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TOWN COUNCIL MEETING AGENDA THURSDAY, JULY 19, 2007 12:00 P.M.

- I. CALL MEETING TO ORDER** – Mayor Aragon, Council Member Atkinson, Council Member Cotton, Council Member Holt, Council Member Middendorf, and Council Member Simmons
- II. LIQUOR LICENSES**
 - 1. Hunan's Restaurant – Liquor License Renewal** – Council Member Cotton moved to approve the liquor license renewal. Council Member Atkinson seconded the motion carried with 1 abstention (Council Member Simmons)
- III. NEW BUSINESS**
 - 1. Appointment of Vacant Council Seat** - There are 3 applicants and they each get 10 minutes to talk and answer questions. Shari Pierce has lived here for over 20 years and she has a strong interest in the community and its welfare. Wants to help retain flavor we have for those who want to come back here. Council Member Holt asked if she could handle this along with her other obligations that she has. She said she can, she is also on the Historic Preservation Board. She has only missed one meeting and comes prepared to meetings. Council Member Middendorf asked if appointed today would she run next April. She said she would like to say yes but would have to see how it works between now and April. Council Member Atkinson asked what she thought the biggest issues facing us. She said growth and following the Comp Plan and DTMP. She would also like to be brought up to speed on previous meetings and the retreat if appointed. Council Member Simmons followed up on Council Member Holt's question. He asked if time becomes problematic what she would give up. She said some of the most recent things she has begun and a few of the others have ending times. She would first drop the Pedestrian Task Force. John Steinart has applied for appointment multiple times now and states we are not going to get rid of him. Has lived here for 15 years and has owned a business in town which he closed last year. He does only work part time and now has the time to commit that is why he hadn't ran previously. He has served on the Chamber of Commerce. He was one of original founders of Archuleta County Economic Development Association. He has also served on many other committees, task forces and commission. He was on the home rule charter commission, he is very involved and cares about the community. He brings honesty, integrity and hard work and does not have a personal agenda. Council Member Holt asked what the most important thing we are going to have to deal with in the near future. He said finances, especially with the county situation. Council Member Middendorf asked his same question, he said he would run in April whether he is appointed or not. Council Member Atkinson asked if he had any ideas on how to keep and help our small businesses. He said more money of course, through the TTC, and help them the best we can. Mark Weiler has been all around the world and lived many different places. Pagosa Springs is his spiritual home, this place is special. He feels he thrives in the municipal environment. He gave the council a list of his management principles he has come up with. He also has good financial expertise and has strengths in economic development. He applauds what the town has done and the resources that they have developed. He would be proud to serve and has a tough hide and is comfortable with that. He doesn't take things personally. Town Council has an obligation to what is best for the community and sometimes that will not be popular and he is prepared for that. He would like the opportunity to help with

the future. Mayor Aragon asked about the time commitment and multiple meetings and asked if he would be able to attend. He said he believes he can, he has prior commitments that take him out of town the second week of every month. He would decline other civic things he is involved in to do this. He doesn't know if he will run in April, he thinks he might but would like to serve first.

2. Appointment of Mayor Pro Tem - Council Member Atkinson moved to nominate Council Member Holt as Mayor Pro Tem. Council Member Cotton seconded, the motion carried unanimously.

3. 2007 Mid-Year Financial Update - Mark gave an overview of monies the county has financial obligation to the town on that they are not going to be able to pay, this is over \$210,000.00. A lot of these are in limbo and we don't know if they will be able to pay them in the future or not. Some probably will be paid, the Road and Bridge item is a restricted fund and it must be paid at some point. Council Member Atkinson said she would like to see better where the county is and what they are going to need and ask us for before we make any other unbudgeted expenditures. Bankruptcy is still an option with the county. They are looking at what the best restructuring plan is for them. Mark went over a bunch of options that the county is looking at in their recovery efforts some including our offer on the land across the street and some not. Mark recommends we continue to move forward on the purchase and get a for sure answer from the county as to where they are before we starting spending money on big ticket items.

We need to nail down the county on where they are in the recovery plan and get as much information as possible before we can make decisions on where and how we can help. We need to let them know that we are still interested in the old CDOT property, we tried multiple times to work with them on this but never got anywhere with them. We need to send them a letter asking them to work with us on this still. This property does have some environmental issues and will require clean up. Mark stated that they are trying to get \$1.3 million to get through the year with all their property sales and equipment sales, but they are pushing \$10 million in debt and that is why they are looking at the bankruptcy possibility. We need to know more specifically what their options are, if they go bankrupt, how will that affect us. Maybe it is time for another workshop with them to sit down and discuss this. Mark will send the county a letter and we want an answer before their meeting August 7th where they are on the property across the street. Financially we are in good position, we have just under \$3 million in cash, this does not include other assets. Mark went over the financial statement report with council, they are going to look at it and call us with questions. We need to start working on a capital improvement plan and a long term road maintenance plan.

4. Town Tourism Committee Executive Director Position - TTC had budgeted for a staff position this year and extended a job offer to Diane. They do have the monies appropriated for this position and would like this position to be considered a town employee and receive benefits. She will be taking on some of the responsibilities the consulting service has been doing and this will be much more cost effective. The TTC did unanimously vote to hire her. She would report to the TTC and also under Mark ultimately. There were 5 TTC members who did the interviews. If we hire her she will be moving out here from California. For now she would be working out of her house for now, but TTC would like to find her an office that is readily available for the public. Council Member Simmons moved to approve the Town Manager hiring the Executive Director Position for the TTC, to be supervised by Mark and funded by the TTC. Council Member Holt seconded, the motion carried unanimously.

5. Recreation Center Feasibility Report - Tom Carosello headed this up. This report is in draft form and contains a lot of information. This information is coming from Greenways Consultants, George K Baum Bonding Company and an architectural firm. Through a \$.01 sales tax question we could fund a \$16 million facility and have some monies for open space. A logical follow up to this report would to have council visit the Cortez facility as that is what ours was modeled after, then have a public hearing to get a bunch more information. Mayor Aragon stated that he doesn't think we can compare Pagosa Springs to Cortez. Mark gave reasons why we chose them to model and they are close to us in population. Tom told the council that the comparison is more based on the actual facility rather than their economics. Tom gave a presentation regarding is there a viable site, is there a need for the facility, is there a financing mechanism. The answer to all of these is yes per the study and the task force

believes that all of these can be backed up legitimately by this study. This would be a 25 year payback if sales tax stays static, so they believe that this is very conservative approach. The Council had multiple questions on operation and maintenance costs and also the use of partnerships you can add to the facility to help out in generating revenue to help out. Mayor Aragon stated that with uncertainties of our county that the timing is right. Council Member Cotton stated that there are too many other priorities that we have to consider before a recreation center, he agrees with the Mayor now is not the time. Council Member Simmons would like to see how much it is going to benefit our community with a little better understanding on revenues and costs, but believes that this is going to be an important part of our future economics. Council Member Middendorf moved to bring this back to the Aug. 7th meeting to either vote to move forward or not on this. Council Member Simmons seconded, the motion carried unanimously.

- IV. ADJOURNMENT** – Council Member Simmons moved for adjournment. Council Member Cotton seconded, the motion carried unanimously. The meeting adjourned at 2:15 p.m.

Ross Aragón
Mayor