



551 Hot Springs Boulevard
Post Office Box 1859
Pagosa Springs, CO 81147
Phone: 970.264.4151
Fax: 970.264.4634

**TOWN COUNCIL SPECIAL MEETING MINUTS
TOWN HALL, TOWN COUNCIL CHAMBERS
FRIDAY, OCTOBER 8, 2010
10:00 A.M. – 11:00 A.M.**

I. CALL MEETING TO ORDER – Mayor Aragon, Council Member Cotton, Council Member Holt, Council Member Lattin, Council Member Pierce, Council Member Volger

II. NEW BUSINESS

- 1. Purchase of Riverwalk Trail Extension Property** – The Planned Phase II of the San Juan Riverwalk will cross Lots 6 and 7, Block 51, Town of Pagosa Springs, owned by the Ikamae Watters Trust. This property abuts the town's wetland conservation easement. In September of 2008 Town Council offered to purchase the property for \$200,000, however the Town and sellers could not agree upon a price. Recently the Town Manager and Watters Trust have negotiated on the purchase of the property for a price of \$121,550. By purchasing this property the original plan approved by the Corps of Engineer, which shows the trail running along the river to a future bridge at 6th street, makes the plan possible. An easement with the Springs Resort would need to be finalized, this section of the trail is in the Springs Resort development plan which has been previously approved by Council. Mayor Aragon says that this project is extremely important and rather than having to abandon it, is excited to have this opportunity to move forward in continuing the riverwalk trail. Legal counsel has suggested a phase 1 environmental assessment, at the town's expense, before signing the contract. The estimated closing date is November 1, 2010. Council Member Holt explained the history of the trail. He said that when the Resort's development plan was approved the Watters were granted an easement to access their property with a road and utility easement, causing a problem with the Springs Resort development. The Springs Resort had asked to buy the Watters property, but at that time the Watters did not want to sell to the Springs Resort. Council Member Holt said the utility easement should transfer to the Town if purchased. Council Member Pierce would like to have a conversation with the Springs Resort prior to purchasing the land. Town Manager Mitchem explained the approved plat submitted by the Springs Resort includes easements for the proposed trail. Mayor Aragon is getting frustrated with the stalling of the process and wants to move forward. Town Planner James Dickhoff said the Springs Resort was hesitant to give us the temporary easement through their property because they wanted the town to move forward with the original design through the Watters property, he feels the Springs Resort is very much on board in allowing easements for the planned trail. Council Member Holt feels the Springs Resort will be very encouraged to work with the Town on the easements once they know we have purchased the Watters property. The trail and bridge completion could likely take a few years to complete with grant funding cycles. Council Member Pierce moved to authorize executing a contract to purchase Lots 6 and 7 of Block 51 for an amount not to exceed \$121,550 out of the Capital Improvement Fund reserves

contingent upon positive completion of the Phase 1 Environment Study and engagement of the Springs Resort for the required easements, Council Member Volger seconded, unanimously approved.

V. ADJOURNMENT – Upon motion duly made, the meeting adjourned at 10:40 a.m.

Ross Aragón, Mayor