



Town Hall 551 Hot Springs Blvd
Pagosa Spring, CO 81147

MINUTES
Town Council Meeting
June 29, 2026 @ 5:00 PM

A Special Meeting of the Pagosa Springs Town Council was called to order on June 29, 2026 at 5:00 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 Member Shabro

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) for discussion concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest related to Project 102, Council Member Bergon seconded. Motion Passed.

The Town Council entered executive session at 5:08 pm. Mayor Pierce called the meeting back into regular session at 5:30 pm.

V. UNFINISHED BUSINESS

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

Ordinance 1030 is an ordinance authorizing a purchase and sale agreement for the Masters Place Condominiums. Development Director James Dickhoff said Masters Place has 20 condominium units and that they are all two-bedroom units. The initial bid for these units will be \$2,376,000.

Mayor Pierce said this is a unique opportunity for our community and workforce housing has been a high priority for Town Council. The Council echoed Mayor Pierce's comments with support of project 102.

Ms. Nancy Rea said she is concerned for the Town of Pagosa and what's going to happen to the units based on construction cost and her calculations. She doesn't see how Wyndham could walk away from these units if they were making money. She wants the Town of Pagosa Springs to be protected, and she worries about the cost that these units will have. Mr. Gary Noland said he fully understands the need for workforce housing. He is worried about the number of parking spaces at the units compared to the number of available units to be rented. Mr. Noland is hoping there is consideration for how many individuals can live in each unit, since they are smaller two-bedroom units. He wants to make sure the quality of life for everyone that lives up there stays the same and is upheld.

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

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

Ordinance 1031 is an ordinance authorizing a purchase and sale agreement for the Village Pointe Condominiums. Development Director James Dickhoff said Village Pointe Condominiums has 32 two-bedroom units with a door lock off to each room. In the design, they have considered putting a permanent wall to make up to 64 one-bedroom units. The initial bid for these units will be \$4,721,472.

Council Member Williams said he is opposed to the idea of permanently blocking off the units, because there is more flexibility in the ability to open them up in the future. He suggested looking into sound dampening approaches instead of permanent approaches.

No Public Comment

Council Member Williams moved to approve Ordinance 1031 (Series 2026), second 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), Second Reading, An Ordinance Authorizing the Acquisition of Real Property known as Elk Run Townhomes in Pagosa Springs, Colorado

Ordinance 1032 is an ordinance authorizing a purchase and sale agreement for the Elk Run Townhomes. Development Director James Dickhoff said Elk Run Townhomes includes 18 two-bedroom townhome units. The initial bid for these units will be \$2,432,700.

Ms. Nancy Rea said she thinks the community is doing a great job and there is not need for additional workforce housing. She said she doesn't think these units are worth the money being spent. She said she is worried about the Town of Pagosa Springs taking on this burden that is going to affect the entire community for years to come.

Council Member Martinez moved to approve Ordinance 1032 (Series 2026), second reading, an ordinance authorizing the acquisition of real property known as Elk Run Townhomes in Pagosa Springs, Colorado, Council Member Williams seconded. Motion Passed.

4. Ordinance 1034, Second 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. Development Director James Dickhoff pointed out a correction on page ten with a correction of the number from 3.13.14 to 6.13.14.

Council Member Lindner moved to approve the second 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, with the correction of numbering, Council Member Shabro seconded. Motion Passed.

VI. ADJOURNMENT

Mayor Pierce adjourned the meeting at 5:48 pm.

**Shari Pierce
Mayor**