



Town Hall 551 Hot Springs Blvd  
Pagosa Spring, CO 81147

**AGENDA**  
Town Council Meeting  
January 6, 2026 @ 5:00 PM

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### **REMOTE PARTICIPATION**

Join Zoom Meeting By Computer - <https://zoom.us/j/89283031381>  
Dial by Phone - 1-669-900-6833 US - Meeting ID: 892 8303 1381

A Zoom link is made available. The Town cannot guarantee internet service or online broadcasting. Remote participation is at the risk of attendees. The meeting will continue in person regardless of the broadcast capability.

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#### **I. CALL MEETING TO ORDER**

#### **II. ROLL CALL**

#### **III. PLEDGE OF ALLEGIANCE**

#### **IV. DISCLOSURES AND/OR CONFLICT OF INTEREST**

#### **V. PUBLIC COMMENT**

#### **VI. CONSENT AGENDA**

- 1. Approval of the December 16, 2025 Meeting Minutes**
- 2. Ratify Letter of Support for SolidGround Solutions**

#### **VII. NEW BUSINESS**

- 1. Discussion regarding possible ballot questions to amend the Town's Home Rule Charter**
- 2. Resolution 2026-01 Supporting Submittal of a Colorado Water Conservation Board Water Supply Reserve Fund Grant Application for 2025 Flood Recovery Work**
- 3. Housing Action Plan Strategy Working Group Appointment**
- 4. Flood Recovery Funding Efforts Presentation**
- 5. Early Childcare and Education 2026 Funding Discussion**

Public comment and agenda comment item sign-up sheets are available at the meeting  
Copies of proposed Ordinances and Resolutions are available to the public from the Town Clerk

6. **Ordinance 1023, First Reading, Authorizing an Amendment to an Agreement with the Pagosa Springs Medical Center Affecting an Interest in Real Estate (San Juan Rangers building, 302 San Juan St.)**

## **VIII. PUBLIC COMMENT**

## **IX. EXECUTIVE SESSION**

1. Executive session pursuant to C.R.S. 24-6-402(4)(e), determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiations regarding the pre-development agreement between the Town and Servitas, LLC.
2. **Possible Executive Session per C.R.S. 24-6-402(4)(f), Discussion of a Personnel Matter Regarding the Town Manager Annual Evaluation**

## **X. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS**

## **XI. UPCOMING COUNCIL MEETINGS**

January 13, 2026 at 5:00 pm: Council Work Session  
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

## **XII. ADJOURNMENT**

**Shari Pierce  
Mayor**



Town Hall 551 Hot Springs Blvd  
Pagosa Springs, CO 81147

## MINUTES

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

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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 Collabolletta 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**



## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** James Dickhoff

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**PROJECT:** Ratify Letter of Support for SolidGround Solutions  
**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

On December 4, 2025, the Town Manager signed a Letter of Support regarding SolidGround Solutions proposed acquisition of the Pagosa Springs Apartments, located at 519 Village Drive. SolidGround Solutions proposes to acquire the property in an effort to maintain the long-term affordability of all 98 units.

### **ATTACHMENTS:**

1. LOS SolidGroundSolutions-12.04.25

### **FISCAL IMPACT:**

N/A

### **GOALS & OBJECTIVES:**

Affordable Housing

### **RECOMMENDATIONS:**

Approval of the Consent Agenda Indicates Approval for Ratifying the December 4, 2025 Letter of Support for SolidGround Solutions.



## LETTER OF SUPPORT

December 4, 2025

Letter of Support for SolidGround Solutions' Affordable Housing Property Acquisition

To Whom It May Concern:

On behalf of the Town of Pagosa Springs, we are pleased to offer this letter of support for the affordable housing preservation project proposed by SolidGround Solutions. The Town recognizes the significant need for stable, attainable housing for local residents, especially those who make up the essential workforce that supports the well-being and economic vitality of our community.

SolidGround Solutions is pursuing the acquisition of Pagosa Springs Apartments, located at 519 Village Drive, consisting of 98 units. SolidGround Solutions plans to offer units serving AMIs in the 60-70% range and, if possible, lower, depending on available funding. The Town of Pagosa Springs understands that this project intends to create and preserve long-term affordable housing for residents who already live and work within our community. This aligns directly with the Town's goals of reducing displacement, retaining workers, and supporting community stability.

We are excited that this project has recently been awarded a pre-development funding award through the Colorado Department of Local Affairs (DOLA), as this project helps achieve the current affordable housing deficiency identified in our 2025 Housing Needs Assessment.

The Town of Pagosa Springs offers this letter of support to SolidGround Solutions for the acquisition of Pagosa Springs Apartments, as this project represents a valuable opportunity to create and preserve affordable housing, improve resident stability, and strengthen our community's long-term economic resilience.

We look forward to continued collaboration with SolidGround Solutions, a nonprofit with the mission of creating affordable/attainable housing in Colorado, as their project progresses. We appreciate their commitment to serving the residents of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Harris", is written over a faint, light blue circular stamp or watermark.

David Harris

Town Manager

[dharris@pagosasprings.co.gov](mailto:dharris@pagosasprings.co.gov)

970-585-8451



## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** David Harris

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**PROJECT:** Discussion regarding possible ballot questions to amend the Town's Home Rule Charter  
**ACTION:** Discussion

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### **PURPOSE/BACKGROUND:**

Over the course of past year, several topics have surfaced that the Council may wish to put forward to voters to amend the Town's Home Rule Charter at its April 7, 2026 municipal election.

The first two items concern the establishment of penalties ordered by the Municipal Court:

#### Section 6.6 Penalties

The Council shall prescribe by ordinance, limitations on the fines, jail sentences and other penalties for violation of Town ordinances and regulations. Except as necessary to comply with federal or state law or as otherwise established by ordinance, a fine for a single violation shall not exceed One Thousand Dollars (\$1,000.00) and a jail sentence for a single violation shall not exceed one (1) year. (Charter 2003; amended by Ordinance No. 2012-767, adopted February 7, 2012 and passed at election April 3, 2012.)

1. Consider changing the municipal courts' fine setting authority to the maximum allowed by law. Presently, state law allows fines to be no higher than \$2,650.
2. Consider changing the municipal courts' authority for jailable offenses to the state maximum. Presently this is 364 days.

The next two items concern Town Council:

#### Section 2.1 Council Members

The Town Council, hereafter referred to as Council, shall consist of seven (7) members, which shall include a Mayor nominated and elected from the Town at large and six (6) Council Members being at large Council Members, nominated and elected from the Town at large. Town Council Members shall not receive pay except by voter approval, but may be reimbursed for their reasonable expenses.

The Mayor shall be compensated for his or her service to the Town in the fixed amount of \$300 per month. Each Council Member shall be compensated for their services to the Town in the fixed amount of \$200 per month.

(Charter 2003; amended by Ordinance No. 2012-767, adopted February 7, 2012 and passed at election April 3, 2012; Subsection A added by Ordinance No. 2014-803, adopted February 4, 2014 and passed at election April 8, 2014; amended by Ordinance No. 2018-876, adopted January 18, 2018 and passed at election April 3, 2018.)

3. Consider reducing the number of members on town council from 7 members to 5 (one mayor and four council members).

4. Consider increasing the monthly stipend provided to the mayor and council members from its current \$300 for the mayor and \$200 for council members. One possible amendment could read:

(a)Members of the Town Council shall each be compensated as set by ordinance of the Town Council.

(b)The Mayor shall be compensated as set by ordinance of the Town Council.

(c)The compensation paid to any member of the Town Council or to the mayor shall not be increased or diminished for the term of office for which he or she has been elected or appointed. The Mayor or any Trustee who has resigned or vacated office before the end of his or her elective or appointed term shall not be eligible for election or reappointment to the same during such term if the rate of compensation has been increased.

Alternately, language could read as follows:

The Mayor shall be compensated for his or her service to the Town in the fixed amount of \$\_\_\_ per month. Each Council Member shall be compensated for their services to the Town in the fixed amount of \$\_\_\_ per month. This rate may be adjusted annually based on the Consumer Price Index.

**ATTACHMENTS:**

None

**FISCAL IMPACT:**

Discussion and direction

**GOALS & OBJECTIVES:**

**RECOMMENDATIONS:**





## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** James Dickhoff

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**PROJECT:** Resolution 2026-01 Supporting Submittal of a Colorado Water Conservation Board Water Supply Reserve Fund Grant Application for 2025 Flood Recovery Work

**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

The Town's Project Manager, Kyle Rickert, has drafted a grant application requesting funding from the Colorado Water Conservation Board (CWCB) Water Supply Reserve Fund (WSRF) to further help fund flood recovery efforts.

The requested WRSF funding will assist with completing South 6<sup>th</sup> Street bank armoring for protection against further erosion and potential future damage to the roadway. The funding will also address repairing and dredging sediment from the Donut Hole recreation feature behind Town Hall.

The WRSF funds will be paired with a portion of funding from the National Resources Conservation Services (NRCS) Emergency Watershed Protection (EWP) fund recently awarded to the Town (\$3,251,028.50) and the Colorado Department of Homeland Security and Public Safety commitment of providing 12.5% of required funding match for project costs associated with our flood recovery efforts.

Though Resolution 2026-01 indicates a minimum match of 25% of project cost, the result of stacking the above funding opportunities is the financial match is off set by the other grants.

The grant application process includes a review and support by the SW Basin Roundtable expected on January 22, and grant application due on February 1.

### **ATTACHMENTS:**

1. Res 2026-01 Authorizing submittal of CWCB grant application

### **FISCAL IMPACT:**

N/A

**GOALS & OBJECTIVES:**

N/A

**RECOMMENDATIONS:**

- 1) Move to Approve Resolution 2026-01 Supporting Submittal of a Colorado Water Conservation Board Water Supply Reserve Fund Grant Application for 2025 Flood Recovery Work.
- 2) Move to Deny Resolution 2026-01 and provide direction to Staff.



**TOWN OF PAGOSA SPRINGS, COLORADO**

**RESOLUTION NO. 2026-01**

**A RESOLUTION SUPPORTING SUBMITTAL OF A  
COLORADO WATER CONSERVATION BOARD WATER SUPPLY RESERVE  
FUND GRANT APPLICATION FOR 2025 FLOOD RECOVERY WORK**

WHEREAS, the Town of Pagosa Springs (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003, as amended (“Charter”); and

WHEREAS, the Town of Pagosa Springs is along the San Juan River and experienced severe flooding in October 2025 that caused extensive damage along the river corridor and resulted in significant bank erosion, destruction of aquatic habitat, substantial sediment deposition and damaged recreation features; and

WHEREAS, the Town of Pagosa is a recreation-based tourism economy which relies on the wide range of recreation activities for local residents and visitors that occur in the San Juan River through Town including fishing, rafting, kayaking, tubing, wading/swimming, riverwalk users, picnicking and wildlife and bird viewing; and

WHEREAS, the Town of Pagosa is underway to coordinate extensive flood recovery efforts along the downtown San Juan River corridor to improve the angling and recreation infrastructure that was significantly damaged or destroyed during the flooding, including rebuilding aquatic habitat, repairing recreation features, removal of deposition, and armoring eroded river banks; and

WHEREAS, the Town is interested in applying for Colorado Water Conservation Board Water Supply Reserve Funding for recovery efforts following the October 2025 flooding event.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, that:

1. The Town Council of Pagosa Springs strongly supports the submission of a Colorado Water Conservation Board Water Supply Reserve Fund grant application in an amount of up to One Hundred and Twenty One Thousand, and Eighty Six Dollars (\$121,086.00) for the armoring and bank protection along South 6<sup>th</sup> Street and removing deposition and repairing the Donut Hole recreation feature and aquatic habitat.

2. The Town Council supports the minimum financial match of 25% (\$146,297.12) of the total project cost of \$585,188.50 and fully understands that project costs above and over the grant award and Town's match are the financial responsibility of the Town.
3. The Town Council confirms the Town of Pagosa Springs has the capacity to provide the appropriate experienced staff and staff time to execute and manage the proposed project.
4. The Town Council supports the project's completion and long-term maintenance and verifies that the improvements will benefit and be available for public recreation and will be under the control of the applicant for at least 25 years.
5. The Town Council authorizes the Town Manager and/or the Town Mayor to sign the grant application and grant contract documents.
6. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
7. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the Council.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, BY A VOTE OF \_\_\_\_ IN FAVOR, \_\_\_\_ AGAINST.

TOWN OF PAGOSA SPRINGS, COLORADO

By: \_\_\_\_\_  
Shari Pierce, Mayor

ATTEST:

By: \_\_\_\_\_  
April Hessman, Secretary



## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** James Dickhoff

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**PROJECT:** Housing Action Plan Strategy Working Group Appointment  
**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

Archuleta County was awarded a Grant to pursue the development of a Housing Action Plan (HAP), now required pursuant to Colorado SB24-174, section 24-32-3705. The HAP follows the required Housing Needs Assessment (HNA) which was adopted by the Town and the County in April 2025.

A small committee has been working with the County's selected consultants to prepare for the process of creating a regional (Town and County) Housing Action Plan. Committee members include James Dickhoff, Jeff Sams and Emily Lashbrook.

The next steps for advancing the HAP process include public meetings on January 21<sup>st</sup>, followed by a Housing Strategy Working Group to serve for the duration of the project.

The committee believes it is very important to have an elected County Commissioner and an elected Town Council representative to serve on the work group. Work group members will serve for approximately 4 months, meeting once a month, through June 2026. A Member Information Sheet is attached with more details.

The Committee has identified numerous other local representatives to serve, and have sent invites to approximately 20 individuals, representing the business sector, housing organizations, finance, developers, and others.

Staff is requesting that the Town Council appoint a Council member to the Housing Strategy Working Group.

### **ATTACHMENTS:**

1. Strategic Working Group Expectations Summary

### **FISCAL IMPACT:**

NA

**GOALS & OBJECTIVES:**

Affordable Housing

**RECOMMENDATIONS:**

Move to appoint \_\_\_\_\_ (Town Council Member) \_\_\_\_\_ to the Housing Strategy Working Group.

# HOUSING STRATEGY GROUP

## Member Information Sheet

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### PROJECT BACKGROUND

Archuleta County and the Town of Pagosa Springs are developing a regional Housing Action Plan (HAP) that meets Colorado SB24-174 requirements. Building on the recently completed 2025 Regional Housing Needs Assessment (HNA), this plan will transform housing data into actionable strategies that address local housing challenges over the next six years.

The Strategy Group will guide the development of this plan through structured working sessions, ensuring the final strategies reflect diverse community perspectives and are practical to implement. Your first assignment will be to review the HNA findings to inform our work together.

**How the Plan Will Be Organized:** The Housing Action Plan will establish a vision and goals, which guide housing strategies. Each strategy will include specific actions (such as incentives, policies, programs, or advocacy efforts) to accomplish that strategy. While we will develop the plan together during this process, the plan itself is a living document that will be monitored and adapted over time to recognize successes, respond to changing conditions, and incorporate lessons learned.

### WHAT IS THE STRATEGY GROUP?

A 12-15 member working group representing key sectors:

- **Core Partner Organizations** (County, Town, Pagosa Springs CDC)
- **Development & Real Estate Sector** (developers, builders, property managers)
- **Employers/Businesses** (major employers, service industry, small business)
- **Community Representatives** (nonprofit advocates, residents with lived housing experience, underrepresented populations, young professionals, seniors)

### TIME COMMITMENT

**Four Working Sessions (approximately 8 hours total - virtual and in-person options)**

- **Session 1:** Setting Goals and Understanding Our Housing Landscape – TBD
- **Session 2:** Exploring Housing Solutions – TBD
- **Session 3:** Setting Priorities and Responsibilities – TBD
- **Session 4:** Refining the Plan – TBD

Each session is approximately 2 hours long. Materials will be provided in advance for review.



## MEMBER RESPONSIBILITIES

- Attend all four working sessions (*if possible*)
- Review advance materials before each session (*sent 1-2 weeks prior*)
- Provide input based on your sector expertise and lived experience
- Work toward finding agreement while representing sector perspectives
- Help champion the plan in the community during and after completion
- Participate in public open houses and community events as available (*optional*)
- Participate in adoption presentations as available (*optional*)

## WHAT WE'LL ACCOMPLISH TOGETHER

- **Session 1:** Establish six-year housing production/preservation/conversion targets and affordability goals
- **Session 2:** Review potential housing strategies and develop action options
- **Session 3:** Prioritize actions and assign implementation roles and timelines
- **Session 4:** Finalize the plan framework and monitoring approach

## WHAT WE'RE WORKING TOWARD

- Create actionable housing strategies that fit our community's capacity
- Set specific six-year housing production, preservation, and conversion targets
- Address housing needs across all income levels
- Prevent displacement of at-risk communities
- Ensure regional coordination between County and Town
- Develop a realistic, implementable plan that both the County and Town will adopt

## QUALIFICATIONS WE'RE SEEKING

✓ Commitment to attend all four sessions ✓ Willingness to collaborate and work toward consensus ✓ Expertise in one of the key sectors OR lived housing experience ✓ Understanding of local housing challenges and opportunities ✓ Ability to contribute to practical implementation solutions ✓ Interest in championing the plan's adoption and implementation

**Your participation will directly shape housing solutions for Archuleta County and Pagosa Springs over the next six years. We need diverse voices at the table to create a plan that works for everyone.**





## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** Kyle Rickert

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**PROJECT:** Flood Recovery Funding Efforts Presentation  
**ACTION:** Information Only

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**PURPOSE/BACKGROUND:**

A short presentation summarizing the current efforts for funding flood recovery efforts.

**ATTACHMENTS:**

None

**FISCAL IMPACT:**

To Be Determined

**GOALS & OBJECTIVES:**

Flood Recovery

**RECOMMENDATIONS:**

presentation only



# AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** David Harris

**PROJECT:** Early Childcare and Education 2026 Funding Discussion  
**ACTION:** Discussion and Action

**PURPOSE/BACKGROUND:**

This item focuses on creating a process for 2026 to fund one of Council's key objectives, Early Childcare and Education (ECE).

**Town General Funds**

Council's FY 2026 adopted budget includes a line item in the Town's General Fund for \$88,000 for ECE. This figure includes funding for daycare centers, in-home daycare centers and other needs related to this goal.

Below is a summary of requested and allocated funding in FY 2025:

Service Organizations	2025 Req'd Amount	2025 Total Awarded
<b>In Home Daycares</b>		
Teresa Mael Daycare	\$2,000	\$2,000
Tiffany Wilkins Daycare	\$2,000	\$2,000
<b>Early Childhood Centers</b>		
Head Start/Tr County Head Start	\$40,631	\$27,041.50
Seeds of Learning	\$75,000	\$19,191.50
Wings Early Childhood Center	\$45,000	\$23,791.50
<b>Other Types/Services</b>		
Aspire Medical Services & Education	\$10,000	\$3,000
Audubon Rockies	\$15,000	\$750
Early Childhood Council of Archuleta County	\$1,554	\$1,150
Pagosa Community Initiative	\$20,000	\$4,250
<b>TOTAL</b>	<b>\$221,185</b>	<b>\$83,174.50</b>

***A draft application for ECE funding is attached. Please provide feedback, especially on criteria.***

**ATTACHMENTS:**

1. ECE Funding Application 2026

**FISCAL IMPACT:**

\$88,000 is budgeted in the FY 2026 General Fund

**GOALS & OBJECTIVES:**

Early Childhood and Education

**RECOMMENDATIONS:**

Direct staff regarding the process for ECE application.



TOWN OF PAGOSA SPRINGS
2026 Early Childcare and Education Funding Request

Applications must be completed in full to be considered. The application deadline is March 6, 2026. Please review the Funding Criteria on page 2 prior to submission. Submit the completed application and supporting documentation in one email to:

April Hessman, Town Clerk/Finance Director
Email: ahessman@pagosasprings.co.gov
Phone: 970-585-8449

Part 1: Applicant Information

Type of Early Childhood Education (ECE) Organization:

\_\_\_ In Home Daycare \_\_\_ ECE Center \_\_\_ Other (describe below):

Name of Applicant Organization:
Name of Umbrella Organization (if applicable):
Property Location and Owner Name, if different than Applicant Organization:

Applicant Contact Person:
Phone: E-Mail Address:
Mailing Address: City:
State: Zip:
Status: \_\_\_ non-profit Tax ID Number (if applicable): \_\_\_ for profit
How many years has your organization been in existence? \_\_\_

Part 2: Contribution Request/Narrative Cash Request: \$

Indicate how much is being requested from the Town of Pagosa Springs in 2026. Include requests for in-kind support, fee waivers, land, or other requests for support in addition to cash request.

**Please include the following documentation with your submittal:**

- Mission Statement: A clear and concise statement of the organization’s Mission, Goals and Objectives, if available.

**In a separate attachment, answer each of the following questions:**

1. Describe your organization/center. How many children are currently served on a daily basis. What ages are accepted? What is the teacher/caregiver to child ratio. Include any relevant information about your center/organization’s operations.
2. What is the purpose of the requested funds? How and when will the funds be expended?
3. What is the geographical location of where funds will be expended? How many town residents will directly benefit from the project or service for which funds are requested? What percentage of the slots serve families whose residence is located in town limits?
4. What are the sources of funding for your organization, and what are your strategies for addressing the sustainability of those sources?
5. If your organization was awarded funds in the past five years from the Town of Pagosa Springs, how were those funds spent?
6. How will your organization utilize these funds to meet the Council criteria for ECE funding (see Criteria below)?
7. What efforts are you taking to encourage applications from underserved members of the community, including people who may believe that quality education opportunities are unattainable for them?

PLEASE KEEP RESPONSES TO **THREE PAGES MAXIMUM**

**Applicants may be asked to present their requests to Council on March 17, 2026 at 5 p.m. Please be prepared to provide a brief overview (max 10 minutes), with time for Council questions and answers.**

**Town of Pagosa Springs Early Childcare Funding Criteria**

Council will prioritize the following criteria in evaluating requests:

1. Expansion or addition of new ECE slots; and
2. Retention of existing ECE slots; and
3. Support of organizations aiding families in our local workforce; and
4. Organizations or centers that have found other ways to be self-sufficient in their funding model.
5. Organizations demonstrating sustainability in provision of ECE services.
6. Organizations increasing accessibility of ECE to the lower income and underserved populations of our community.



## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** David Harris

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**PROJECT:** Ordinance 1023, First Reading, Authorizing an Amendment to an Agreement with the Pagosa Springs Medical Center Affecting an Interest in Real Estate (San Juan Rangers building, 302 San Juan St.)

**ACTION:** Discussion and Action

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### **PURPOSE/BACKGROUND:**

The Pagosa Springs Medical Center (PSMC) has long sought to add an Emergency Medical Services station in downtown Pagosa Springs. An opportunity has arisen and it involves the Town...and not just for permitting.

The Town and the predecessor to the PSMC, the Dr. Mary Fisher Medical Center, Inc., entered into an agreement in December 1996 and recorded at the County Clerk and Recorder's office that should the San Juan Rangers vacate the building and property at 302 San Juan Street, it shall revert to the Town. This parcel is adjacent to the Town's Dr. Mary Fisher Park. The San Juan Rangers vacated ownership of the property by quitclaim deed in October 2025. The PSMC desires to renovate and use this property to provide emergency medical services to the eastern part of the Town and the surrounding community.

Town staff concurs with PSMC staff that allowing PSMC to develop this property and building as an EMS station is in the best interest of the health, safety and welfare of the Town's residents and visitors. Staff recommends that the PSMC take possession of the San Juan Rangers building and property so as to provide a second EMS station in the downtown area. Should the PSMC no longer need this facility, the Town would have the right of first refusal to acquire the property to add it to the adjacent park. The attached ordinance cleans up the language to allow for the PSMC to move forward its goal to provide for an EMS station downtown while preserving the right of the Town to take possession of the property if and when it becomes surplus. In approving this ordinance, the PSMC will still need to go through the Town's Development Department for building permits to bring the building up to code.

### **ATTACHMENTS:**

1. Ord 1023-2026 Agreement with PSMC
2. 2025.12.04 PSMC Amendment to 1996 Agreement re 302 San Juan Street

**FISCAL IMPACT:**

**RECOMMENDATIONS:**

1. Move approval of Ordinance 1023, First Reading, Authorizing an Amendment to an Agreement with the Pagosa Springs Medical Center Affecting an Interest in Real Estate (San Juan Rangers building, 302 San Juan St.)
2. Move approval of Ordinance 1023, First Reading, Authorizing an Amendment to an Agreement with the Pagosa Springs Medical Center Affecting an Interest in Real Estate (San Juan Rangers building, 302 San Juan St.) with the following amendments...
3. Provide direction to staff.

**GOALS & OBJECTIVES:**

**RECOMMENDATIONS:**

**TOWN OF PAGOSA SPRINGS, COLORADO**

**ORDINANCE NO. 1023  
(SERIES 2026)**

**AN ORDINANCE OF THE TOWN OF PAGOSA SPRINGS AUTHORIZING  
AMENDMENT TO AGREEMENT WITH PAGOSA SPRINGS MEDICAL  
CENTER AFFECTING AN INTEREST IN REAL ESTATE**

WHEREAS, the Town of Pagosa Springs (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Pagosa Springs Home Rule Charter of 2003 as amended (“Charter”); and

WHEREAS, pursuant to Section 1.4 of the Charter, the Town has all the power of local self-government and home rule and all power possible for a municipality to have under the Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Section 12.19 of the Charter, the Town Council of the Town (the “Town Council”) may by ordinance purchase, sell, exchange, receive by donation, enter into a lease for greater than two years, or dispose of any interest in real property including easements; and

WHEREAS, the Town and the Dr. Mary Fisher Medical Center, Inc., a Colorado non-profit corporation entered into an Agreement (the “Agreement”) dated December 10, 1996, recorded December 12, 1996, at Reception No. 1996009101 of the records of Archuleta County Clerk and Recorder, Colorado, (the “County Records”) regarding that approximately 0.19 acres of property now known as 302 San Juan Street, Pagosa Springs (the “Property”), adjacent to Dr. Mary Fischer Park, and pursuant to the Agreement, if the Property reverted to ownership of Dr. Mary Fisher Medical Center, Inc., said party is obliged to reconvey said property to the Town; and

WHEREAS, by quitclaim deed from the San Juan Rangers, dated October 16, 2025 and recorded October 16, 2025 at Reception No. 22504374 of the County Records, the Property did revert to ownership of the Upper San Juan Health Service District d/b/a PAGOSA SPRINGS MEDICAL CENTER, a political subdivision of the State of Colorado (“PSMC”), successor in interest to the Dr. Mary Fisher Medical Center, Inc.; and

WHEREAS, PSMC desires to continue ownership of the Property invest in the Property to operate emergency services to serve the eastern part of the Town and the surrounding community, to the benefit of the Town’s residents and visitors; and

WHEREAS, the Town Council of the Town (“Town Council”) desires to amend to the Agreement to allow PSMC to continue ownership, while preserving the

requirement that if the Property is sold or not used for emergency services, PMSC must convey the Property to the Town upon demand; and

WHEREAS, the Town Council hereby finds and determines that amendment the Agreement to permit PSMC to use the Property to provide emergency services is in the best interest of the health, safety and welfare of the Town's residents and visitors.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, as follows:**

**Section 1. Incorporation of Recitals.** The above Recitals are hereby incorporated into this Ordinance by this reference.

**Section 2. Execution of Amendment to Agreement Documents.** The Town Manager and/or the Mayor are authorized and directed to execute an amendment to the Agreement (the "Amendment"), and any related documents necessary, in substantially the form attached, for and on behalf of the Town. The Town Clerk is hereby authorized and directed to attest all signatures and acts of any official of the Council or the Town on the Amendment.

**Section 4. Public Inspection.** The full text of this Ordinance, with any amendments, is available for public inspection at the office of the Town Clerk.

**Section 5. Severability.** If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

**Section 7. Public Hearing.** A public hearing on this Ordinance shall be held on the 20<sup>th</sup> day of January, 2026, at 7:00 p.m. at the Pagosa Springs Town Hall, 551 Hot Springs Boulevard, Pagosa Springs, Colorado.

**Effective Date.** This Ordinance shall become effective and be in force immediately upon final passage at second reading.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, B) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE 6<sup>TH</sup> DAY OF JANUARY, 2026.

Town of Pagosa Springs

Ordinance No. 1023 (Series 2026)

Page 3

TOWN OF PAGOSA SPRINGS, COLORADO

By: \_\_\_\_\_  
Shari Pierce, Mayor

ATTEST:

By: \_\_\_\_\_  
April Hessman, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3.9, D) OF THE PAGOSA SPRINGS HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF PAGOSA SPRINGS, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF PAGOSA SPRINGS, ON THE 20TH DAY OF JANUARY, 2026.

TOWN OF PAGOSA SPRINGS, COLORADO

By: \_\_\_\_\_  
Shari Pierce, Mayor

ATTEST:

By: \_\_\_\_\_  
April Hessman, Town Clerk

**EXHIBIT A**  
[ADD AS REQUIRED]

**CERTIFICATE OF PUBLICATION**

I, the duly appointed, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. \_\_\_\_ (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on first reading at its regular meeting held on the 6<sup>TH</sup> day of January, 2026, and was published by title only, along with a statement indicating that the full text of the Ordinance is available at the office of the Town Clerk, on the Town’s official website, on \_\_\_\_\_, 2026, which date was at least ten (10) days prior to the date of Town Council consideration on second reading.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this \_\_ day of \_\_\_\_\_, 2026.

April Hessman, Town Clerk

(S E A L)

I, the duly appointed, qualified and acting Town Clerk of the Town of Pagosa Springs, Colorado, do hereby certify the foregoing Ordinance No. \_\_\_\_ (Series 2026) was approved by the Town Council of the Town of Pagosa Springs on second reading, at its regular meeting held on the 20<sup>th</sup> day of January, 2026, and was published by title only, along with a statement indicating the effective date of the Ordinance and that the full text of the Ordinance is available at the office of the Town Clerk, on the Town’s official website, on \_\_\_\_\_, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Pagosa Springs, Colorado, this \_\_ day of \_\_\_\_\_, 2026.

April Hessman, Town Clerk

(S E A L)

## FIRST AMENDMENT TO AGREEMENT

302 San Juan Street

THIS FIRST AMENDMENT TO AGREEMENT (this “Amendment”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”), by and between the TOWN OF PAGOSA SPRINGS, a Colorado home-rule municipality and political subdivision of the State of Colorado (the “Grantee”), and the Upper San Juan Health Service District d/b/a PAGOSA SPRINGS MEDICAL CENTER, a political subdivision of the State of Colorado (“Grantor”), as successor in interest to the Dr. Mary Fisher Medical Center, Inc., a Colorado non-profit corporation, Grantor and Grantee together being referred to as “Parties.”

WHEREAS, the Parties entered into an Agreement (the “Agreement”) dated December 10, 1996, recorded December 12, 1996, at Reception No. 1996009101 of the records of Archuleta County Clerk and Recorder, Colorado, (the “County Records”) regarding that approximately 0.19 acres of property now known as 302 San Juan Street, Pagosa Springs, Colorado, more particularly described therein as the “tract of land previously sold to Colorado Mounted Rangers, Troop F, a Colorado Non-Profit Corporation, and described as a Tract 100 feet East and West, by 90 Feet North and South located in the South East corner of the tract of land described above” (the “Property”); and

WHEREAS, pursuant to the Agreement, if the Property, identified in the deed between Grantor and Colorado Mounted Rangers Troop F, a Colorado non-profit organization, dated November 30, 1976, and recorded December 6, 1976, at Reception No. 86879 of the County Records, reverted to ownership of Grantor, Grantor is obliged to reconvey said property to the Grantee; and

WHEREAS, by quitclaim deed between Grantor and the San Juan Rangers, a Colorado non-profit organization, dated October 16, 2025 and recorded October 16, 2025 at Reception No. 22504374 of the County Records, the Property has reverted to ownership of Grantor; and

WHEREAS, the Parties desire to amend the Agreement, as further described herein, to modify the requirements for reconveyance of the Property to the Grantee.

For the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The fourth paragraph of the Agreement, said paragraph beginning with the language “Grantor hereby agrees . . .” is hereby deleted and the following language inserted in its place:

“Grantor hereby agrees that the tract of land previously sold to Colorado Mounted Rangers, Troop F, a Colorado Non-Profit Corporation, and described as a Tract 100 feet East and West, by 90 Feet North and South, more particularly described in the quitclaim deed between Grantor and said San Juan Rangers, dated October 16, 2025 and recorded October 16, 2025 at Reception No. 22504374 (the “Property”) shall only be used for the operation of an ambulance service, emergency medical services, search and rescue service and other similar emergency and rescue operations (“EMS Services”). In the event that the Property is no longer used for EMS Services, Grantee shall, upon written demand of Grantee, convey the Property to the Town of Pagosa Springs within thirty (30) days of such demand, without further payment by said Town. Further, in the event Grantor desires to convey the Property to a third party, except if said third party is wholly assuming the obligations of Grantor for provision of EMS Services in Archuleta County, Grantor shall first offer to convey the Property to the Town of Pagosa Springs, without further payment by said Town. In the event either party commences legal or equitable actions against the other party to enforce this Agreement, the party in default shall be liable to the non-defaulting Party for the non-defaulting Party’s reasonable attorney fees and costs incurred because of the default.”

2. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect as written.

3. This First Amendment shall be binding on the Parties hereto, their heirs, executors, successors, and assigns.

4. This First Amendment shall be recorded in the County Records.

*[SIGNATURE PAGE FOLLOWS]*

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the Effective Date.

**Town of Pagosa Springs**

\_\_\_\_\_  
Shari Pierce, Mayor

ATTEST:

\_\_\_\_\_  
April Hessman, Town Clerk

Upper San Juan Health Service District  
d/b/a **PAGOSA SPRINGS MEDICAL  
CENTER**, a political subdivision of the  
State of Colorado,

\_\_\_\_\_  
Rhonda P. Webb, MD, Chief Executive  
Officer

STATE OF COLORADO )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2026, by Rhonda P. Webb as Chief Executive Officer of Upper San Juan Health Service District, a political subdivision of the State of Colorado.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



## AGENDA BRIEF

**MEETING:** Town Council Meeting  
**FROM:** James Dickhoff

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**PROJECT:** Executive session pursuant to C.R.S. 24-6-402(4)(e), determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiations regarding the pre-development agreement between the Town and Servitas, LLC.

**ACTION:** Discussion

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### **PURPOSE/BACKGROUND:**

Determining positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiations regarding agreement between the Town and Servitas, LLC.

### **ATTACHMENTS:**

None

### **FISCAL IMPACT:**

TBD

### **GOALS & OBJECTIVES:**

Affordable Housing

### **RECOMMENDATIONS:**

Provide Direction Regarding Negotiations



## **AGENDA BRIEF**

**MEETING:** Town Council Meeting  
**FROM:** April Hessman

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**PROJECT:** Possible Executive Session per C.R.S. 24-6-402(4)(f), Discussion of a Personnel Matter Regarding the Town Manager Annual Evaluation  
**ACTION:** Discussion

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**PURPOSE/BACKGROUND:**  
Annual evaluation and discussion with Town Manager

**ATTACHMENTS:**  
None

**FISCAL IMPACT:**  
None

**GOALS & OBJECTIVES:**

**RECOMMENDATIONS:**