



**TOWN OF PAGOSA SPRINGS**  
**Historic Preservation Board**  
**Regularly Scheduled Meeting Agenda**  
**Wednesday, August 10, 2016 @ 5:45p.m.**  
Town Hall, 551 Hot Springs Blvd.

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- I. **Call to Order / Roll Call:** Chair Peggy Bergon calls the meeting to order at 5:48PM. Present were Board members Judy James and Vice Chair Lindsey Smith. Also present were Planning Director James Dickhoff and Associate Planner Rachel Novak. John and Jean Taylor from the San Juan Historical Society were also in attendance. HPB member Andre Redstone arrived at 6:04PM.
- II. **Announcements:** Lindsey Smith provides an update on how the Fair went. Overall, the HPB table was very popular and this may be something to consider for next year.
- III. **Approval of Minutes:**  
Approval of the July 27, 2016 HPB Regularly Scheduled Meeting Minutes: On page 3 at the bottom of B, it should say “any” instead of “nay.” Staff will look into revising the minutes for having the “fence” statement attributed to Chrissy Karas and not Peggy Bergon in the minutes pertaining to Jeff Greer’s fence.
- IV. **Public Comment:** NONE
- V. **Decision Items:**
  - A. **Mural Replacement RFP Review:** Staff had extensive conversations with the high school art teacher, but the schools just don’t have the capacity at this time to handle a project of this size. It has been discussed to provide extra points towards proposals attributed to incorporating a student aspect into the project. Judy James feels that the aspect of a student component should be completely left up to the bidders. Trying to incorporate such a component may push back the timeline too far. Lindsey Smith would like a rewrite of the second paragraph on the first page to reflect item one of the material restrictions. Typically, staff will advertise the RFP for three weeks and then staff and a small committee will evaluate the proposals. Then, interviews will be held and a recommendation will be presented to Town Council. Overall, this process could take up to 8 weeks before selecting the final artist. Peggy Bergon would like to know what will happen to the old mural. As of right now, the future of the mural is uncertain. Andre Redstone would like a plan of how to handle each mural or artwork at the end of each term for roughly a 5-year lifespan. He suggests an auction, the artist could buy it back, or possibly the Town could have the right to move the installation to somewhere else. Andre Redstone would like clarification on what does the word “qualified” means to the language of the RFP. It is in reference to the qualifications listed on page 4. Staff will remove the word “qualified” from the language of the RFP. Andre Redstone asks how the quality of work will be addressed. In the contract, if the quality of work does not live up to the \$10,000 expected project that will be considered within the contract language. Staff will provide an updated RFP at the next meeting.
  - B. **Museum Support Letter and Funding:** The Board of County Commissioners and Town Council will be hearing the requested \$60,000. Jean Taylor says that the museum is doing well in terms of memberships and donations. As of right now, the museum does have the funding to stay open through 2017. At that time, they may be pursuing money for repairs and staffing the museum. At the present time, they would like to get their finances in order and then they will have a better idea of how much money to potentially request. The \$60,000 originally requested in not needed at this time. Lindsey Smith is very happy to hear that the museum is looking up. Andre Redstone says that the museum support letter has been in the Town Council agenda several times and they have not acknowledged the letter. He feels that this issue is very important considering the grants and other activities happening on the site. Peggy Bergon feels that the HPB could provide an updated letter of support for funding once the museum has their finances in order. Andre Redstone feels that Town Council is still unaware of the Board’s support of the museums and he

would still like to bring it to the Town Council's awareness. It continues to lay a foundation for the Waterworks Committee and for the other museums in Town. He feels that staff should continue to push the letter on the agenda to show the HPB's support in working in conjunction with the museums. Planning Director James Dickhoff says that he has presented the letter twice to Town Council and the Mayor is aware of the letter. Planning Director James Dickhoff will collaborate with the Town Manager and Mayor on how to get the letter recognized more with Town Council. Lindsey Smith agrees that the HPB would like acknowledgement of the letter from Town Council, but also agrees that they should wait until a more concrete letter could be crafted after the museum gets their finances in order with a 3-5-year financial plan through their financial planner. John Taylor says that there was a split mindset with the County when they first took over the museum, but now everyone understands that the Taylors are working hard to ensure they will not close. Jean Taylor says that they have been asked to combine with the Fred Harman Museum. She supports this idea, but at the present time this is a difficult endeavor. Lindsey Smith asks if it's possible to have a general Museum Board that oversees all of the museums in Town. Andre Redstone says that potentially, the HPB could help facilitate the selection of such a Board. Planning Director James Dickhoff says that the HPB could present an agenda item at a future Town Council meeting to discuss the possibility of creating a committee or task force to look at the museums in general. Peggy Bergon would like to contact the Fred Harman museum and start a conversation with them. Andre Redstone agrees that they should be including the Fred Harman museum. Planning Director James Dickhoff suggests the HPB attending a Fred Harman Museum Board meeting and discussing this item. He will discuss these items with the Mayor and the Town Manager.

**VI. Discussion Items:**

- A. Waterworks Committee: Peggy Bergon would like to address why the committee is not ready to go to the public. Planning Director James Dickhoff provides an update on the Bridge and Waterworks site. He says staff has considered placing both construction projects out to bid together. At the most recent committee meeting, it was determined to have staff outline a basic public work session outline. At the next meeting, the committee will determine if they are ready to go to the public. Staff will also be finalizing with SHF, what exactly can be done with the site in terms of development and the 20 year restrictions. Andre Redstone says that the new feedback from the new SHF staff person is pivotal to what the committee can bring to the public. He would like to see what exactly can be done with this new grant for the Waterworks site. Andre Redstone says that the committee was formed to flush out all of the potential ideas for the site and then gain feedback from the public. He agrees that the committee will be involved in facilitating the update of the Comprehensive Plan. He feels that this could change how they go to the general public. Planning Director James Dickhoff says that the committee will ultimately have an outcome of a document of potential opportunities for the site. Elements of this could be incorporated into the new Comprehensive Plan. Andre Redstone wants to ensure the committee has a reasonable plan to present to Town Council in regards to matching funds for the grant. Lindsey Smith says that the committee's next steps are to better understand the limits of the site and then flush out several ideas to present to the public and solicit feedback. Then the committee will present these findings to the HPB and then recommendations will be presented to Town Council. Andre Redstone would like to
- B. October 4, 2016, 1:15pm Bus Tour History Talk Volunteer: Associate Planner Rachel Novak provides an update on this. They are willing to provide \$200.00 as a flat fee and then donations at the guest's discretion. It is recommended to have at least 2 people per group of 27 people for a total of 4 volunteers. Andre Redstone would like to spend more time discussing the Town's story instead of just the downtown area. The Tour will start at the Overlook, then cross the street to Goodman's, and then go down Lewis Street. Jean Taylor from the museum has some potential volunteers for this event. The Town can also provide Walking Tour Brochures for the event.
- C. Waterworks Site: Listing as an Endangered Place: Associate Planner Rachel Novak provides an update from Rebecca Goodwin. She asks the HPB if they mind getting this project on the radar of out of state entities. Andre Redstone says that Rebecca Goodwin asked Architect Courtney King has there been a

negative connotation about the site. Jean Taylor says that they pursued a project back in 2009 through the State Historical Society and they were told no that they couldn't do anything with the site. Lindsey Smith is concerned that a significant, negative connotation to the site if it gets listed as an endangered place. She is concerned that people may think that the Town is wasting money on the site. Peggy Bergon feels that having the outreach process with the public about the site will help this issue. Andre Redstone feels that this could potentially have very negative consequences. Staff will reach out to Rebecca Goodwin on the deadline before making any decision.

- D. Certified Local Government (CLG) Annual Report: Staff can email out the final CLG Annual Report for HPB's review.
- E. 2016 HPB Budget and 2017 Budget preparations: Planning Director James Dickhoff discusses these budget items with the HPB. Staff is currently considering the 2017 budget and the HPB should submit project goals for next year. Peggy Bergon would like to have this as a discussion item at the next meeting. Andre Redstone would like to be able to see a more finalized 2017 budget before suggesting ideas for projects to pursue next year. Andre Redstone suggests possibly looking for grants or money for the museums. Jean Taylor says that she is currently pursuing other options for funding, but she does say that they need to find more resources. Rural Philanthropy Days may be a good consideration for the HPB to attend or staff can find time to attend.
- F. Chili Cha Cha Participation: Planning Director James Dickhoff has reached out to Morgan Murri about the event and they may be able to make some time for the HPB to host an event or participate in some other way. It has been discussed to have the poster contest winners announced or presented here. Judy James suggests possibly having the presentation at the schools. Lindsey Smith suggests sponsoring a performance and have a banner referencing the HPB.

**VII. Reports and Updates:**

- A. Planning Director Report: The Planning Director James Dickhoff provides an update.
- B. Opportunity for HPB members to briefly present ideas and suggestions as well as potential future agenda items for the HPB's consideration: NONE
- C. Upcoming Town Meeting Schedules

**VIII. Public Comment: NONE**

- IX. Adjournment:** Judy James motions to adjourn. Lindsey Smith seconds. Unanimously approved. The meeting adjourns at 8:15PM.

**HPB Board Members**

**Peggy Bergon:** HPB Chairperson, **Lindsey Smith:** HPB Vice-Chairperson  
**Chrissy Karas:** HPB Regular Member, **Andre Redstone:** HPB Regular Member,  
**Judy James:** HPB Regular Member, **Brad Ash:** Alternate Member

**HPB Mission Statement**

"Moving Forward While Preserving the Past"

To provide leadership, engage and encourage partnerships within our community of Pagosa Springs and Archuleta County, increase public appreciation by creating awareness, promoting the preservation of our irreplaceable diverse cultural heritage, architecture, and economy *while* sharing the stories of our past with ideas for the future.