



Town Hall 551 Hot Springs Blvd
Pagosa Spring, CO 81147

MINUTES
Town Council Meeting
June 16, 2026 @ 5:00 PM

A regular meeting of the Pagosa Springs Town Council was called to order on June 16, 2026 at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

COUNCIL PRESENT: Mayor Pierce, Council Member Williams, Council Member deGraaf, Council Member Lindner, Council Member Shabro

COUNCIL ABSENT: Council Member Bergon, Council Member Martinez

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

V. INTERVIEW AND POSSIBLE APPOINTMENT OF TOWN COUNCIL MEMBER

1. Interview and possible appointment of Town Council Member

Mr. Vahid Shabro submitted a letter of intent to serve on the Town Council, filling an open seat from the April election.

Town Council asked Mr. Shabro several questions. Mr. Shabro said there are opportunities to attract young families to the community. He said during a vote he would respect the majority and the reasoning. He said he is able to provide time to serve on the council and his family

Council Member Williams move to appoint Vahid Shabro to the open Town Council seat,

Council Member deGraaf seconded.

Mr. Shabro was sworn in and took his seat at the dias.

VI. PUBLIC COMMENT

Mr. Matthew Sherrill with Shine Gelato said he appreciates the riverwalk and would be grateful to run his gelato cart along the Town's riverwalk to meet people along their walk.

VII. CONSENT AGENDA

1. Approval of the June 2 & 10, 2026 Meeting Minutes

2. May Financial Statement and Payments

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

3. Request to DOLA to Amend Local Planning Capacity Grant

This item is tabled until a later date.

VIII. PRESENTATIONS

1. Archuleta Community Development Action Plan Review

Ms. Laura Lewis Marchino, Executive Director of Region 8 EDD, and Emily Lashbrooke, CDC Director, presented the 2026 Community Development Action Plan. This plan is for the local region and includes projects within the County of Archuleta and the Town of Pagosa Springs. Mayor Pierce said the east end and Hwy 84 intersection are economic priorities, as well as a Hill Top Cemetery pavilion. She said Council Member Martinez has a heart for the homeless. She said solar options at the community center would allow for a location for the community during brownouts. Council Member deGraaf said workforce housing, early childcare, and public infrastructure need to be addressed as the Town grows. He said that includes infrastructure for the people who are invited to come, like restaurants, hotels, and things to do in Town. Council Member Lindner said the Reservoir Hill expansion and the Build Pagosa facility are important, and alternative energy in solar and wind is encouraged. He said a tunnel to move traffic to bypass the Town should be a future project. Council Member Williams said broadband was necessary for the community. Council Member Shabro said reliable electricity is important, and buried lines would reduce fire risks.

IX. REPORTS TO COUNCIL

1. Sales Tax Brief

Town Manager David Harris said sales tax receipts for April are down 8.6% compared to April 2025, but are comparable to 2024.

2. Other Department Reports

- a. Administration Report
- b. Development Department Reports
- c. Lodging Tax Report
- d. Municipal Court Department Report
- e. **Parks and Recreation Report**
- f. **Police Department Report May 2026**

X. NEW BUSINESS

1. Resolution 2026-11, Adopting Revised Rules and Regulations for the Hill Top Cemetery

Resolution 2026-11 adopts revised rules and regulations for the Hill Top Cemetery. Staff suggests that benches be permitted and tagged. The information will go out in the newsletter.

Council Member Lindner moved to approve Resolution 2026-11, adopting revised rules and regulations for Hill Top Cemetery, Council Member deGraaf seconded. Motion Passed.

2. Ordinance 1033, First Reading, Amending the Municipal Code regarding Cemetery Rules and Regulations

Ordinance 1033 sets violations of the cemetery rules and regulations as a public nuisance. This will provide a mechanism to enforce the rules at the cemetery.

Council Member deGraaf moved to approve Ordinance 1033 Series 2026, first reading, an ordinance of the Town of Pagosa Springs amending the Municipal Code with respect to Hill Top Cemetery, Council Member Lindner seconded. Motion Passed.

3. Ordinance 1034, First Reading, An Ordinance of the Town of Pagosa Springs to Repeal and Readopt Chapter 21, Article 6, Section 6.13 of the Pagosa Springs Municipal Code to Adopt by Reference the 2024 Editions of the International Building Code Series, Manufactured Home Standards, and the Colorado Model Electric Ready and Solar Ready Code

Ordinance 1034 repeals and readopts Chapter 21, Article 6, Section 6.13 of the Pagosa

Springs Municipal Code to adopt by reference the 2024 Editions of the International Building Code Series, manufactured home standards, and the Colorado model electric ready and solar ready code. This code needs to be adopted by July 1st, and staff requests a special meeting on June 30th where the 2nd reading of Ordinance 1030-1032 can also be presented for public hearing and adoption. Staff said some of the changes of the code may increase the costs of construction based on snow loads and insulation standards. Staff suggests increased education and working with the contractors toward compliance.

Council Member deGraaf moved to Approve the First Reading of Ordinance 1034, An Ordinance of the Town of Pagosa Springs to Repeal and Readopt Chapter 21, Article 6, Section 6.13 of the Pagosa Springs Municipal Code to Adopt by Reference the 2024 Editions of the International Building Code Series, Manufactured Home Standards, and the Colorado Model Electric Ready and Solar Ready Code, Council Member Shabro seconded. Motion

4. Shine Gelato - Outdoor Commercial Establishment (OCE) Application - Town Property

Senior Planner, Katelyn Tunnel, presented a proposed Outdoor Commercial Establishment (OCE) application for a mobile bicycle cart serving gelato throughout the downtown Riverwalk and parks areas on Town-owned property. She said the requirements to operate on Town property include liability insurance, Fire Department and Health Department approvals, on-site trash receptacles, limited signage affixed to the cart, and utilization of sidewalks along the approved routes. Any modifications will require review by the Town. Town Council was presented with several route options for this OCE operation. Council Member Williams said he likes this type of vitality for the Town. He said being on the riverwalk does not affect the business on the 400 block. He would like these handled by staff to streamline the process. Council Member deGraaf said the pedicabs use all the riverwalk, and he said this smaller cart should use all the riverwalk. He said staff should handle these OCEs. Council Member Shabro said this cart would support enjoyment for the Town residents and visitors. Mayor Pierce said she would like the cart not to stop on the street to sell or stop on private property.

Council Member deGraaf moved to approve Shine Gelato to be limited to Route 1, conditions two through eight be adhered to and enforced administratively, the applicant will respect reserved park spaces and not enter unless invited by the event organizer, Council Member Williams seconded. Motion Passed.

5. Fourth of July Fireworks

Tourism Executive Director Jennifer Green said ACME Pro Pyro Professional Display, the vendor for the 4th of July fireworks show, is requesting to be notified June 16th regarding the status of the 4th of July fireworks. After the 16th, there will be financial penalties if canceled after the 16th.

Council Member Williams moved to cancel the 4th of July fireworks because of the drought, Council Member Lindner seconded. Motion Passed.

6. 2027 Budget Calendar Discussion

Town Manager David Harris presented a proposed 2027 budget schedule for July through

adoption in October. September 21 and 22 will be the work sessions.

XI. PUBLIC COMMENT

None

XII. MAYOR, COUNCIL, TOWN MANAGER COMMENTS/UPCOMING AGENDA ITEMS

Council Member Williams said he would like to streamline processes and make it easier for people to live and do business here. Mayor Pierce said she was approached by an event organizer that was not funded in 2026. She said she advised him to make comments at the beginning and the end of a meetings. Mayor Pierce has offered to meet one-on-one with the organizer to hear his ideas.

XIII. UPCOMING COUNCIL MEETINGS

- June 23, 2026 at 5:00 pm: Special Council Meeting
- July 7, 2026 at 5:00 pm: Regular Council Meeting
- July 21, 2026 at 5:00 pm: Regular Council Meeting
- August 4, 2026 at 5:00 pm: Regular Council Meeting
- August 18, 2026 at 5:00 pm: Regular Council Meeting
- September 1, 2026 at 5:00 pm: Regular Council Meeting
- September 15, 2026 at 5:00 pm: Regular Council Meeting

The June 23rd special meeting will be changed to Monday June 29th at 5:00 pm.

XIV. ADJOURNMENT

Mayor Pierce adjourned the meeting at 7:35 pm.

Shari Pierce
Mayor