



Town Hall 551 Hot Springs Blvd
Pagosa Springs, CO 81147

MINUTES

Town Council Meeting
August 4, 2026 @ 5:00 PM

A regular meeting of the Pagosa Springs Town Council was called to order on August 4, 2026 at 5:00 PM in the Town Hall 551 Hot Springs Blvd.

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

COUNCIL ABSENT: Council Member Bergon, Council Member Shabro

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. DISCLOSURES AND/OR CONFLICT OF INTEREST

None

V. PUBLIC COMMENT

Mr. Eddie Archuleta said the parking by the library needs to be closed down. He said he has to call the police to get the truckers to move out of the parking lot.

VI. CONSENT AGENDA

1. Approval of the July 21, 2026 Meeting Minutes

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

VII. UNFINISHED BUSINESS

1. Project 64 Talking Points

Jeff Sams, Housing Coordinator, said Project 64 (formerly Project 102) has many moving parts. In an effort to ensure accurate and consistent information is being communicated by our team, staff has developed talking points. The Town was successful with a winning bid for the Village Pointe Condos at \$4.9 million. This 64-unit property will require renovation before leasing. The property is scheduled to close before late March 2027. Staff is working on grants for renovation and the purchase of the property; COPs will be obtained for the balance.

Council Member Martinez said the potential grants could reduce the rents necessary to cover the COP payment, which is a unique feature for this project. Council Member Williams said the property should be in a land trust to keep it available to the community.

VIII. NEW BUSINESS

1. Ordinance 1037, First Reading, Data Center Moratorium

Ordinance 1037 allows staff to closely monitor data center development across the nation and specifically the State of Colorado regarding technological advancements, especially as it pertains to human and ecological impact. The 6-month moratorium on data centers will require an extension every 6 months to achieve the two years as requested by Council. Council Member Lindner said the council should keep in mind new questions and ways of thinking about these data centers. Council Member Martinez said policies have not been set up around this new technology and they need to be created so the Town can take advantage of these centers. Mayor Pierce said this allows the Town to get out in front of the technology and wants to work together with the County on this policy. Mr. Bill Hudson said there may be a question of national security for this technology and said it is dangerous and threatens our country.

Council Member deGraaf moved to approve the first reading of Ordinance 1037 placing a 6-month moratorium on all development that would include data centers, Council Member Lindner seconded. Motion Passed

2. Discussion regarding potential traffic calming device on San Juan Alley and discussion regarding developing a policy and ordinance regarding traffic calming devices on public roads

Staff reviewed traffic and safety concerns on San Juan Alley between South 8th Street and South 10th Street. Based on residential feedback, staff said installing a speed dip is not the correct solution at this time. The dip could create additional concerns with noise, drainage, snow removal, vehicle clearance, and ongoing maintenance.

The one-way option also received limited support. Staff recommends leaving the existing two-way traffic pattern unchanged and continuing to monitor traffic and safety concerns in the area. The issue can be reconsidered if conditions change or additional neighborhood

support is received.

A policy and ordinance regarding traffic calming devices on public roadways is being reviewed for Council's consideration at a future meeting.

Council Member Williams said the flexibility in working with the neighborhood is a good way to enlist communication between neighbors.

IX. PUBLIC COMMENT

Mr. Eddie Archuleta said staff did not talk to the contractors who could put in the dip or hump. He said there is a lot of traffic flying up and down the road. He said the library parking lot needs to be closed and the protesters are ruining his life by standing at the sidewalk yelling obscenities.

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

Council Member Williams said the Goodman property behind Tractor Supply might be set up as a staging area for firefighting. Staff will reach out to the Sheriff for thoughts on setting up infrastructure on the property. Council Member Williams said the geothermal uses could be aided with the help of Phil Bennett. Council Member Martinez said the students in the audience are with Healthy Archuleta as interns. National Night Out is this evening at Yamaguchi Park. A generator was purchased from PPOS to install at the Community Center as an alternate power source.

XI. EXECUTIVE SESSION

- 1. Executive Session pursuant to §24-6-402(4)(b), C.R.S., to receive legal advice on questions related to Oren Rd., in which event the session, or portions of the session, will not be recorded.**

Council Member deGraaf moved to enter executive session pursuant to C.R.S. 24-6-402(4)(b), to receive legal advice on questions related to Oren Rd., in which event, the session or portions of the session will not be recorded, Council Member Martinez seconded. Motion Passed

Council entered executive session at 6:06 pm. Mayor Pierce called the meeting back in regular session at 6:33 pm.

XII. RECONVENE IN REGULAR SESSION

- 1. Council may act in regular session on item(s) discussed in Executive Session**

XIII. UPCOMING COUNCIL MEETINGS

August 18, 2026 at 5:00 pm: Regular Council Meeting

August 24, 2026 at 5:00 pm: Joint Town/County Work Session at Town Hall

September 1, 2026 at 5:00 pm: Regular Council Meeting

September 15, 2026 at 5:00 pm: Regular Council Meeting

XIV. ADJOURNMENT

Mayor Pierce adjourned the meeting at 6:34 pm.

Shari Pierce
Mayor