



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

**TOWN COUNCIL SPECIAL MEETING MINUTES
THURSDAY, FEBRUARY 23, 2012
Town Hall Council Chambers
12:00 P.M.**

I. CALL MEETING TO ORDER – Mayor Aragon, Council Member Hart, Council Member Holt, Council Member Lattin, Council Member Pierce (departed early 12:10pm), Council Member Volger

II. DELEGATIONS

1. Pagosa Springs Community Development Corporation – Rich Lindblad - POSTPONED

III. NEW BUSINESS

- 1. IGA between Town and County for Building Inspection Services** – With the resignation of Building Inspector, Scott Pierce, the Town has requested assistance from the Archuleta County Building Department until the Town has completed the hiring procedure for a new inspector and code enforcement officer. The Town will pay the County hourly per inspection and mileage associated with the assistance according to their fee schedule. The rate is estimated at \$50 per hour plus \$.55 per mile for all building inspections and plan review time. Council Member Volger moved to approve the IGA with Archuleta County to provide building inspection services to the Town of Pagosa Springs while it is recruiting a new building official, Council Member Holt seconded, unanimously approved.
- 2. a. Proposed Amended 5 year Capital Improvement Plan for 5th Street ROW and Vehicular Bridge** - The Town's Comprehensive Plan, adopted in 2006 identifies the continued need to provide alternative vehicular routes to accommodate current and future traffic circulation. One alternative is an extension of 5th Street from Highway 160 to the San Juan River, a vehicular bridge across the river and associate roadway ROW south/easterly to the Spring Street and Hot Springs Blvd intersection. An opportunity to secure public right of way (ROW) from a private property owner, Springs Partners, LLC, is available to make this alternative a reality. The property owner will not charge the Town for acquisition of the ROW. If the infrastructure improvements were approved, this may benefit the downtown development and downtown merchants as well as alleviate the traffic flow in downtown and specifically locals going to the post office. This addition would change the capital improvement plan to include an engineers estimated cost of \$6.5 million in 2017. The developer would be required to complete any improvements under the street and will be amending their site plan to include this street; staff will research financing and grant opportunities. Additional options considered including 1st and 2nd Street bridges will increase vehicular travel along residential areas; the 5th Street crossing seems to be the best option. Town Manager Mitchem explained that CDOT is supportive of the bridge to reduce the traffic over the Hot Springs Blvd Bridge. Mrs. Vivian Rader applauded the council for including this item to improve the traffic for the local residents; she would like the council to consider an improvement for the Alpha residents. Mr. Bill Hudson asked about widening the Hot Springs Blvd Bridge, Council Member Holt said the property easements are not in place to increase the road. Council Member Holt moved to adopt the proposed 5-year capital improvement plan

amendments that include \$6,500,000 in 2017 for an extension of 5th Street from Hwy 160 to the San Juan River, a vehicular bridge across the river and associated roadway right-of-way south/easterly to the Springs Street and Hot Springs Blvd intersection, Council Member Volger seconded, unanimously approved.

b. Proposed Amended 5 year Capital Improvement Plan for San Juan River

Corridor improvements and associated GOCO grant application - Staff is preparing a GOCO grant application package to include recreational improvements along the San Juan River Corridor including connectivity of trails, additional pedestrian bridges, white water wave features, fish habitat, points of access, trail heads, parking, restrooms, interpretive educational signage, shaded areas for observing activity in the river, conservation of river corridor, new riverside parks, wildlife viewing areas and general improvement of existing parks and public facilities. By amending the 5 year capital improvement plan to include recreational improvements along the 2 mile Downtown San Juan River Corridor, over the next three years and associated with a large \$6,000,000 GOCO grant opportunity, will be a \$300,000 commitment from the town, in each year, 2013, 2014 and 2015. Town Council has already appropriated \$300,000 in 2012 for the River Walk extension and new pedestrian bridge at the 6th Street river bend. Council Member Hart moved to adopt the proposed 5 year Capital Improvement Plan amendments to include up to \$300,000 in each, 2013, 2014 & 2015 for recreational improvements along the San Juan River Corridor and for the purpose of leveraging grant funds for the project, Council Member Lattin seconded, unanimously approved.

3. **Geothermal Greenhouse Relocation** – In 2009, the Town of Pagosa Springs partnered with the Southwest Land Alliance to showcase the use of geothermal energy in food production. The Town Council unanimously voted to approve the 10-year lease agreement with the Southwest Land Alliance providing the building site for the project in an under-utilized 1.8-acre portion of our Centennial Park, as well as the geothermal hot water tap agreement (up to 100 gallons per minute) to power/heat the greenhouses. Upon the Town Council's approval of the addition of the 5th Street San Juan River Bridge to the Town's Five Year Capital Improvement Plan, the proposed location of the geothermal greenhouses in Centennial Park will have to be changed. The Geothermal Greenhouse Partnership is willing to move the project to the Northeast (still within Centennial Park) to ensure it does not encroach upon the 5th Street right of way. The move puts the greenhouses outside of the floodplain however decreases the acreage slightly. The Geothermal Greenhouse Partnership originally filed through the Southwest Land Alliance non-profit status, but since the original inception the GGP is close to completing their non-profit 501c3 status. The GGP is in favor of moving the domes upstream and out of the floodplain. Ms. Judy James of the GGP said they group is hoping to break ground on an educational dome this spring and believes the proposed bridge will provide more interest in the domes. Council Member Volger moved to approve moving the Town's 1.8 acre commitment for the Geothermal Greenhouse Partnership greenhouses to the Northeast and outside of the 5th Street right of way, and approve the transfer of the 10-year land lease and the geothermal hot water tap agreements with the Southwest Land Alliance to the Geothermal Greenhouse Partnership upon completion of the legal paperwork, Council Member Hart seconded, unanimously approved.
4. **Resolution 2012-04, supporting GOCO River Corridor Initiative Grant Application** - 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 appropriated \$300,000 in the 2012 budget for matching cash funds for this grant. Resolution 2012-04 formalizes support and authorization for the pursuit of a Great Outdoors Colorado grant, and if awarded, will provide up to \$6,000,000 of funding for recreational related improvements along the 2 mile River Corridor between the east Conoco and the south end of Yamaguchi Park and a prioritization of \$300,000 per year for three additional years of cash match. Council Member Holt moved to adopt Resolution 2012-04, which supports and authorizes the submittal of a GOCO grant application for recreational improvements along the San Juan River Corridor in downtown Pagosa Springs, Council Member Volger seconded, unanimously approved.
5. **Resolution 2012-05, Appointing Town Tourism Committee Member** – Ms. Doris Green's term on the Chamber of Commerce Board has ended but she will continue to be

active on the TTC marketing subcommittee. The Town Tourism Committee voted to accept the nomination of Kimberley Bradshaw representing the Chamber of Commerce to a two-year term. Council Member Lattin moved to approve Resolution 2012-05, appointing the following to the Town Tourism Committee: Kimberley Bradshaw for a two (2) year, Chamber of Commerce term, Council Member Hart seconded, unanimously approved.

6. **Resolution 2012-06, Re-appointing Town Tourism Committee Members** - During the February 8, 2012 TTC meeting, the board voted to recommend the re-appointment of Bob Hart for the Builders Association term, Chirag Patel for the Lodging Association term, and Larry Fisher and Thad McKain for at-large terms. Council Member Lattin moved to approve Resolution 2012-06, appointing the following to the Town Tourism Committee: Bob Hart for a two (2) year, Builders Association term; Chirag Patel for a two (2) year; Lodging Association term, Thad McKain for a two (2) year, at-large term; and, Larry Fisher for a two (2) year, at-large term, Council Member Volger seconded, motion carried.

IV. OLD BUSINESS

1. **February Sales Tax Brief** - In February, the Town of Pagosa Springs' sales tax revenue increased by **8.32%** or **\$26,243** compared to February, 2011 (base on December 2011 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.

V. DEPARTMENT HEAD REPORTS

1. **Parks and Recreation Department Report** – Youth basketball program is running smoothly and will end March 8. Registration for adult basketball ended this week, the season will run from early March through mid-April. Construction of the new whitewater features at the downstream end of Yamaguchi Park began this week. Hart Construction and Davey Pitcher are again donating a significant amount of equipment and labor to the project, with hopes to be completed the first week of March. The skate ponds have been closed due to the warm weather. The Yamaguchi Park restrooms are 95 percent complete and the hydronic solar-heating system has been tested successfully. Mayor Aragon commended Tom Carosello for his work with the youth sports program and representative for the Town.
2. **Town Tourism Committee Report** – The TTC meetings are now held on the 2nd Wednesday of each month at the Ross Aragon community center. Lodger's tax collections were up 4.31% in December 2011 compared to December 2010. In 2011, lodgers tax collections were up 6.07% over 2010 or \$23,294.62. January 2012 fulfillment request were up 46% over 2011 and traffic at the visitor center was up as well. The visitors to the web site are directed first to the online guide in an attempt to reduce some of the costs for mailing out the paper visitor guides. Facebook fans now exceed 4,300. Mobile phone apps are being developed for the visit Pagosa Springs web site. Integration with Book Direct, the new central reservation system, is underway. 20 properties are currently participating and the system should go live in the next month. The lodging tax compliance program is underway and the County will benefit from the amount of businesses who did not know they were out of compliance; there has been a positive response from the lodgers to the compliance program.
3. **Planning Department Report** – The geothermal well monitoring equipment has been placed on 5 wells. Baseline data will be collected through April prior to geothermal aquifer testing in May. Construction of the sidewalk on the 100 block of Pagosa Street will begin mid-April, and the street lights will be selected to match the 400 block of Lewis Street. As of February 17, staff has not received a response from CDOT regarding the request for their participation in engineering the downtown pedestrian crossings. The Planning Commission also serves as the design review board and will most likely see the Walmart plans in late March. The Walmart open house will be scheduled for March 8 at the County Extension Building. All exterior elements will be discussed and public comments will be forwarded to the design review board. The Historic Preservation Board will meet today to discuss their future meeting dates. Colorado has a lot of money for Heritage Tourism and the HPB is asking for assistance from the community to serve on

the board or any other assistance participants can offer. Mrs. Vivian Rader asked about the consolidation of the lots in the Aspen Village Subdivision and site review, fire, CDOT traffic, and wetland area. She is concerned about the community development plan and the multi-use planning in the Aspen Village Development. Her home is located just a few football fields from the development. Town Planner Dickhoff explained there will be public hearing for the vacation of a road and the major design review application process, but the lot consolidation is administratively approved. Town Manager Mitchem explained the current property was developed as commercial and for commercial buildings including a big box.

4. **Geothermal Department Report** – The replacement of the geothermal heating loop to the County Courthouse has not gone as smoothly as expected. The HDPE line that was to be slipped into the existing line snapped during installation causing some sections to require additional digging and repair. The last section of the line was to be installed but the crew ran into water valves they were unaware of underground. Costs have increased significantly due to additional parts, flowfill and asphalt repairs, with an estimated cost of \$13,000 to \$17,000.

VI. APPROVAL OF JANUARY FINANCIAL STATEMENT AND ACCOMPANYING PAYMENTS – Council Member Holt moved to approve the January financial statement and accompanying payments, Council Member Hart seconded, unanimously approved.

VII. NEXT TOWN COUNCIL MEETING MARCH 6, 2012 AT 5:00PM

VIII. ADJOURNMENT – Upon motion duly made, the meeting adjourned at 1:25pm.

**Ross Aragón
Mayor**