



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

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

A regular meeting of the Pagosa Town Council was called to order on December 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 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 – None

V. PRESENTATIONS

1. Swearing in Assistant Judge

2. Swearing in Police Officers

3. Pagosa Springs Area Chamber of Commerce Construction Business Survey

The Pagosa Springs Area Chamber of Commerce executive director Sandy Douthey, presented the US 160 construction business survey. She said that most businesses claimed to be down, with the average approximately 20% over last year. Ms. Mary Jo Coulehan, former Chamber Director, said the surveys were sent to fifty businesses from 10th Street to the River Center, with about a 50% participation rate. She said there will continue to be a downward trend in sales for the downtown businesses. She said the Chamber is expanding the survey area to gather more information.

Council Member deGraaf would like the survey information provided to the Council quarterly if possible. Council Member Lindner said he acknowledges this construction has been hard on all the downtown businesses and asks how the Town can assist. Council Member DeGuise said he would like to know if it is the tourists or locals who are not shopping, or if it is the national economy and not necessarily the construction having a hit on all businesses in general. Council Member Williams said he would like suggestions from the Chamber on how the Town can help the businesses.

VI. PUBLIC COMMENT – Ms. Rosanna DuFour said her business is down 70% due to the construction project downtown. She said there is a false message being spread that says the Town is doing well, and this false message affects the support of the locals. Mr. Darren Gantt said the Main Street board is doing well for the downtown businesses. He said the misrepresentation of the construction project is that the Town is closed; he suggests a proactive campaign to show Pagosa is open. Ms. Kirsten Skeehan said her business was prepared, and the locals rallied to support the downtown businesses. She said sales is down 23% and her ability to pay her employees is down as well. She said reassessing signage, local shopping over Thanksgiving has given their November a smaller decrease in sales over last year. Ms. Kathy Keyes said the Main Street, CDC, the Chamber,

and the County support has been a big help. She said there needs to be more signage at every intersection for directions to parking for the businesses. She said adding downtown parking along the highway would be an improvement for all businesses. Ms. Jenene Emmets said 90% of the customers who found their business, struggled to get to her door. She said sales are down significantly. Mr. Scott Allen said the highway has dirt all over it from the 100 to 200 block with no street sweeping seen. He said the downtown businesses are not seeing the locals because the local businesses don't have the funds to support other businesses. Mayor Pierce said the Town paid for all the sewer laterals to all properties along the construction project, saving the land owner and the renter over \$35,000 each. Council Member Lindner said he appreciates the businesses coming to speak and is looking to support them. The County put \$100,000 into the 2026 budget for business assistance, similar to 2025.

VII. CONSENT AGENDA

- 1. Approval of the December 2, 2025 Meeting Minutes**
- 2. November Financial Statement and Payments**
- 3. Resolution 2025-22, Approving an Addendum to the Project Management Agreement for the Upper San Juan Watershed Enhancement Partnership to Administer the Pagosa Gateway River Improvement Project**
- 4. Resolution 2025-24 Supporting the Submittal of a CO Parks and Wildlife Fishing is Fun Grant Application for October 2025 Flood Relief Work**
- 5. Public Safety Digital Ticket and Summons Program**

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

Carried.

VIII. REPORTS TO COUNCIL

- 1. Sales Tax Brief**
 - a. Sales Tax Report - October 2025**

Sales tax receipts for the month of October show a decrease of 15.18% due to a 13 month payor.

IX. UNFINISHED BUSINESS

- 1. Ordinance 1021, Second Reading, Calling for the 2026 Regular Election**

Ordinance 1021 sets the Election for April 7, 2026, as a mail ballot election and the Town Clerk as the designated election official.

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

Carried.

- 2. Ordinance 1022, Second 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 at Town Hall and posting required on Towns web site.

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

Carried.

X. NEW BUSINESS

1. Public Hearing for 2025 Budget Amendment

2. Resolution 2025-25, Amending the 2025 Budget

Resolution 2025-25 amends the Trust Fund Budget by approximately \$50,000 due to a very successful Festival of Trees event.

Council Member deGraaf moved to approve Resolution 2025-25, amending the 2025 town budget, Council Member Bergon seconded.

Carried.

3. Liquor License Renewal - Hidden Track located at 251 B Pagosa Street

Town Council was asked to review this liquor license renewal for Hidden Track due to several factors regarding the license. The Police Chief said the police have been called for noise complaints, and marijuana usage, but have not been sustained. He said there has been one criminal offense. Ms. Nida Sellers said the paperwork submitted is correct and the manager change paperwork has been submitted. Council Member Bergon said the Hidden Track needs to be a good neighbor. She said she wants to support the businesses in Town. Mr. Brian Collabollotta said things are getting a little better. He said it gets worse when the owner is in town. He said his business has suffered because of the noise next door at Hidden Track. He said there needs to be more research for these types of businesses, the noise, and the local residents.

Council Member Lindner moved to approve the liquor license renewal for Hidden Track, Council Member deGraaf seconded.

Carried.

4. 2026 CTO Grant Opportunity for Wayfinding Signage

The Tourism Director would like to apply for a \$15,000 Tourism Management grant through the Colorado Tourism Office with a \$5k match. This wayfinding plan grant would focus on helping tourists find parking, recreational opportunities, trails, and forest service access. Council Member deGraaf wants to be conscious of sign fatigue and reduce signage if possible.

Council Member deGraaf moved to approve a recommendation for Town Council to pursue 2026 CTO Tourism Management Grant for wayfinding signage, Council Member Bergon seconded.

Carried.

XI. PUBLIC COMMENT – Ms. Rosanna DuFour said the Town should hold the holiday party at a downtown business, don't minimize the business concerns, and put up signage quickly and without duct tape. She said the downtown businesses show up for others; she would like others to show up at the downtown businesses. Mr. Darren Gantt said darker times are coming with their sales down 60%. He said they volunteer and he is asking for support from the community.

XII. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS – Council Member Bergon said she would like to lean on Amazon to add boxes in the parking lot and cluster boxes in some neighborhoods to reduce the time spent in the post office line. Council Member Martinez said the council should talk about the Town alleys. Council Member Lindner said the presentation by the Chamber and business comments was great and he wants to work to assist. He said the business owners are community members too and he encourages the locals to patronize the downtown businesses. A work session is scheduled for January 13th. Town Manager Harris said a new website is available and a new agenda platform. He said December 20th is the old-fashioned Christmas celebration.

XIII. UPCOMING COUNCIL MEETINGS –

- January 6, 2026 at 5:00 pm: Regular Council Meeting
- January 20, 2026 at 5:00 pm: Regular Council Meeting
- February 3, 2026 at 5:00 pm: Regular Council Meeting
- February 17, 2026 at 5:00 pm: Regular Council Meeting
- March 3, 2026 at 5:00 pm: Regular Council Meeting
- March 17, 2026 at 5:00 pm: Regular Council Meeting

XIV. ADJOURNMENT – Mayor Pierce adjourned the meeting at 6:45 pm.

**Shari Pierce
Mayor**