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TOWN COUNCIL MEETING MINUTES
THURSDAY, JANUARY 19, 2012
Town Hall Council Chambers
12:00 P.M.

- I. **CALL MEETING TO ORDER** – Mayor Aragon, Council Member Cotton, Council Member Hart, Council Member Holt, Council Member Pierce, Council Member Volger
- II. **LIQUOR LICENSE**
 1. **Special Events Liquor Permit – Pagosa Springs Chamber of Commerce Penguin Plunge February 19, 2012 at Town Park** – Council Member Volger moved to approve the special events liquor permit for the Pagosa Springs Chamber of Commerce Penguin Plunge February 19, 2012, Council Member Hart seconded, unanimously approved.
- III. **DELEGATIONS**
 1. **Pagosa Springs Youth Center – Joanne Irons** – The Pagosa Springs Youth Center opened two years ago after the teen center closed. The PSYC was donated the old Powerhouse and holds events to raise funds for the youths. This program provides for after school programs for 12-19 year olds and a summer school for elementary age schools. They are hoping to work with older males in their 20's to help them with skills for a job. They are partnering with Kiwanas, Rotary, Education Center and other local organizations for help with social skills for young kids. They have four full time employees, three paid, Mrs. Irons is hoping to step down and hire a full time paid center director.
- IV. **NEW BUSINESS**
 1. **Ordinance No. 767, (first reading) Referring Charter Amendments to Voters** - The Home Rule Charter was approved in 2003, since that time several items in the charter have come to light regarding clarifications, and efficiency. The charter committee of Council Member Pierce and Council Member Cotton met to review potential changes to the charter including election items, Council and administration powers, and clerical clean-up. The Town's legal counsel has reviewed the changes and is presenting the charter changes to the council for the 2012 election on April 3, 2012. Council Member Volger moved to approve Ordinance No. 767, first reading, An Ordinance Calling the Regular Election to be Held on April 3, 2012 as a Polling Place Election, Designating an Election Official and Submitting to the Registered Electors of the Town of Pagosa Springs the Questions of Amending Sections 2.1, 2.3, 2.8, 3.1, 3.2, 3.2.5, 3.9, 3.10, 4.1, 4.2, 4.6, 4.7, 4.8, 5.1, 5.2, 5.3, 5.4, 5.7, 5.9, 6.3, 6.5, 6.6, 7.1, 7.2, 7.7, 10.4, 10.5, 10.7, 11.1, 12.14 and 12.19 of the Home Rule Charter of 2003, Council Member Pierce seconded, unanimously approved.
 2. **Ordinance No. 766, (first reading) Amendment to Eligibility Requirements for Historic Preservation Board Members** – The current Land Use Development Code (LUDC) states that “at least one member of the HPB shall be a qualified elector in Pagosa Springs and resident for two years prior to appointment. Remaining members may reside outside of the Town only if they own property or a business, or work or conduct business within the Town limits for two years prior to appointment”. Requiring a minimum of two year's is inconsistent with other board eligibility requirements, specifically, the Town Planning Commission and Town Council eligibility requirements only require one year residency. The HPB is requesting amending the LUDC to read “At least one member of

the HPB shall be a qualified elector in Pagosa Springs and resident for ~~two~~ **ONE year s** prior to appointment. Remaining members may reside outside of the Town only if they own property or a business, or work or conduct business within the Town limits **for ~~two~~ ONE year s** prior to appointment”. Council Member Pierce moved to approve the first reading of Ordinance 766, amending the Land Use Development Code section 2.5.5.C.1, to allow “one year residency” as eligibility for appointment to the Historic Preservation Board, noting the change to the Ordinance under Section 2 correcting “two years” to “one year” in the first sentence, Council Member Holt seconded, unanimously approved.

3. **Sawmill Place, Approved Preliminary PUD Plan, One Year Extension Request** - The applicant, Schlaefli Family Trust of Sawmill Place, has requested a one year extension for the Preliminary PUD Plan previously approved by Town Council on November 5, 2008 and extended for one year on January 21, 2010. On January 4, 2011 the TC extended the Preliminary PUD Plan for one more year. The applicant has indicated that they are working with CDOT to renew their Access Permit, which will require a substantial investment to produce new engineering plans per CDOT's requirements. Additionally, the applicant is working with Archuleta County for the vacation of Bass Drive and with the Army Corps wetland permit, which will also require a significant investment. The applicant wished to secure the additional one year extension, which will allow them to proceed with the above processes. The Planning Commission approved the recommendation to the one year extension at their January 10, 2012 meeting. Council Member Hart moved to approve an additional one year extension for the previously approved Sawmill Place Preliminary Plan, Council Member Volger seconded, unanimously approved.
4. **Resolution 2012-01, Providing Support for PSCDC Creative Art District Grant** - Rich Lindblad from the Pagosa Springs Community Development Corporation is requesting Town Council support for a Colorado State Department of Economic Development and International Trade "Creative Art District" grant application. If awarded, the \$15,000 grant would fund the creation of a Creative Art District within the Town boundaries and provide much needed recognition at the state marketing level. The Town has adopted the Comprehensive Plan which includes Community Culture and Arts. Council Member Holt moved to approve Resolution 2012-01, a resolution of the Town of Pagosa Springs, Colorado supporting the submittal of a Colorado State Office of Economic Development and International Trade “Creative Art District” Grant, Council Member Volger seconded, unanimously approved.

V. OLD BUSINESS

1. **Resolution 2011-16, 2012 Incentives Amendment** - In December, the Town Council passed Resolution 2011-16 extending its policy regarding being highly responsive to downturns in sales tax revenue. A vote on Section 2 of the Resolution was deferred to a later meeting. This section addressed rebates on planning, building, and impact fees for new buildings and suggested a limit on rebates for buildings over a certain square footage. Staff has suggested an option A and B. Section 2 (A) addresses: extending the Council's 2011 policy of abating 50% of the Town's planning/ building/impact fees. Section 2 (B) addresses whether to limit the application of the fee abatement to facilities of less than 25,000 square feet. Council Member Pierce suggests not continuing the fee waivers into 2012, and instead use the funds collected to enhance the downtown district for commercial growth. Council Member Holt suggests continuing the fee waivers, but limiting it to only those facilities less than 25,000 square feet. Council Member Hart would like to give incentives to new builders and building owners and would like to get out the information to those builders. Ms. Mary Jo Coulehan representing the businesses in Town related the results of a poll completed by the Chamber of Commerce regarding impacts on the community. She explained the survey question about allowing a big box was split down the middle, only 38% approved construction incentives, and only 34% approved sales tax incentives for businesses over 25,000 square feet. Mr. Morgan Murri said that the incentives in place have not worked in the past and when he and many others came in he did not receive incentives for opening his business. Mr. Joe Slater said the deck is stacked against the small businesses in town. He does not want to see Wal-Mart get any incentives. Mr. Mike Haynes suggests doing away with the incentives altogether is the

right thing to do. Council Member Pierce moved to not amend Resolution 2011-16, a policy to enhance the Town financial stability and ask that at the next work session or retreat, the council consider the merits of a downtown development authority, Council Member Cotton seconded, motion carried with one nay (Council Member Hart).

2. **January Sales Tax Brief** - In January, the Town of Pagosa Springs' sales tax revenue increased by **9.54%** or **\$21,065** compared to January, 2011 (base on November 2010 retail sales). In 2011, sales tax revenue increased **+5.30%** or **+\$156,776**. If the audit related increases are excluded, the Town's 2011 sales tax revenue increased **+1.64%** or **+\$48,566** when compared to the same period in 2010.

VI. DEPARTMENT HEAD REPORTS

1. **Parks and Recreation Department Report** - The youth basketball program for ages 9-12 will begin Jan. 23. Participation in this program is up approximately 9 percent this year. The parks crew has been busy refinishing numerous picnic tables and has also been working to keep the skate pond open for the season, although recent warm weather has made pond maintenance difficult. Jim Miller has been coordinating the effort to finalize permits and set scopes of work and corresponding timeframes for this year's river improvements projects. The Yamaguchi Park Bathroom project is now approximately 85 percent complete. However, the final report to GOCO (and subsequent reimbursement) will have to be postponed until spring to allow for the town's portion of the required in-kind labor (final grading, seeding, etc.) to be completed.
2. **Town Tourism Committee Report** - Lodgers tax collections were up 29% in November 2011, as compared to November 2010, or \$6,194.05. Year to date in 2011, lodgers tax collections are up 6.27% over 2010, or \$21,561.27. Visitor Guide requests for December 2011 were down 28% over 2010; year to date, requests for printed guides were down 17.25%. Traffic to the visitor center was up compared to previous years. Facebook fans now surpass 4,139 fans, as of 1/12/12. Fan base is anticipated to double in 2012. The 2012 Tourism Conference & Business Expo will be held on April 24th and 25th in Pagosa Springs. The Reservoir Hill Task Force is holding a public information session to introduce the conceptual plan and proposed amenities, and allow for public feedback, on Wednesday, January 25th at 6pm in the Senior Room at the Ross Aragon Community Center. The TTC will now have their monthly meetings on the 2nd Wednesday of each month at 4:00pm.
3. **Planning Department Report** - The Planning Commission conducted its annual election of Chairperson and Vice Chairperson. Kathie Lattin retained her position as Chair and Bobby Hart retained his position as Vice Chair. Wal-Mart will hold a public Open House scheduled for February 16th between 4:30p and 6:30pm at the Ross Aragon Community Center. A building application from Wal-Mart is expected in mid February, with expectation of breaking ground in late 2012 and possible opening in 2013. A long time member of the Historic Preservation Board, Shari Pierce, has resigned after serving thirteen years. The Town is one of 17 communities, out of 62 applicants, that have been invited to apply for a large GOCO River Corridor Improvement Grant. Town Council has prioritized the River Walk Extension and new 6th Street pedestrian bridge and has approved 1.5 million in the 2012 budget. The TTC Way finding Sub-Committee has recently met to discuss 2012 projects. The first projects are to complete the new Light Pole banner project through Downtown and to replace the 3 Pagosa Country signs/maps around the area. Culvert work across 2nd Street will commence the week of January 16th on Lewis Street. Engineering and design has begun on the south side of the 100 block of Pagosa Street sidewalk improvement project, with construction expected to begin as early as mid April. Gerry Hutterer of Geothermal Management Company, Inc, is scheduled to begin the installation of geothermal well monitoring equipment during the week of January 30th. Base line data will be collected through at least April, prior to geothermal aquifer testing in May.
4. **Town Manager Report** - On January 4th, Wells Fargo Bank and Fort Lewis College hosted the 20th Annual Southwest Business Forum at the College. The US consumer price index is projected to increase by approximately 2% in 2012. Businesses in Colorado are expected to create 20,000 new jobs in 2012. Sectors projected to grow in employment include: construction; mining; private education and health services; professional and

business services; leisure and hospitality (projected increase of 3.8%); and trade, transportation and utilities. Unemployment for Archuleta County averaged 9.77% in 2011 and is projected to average 7% in 2012.

- VII. APPROVAL OF DECEMBER FINANCIAL STATEMENT AND ACCOMPANYING PAYMENTS** – Council Member Volger moved to approve December financial statement and accompanying payments, Council Member Hart seconded, unanimously approved.
- VIII. NEXT TOWN COUNCIL MEETING FEBRUARY 7, 2012 AT 5:00PM**
- IX. ADJOURNMENT** – Upon motion duly made, the meeting adjourned at 1:05pm

**Ross Aragón
Mayor**