



Town Hall 551 Hot Springs Blvd
Pagosa Spring, CO 81147

MINUTES
Town Council Meeting
June 10, 2026 @ 6:00 PM

A special meeting of the Pagosa Springs Town Council was called to order on June 10, 2026 at 6:00 PM in the Town Hall 551 Hot Springs Blvd.

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

COUNCIL ABSENT:

I. CALL MEETING TO ORDER

II. ROLL CALL

III. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

IV. EXECUTIVE SESSION

1. Executive Session per C.R.S. 24-6-402(4)(a): Discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102

Council Member Lindner moved to enter executive Session per C.R.S. 24-6-402(4)(a), discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102, Council Member deGraaf seconded. Motion Passed

Town Council entered executive session at 6:04 pm. Mayor Pierce called the meeting back into regular session at 7:07 pm.

Council Member Lindner excused himself from the remainder of the meeting.

Mayor Pierce said she is grateful to the staff for their diligence in moving through this project. Council Member Williams said the Town needs an economic base and workforce housing is part of that base. Council Member deGraaf said this opportunity will offer the community what is needed to thrive. Council Member Martinez said this is a unique opportunity and the staff has been remarkable in answering the hard questions.

V. NEW BUSINESS

1. Ordinance 1030 (Series 2026), First Reading, An Ordinance Authorizing the Acquisition of Real Property known as Masters Place Condominiums in Pagosa Springs, Colorado

Ordinance 1030 is an ordinance participating in a purchase and sale agreement as a stalking horse bid in an action on July 17, 2026 for the Masters Place Condominiums. If approved, the escrow account will be completed and held by Bank of the San Juans in an amount of approximately \$476,000 for all three properties. The Masters Place Condominium bid is \$2,376,000 and has 20 units.

Council Member deGraaf moved to approve Ordinance 1030 (Series 2026), first reading, an ordinance authorizing the acquisition of real property known as Masters Place Condominiums in Pagosa Springs, Colorado, Council Member Williams seconded. Motion Passed

2. Ordinance 1031 (Series 2026), First Reading, An Ordinance Authorizing the Acquisition of Real Property known as Village Point Condominiums in Pagosa Springs, Colorado

Ordinance 1031 is an ordinance participating in a purchase and sale agreement as a stalking horse bid in an action on July 17, 2026 for the Village Pointe Condominiums. If approved, the escrow account will be completed and held by Bank of the San Juans in an amount of approximately \$476,000 for all three properties. The Village Pointe Condominiums bid is \$4,721,472 and has 64 units.

Council Member Bergon moved to approve Ordinance 1031 (Series 2026), first reading, an ordinance authorizing the acquisition of real property known as Village Pointe Condominiums in Pagosa Springs, Colorado, Council Member Martinez seconded. Motion Passed

3. Ordinance 1032 (Series 2026), First Reading, An Ordinance Authorizing the Acquisition of Real Property known as Elk Run Townhomes in Pagosa Springs, Colorado

Ordinance 1032 is an ordinance participating in a purchase and sale agreement as a stalking horse bid in an action on July 17, 2026 for the Elk Run Townhomes. If approved, the escrow account will be completed and held by Bank of the San Juans in an amount of approximately \$476,000 for all three properties. The Elk Run Townhomes bid is \$2,432,700 and has 18 units.

Council Member Williams moved to approve Ordinance 1032 (Series 2026), first reading, an

ordinance authorizing the acquisition of real property known as Elk Run Townhomes in Pagosa Springs, Colorado, Council Member deGraaf seconded. Motion Passed

The second reading will be held at a Special Meeting on Tuesday, June 23rd at 5pm.

VI. ADJOURNMENT

Mayor Pierce adjourned the meeting at 7:30 pm.

**Shari Pierce
Mayor**