing Projects

The DOLA is offering \$50,000 to communities that adopt a fast-track review process. The Town of Pagosa Springs already meets the intent of the fast-track process, with submitted complete applications being processed and considered by the respective board of authority and decisions made within 45 - 60 days.

Council Member Lindner moved to approve Resolution 2025-23, establishing expedited review policy for affordable housing projects, and further dedicating the awarded funds to towards

workforce housing expenses,
Council Member DeGuise seconded.

Carried.

3. Ratify NRCS Emergency Watershed Protection Funding Request

The Natural Resources Conservation Service (NRCS) Emergency Watershed Protection (EWP) Program offered assistance to help our community with flood damage. The total federal NRCS request submitted on November 18th was \$3,337,246.00. The Town Manager's signature expedited this EWP fund application. Mayor Pierce would like to have a discussion regarding the trail across the river from Town Hall before work is done on this easement.

Council Member DeGuise moved to ratify the Town Manager's signature and approve the EWP Flood Recovery funding request, and further authorize the Town Manager to sign and execute the EWP Funding Contract, Council Member Bergon seconded.

Carried.

4. Appointments to Committees and Boards

Town Council reviewed and appointed members to various internal and external Committees and Boards.

Arts Council - Madeline Bergon

CAST - Matt DeGuise

Combined Parks & Rec - Mat deGraaf

Geothermal Utility - Leonard Martinez

Housing Committee - Shari Pierce

Main Street Advisory Board - Shari Pierce

PSSGID-PAWSD Workgroup - Leonard Martinez

Pagosa Area Tourism - Gary Williams

PS Community Development Corporation - Brooks Lindner

Land Acquisition Committee - Madeline Bergon and Brooks Lindner

Council Member Lindner moved to appoint members to various internal and external Committees and Boards as presented and adding land acquisition committee, Council Member Bergon seconded.

Carried.

5. Ordinance 1022, First Reading, Schedule Time, Date, Location and Place of Posting of Regular Town Council Meetings

Ordinance 1022 sets regular meetings for the first and third Tuesday of each month at 5:00 pm. Special meetings of the Town Council can be called as necessary.

Council Member DeGuise moved to approve first reading of Ordinance 1022, identifying Town Council regular meeting dates, locations, times, and agenda posting requirement, Council Member Lindner seconded.

Carried.

VIII. PUBLIC COMMENT – None

IX. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Martinez

said he has been in contact with Ute Mountain Tribe to discuss name of the property at Hwy 84 and Hwy 160. Council Member Martinez said the Friends and Neighbors in Need will start a voucher program. The name of the program will be called The Modesto and Bessie Montoya Memorial Fund. Town Manager Harris said the 1% sales tax goes into effect January 1st.

X. UPCOMING COUNCIL MEETINGS –

- 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

XI. ADJOURNMENT – Mayor Pierce adjourned the meeting at 5:46 pm.

**Shari Pierce
Mayor**