

**Joint Work Session between the Board of County Commissioners of Archuleta
County and the Board of Directors of Pagosa Lakes Property Owners
Association**

November 6, 2023 - Meeting Notes

Work Sessions allow the Boards to discuss items that may be of mutual interest. No decisions are made at Work Sessions. Minutes are not taken, but meeting notes are compiled by the County Paralegal for future reference only. Notes may not completely reflect all discussions and may contain inaccuracies. All documents and items discussed are Work Product.

Attendees:

- PLPOA: Dan Mayer, Patrick Moore, Ericka Bailey, Wade Lundy, Allen Roth
- BoCC: Ronnie Maez, Warren Brown, Veronica Medina, Derek Woodman, Todd Weaver, Mary Helminski

Development in Chris Mountain II Subdivision Update:

- Warren - Prop 123 allows for grant funding for affordable housing units. CDC applied for the grant and the county has donated about 55 parcels to them and Habitat for Humanity for building these units.
 - Wade – why are all the parcels in Chris Mountain, not all around the county? Because that’s where the county-owned parcels (obtained through tax foreclosures) are located.
 - Todd – to clarify, Prop 123 applies to anyone who will be building affordable housing, not just CDC or the county or Habitat for Humanity. The bulk of the recent donations are in Trails Subdivision.
- Ericka – CDC has indicated that they’re working to get electricity trenched in CMV II.
- Wade – how will the county maintain the undeveloped roads in Trails?
 - Derek – part of the CDC application is for developing roads in Trails (i.e., Travelers Circle).
- Dan – any thought of multi-family zoning?
 - Veronica – has spoken with Allen about this. The lots that the county owned didn’t qualify. She doesn’t believe the county is interested in purchasing land for development. If property owners want to build multi-family, they can talk with the CDC to maybe get some grant funding.
 - Allen – PLPOA has about 100 vacant lots that they can look at to designate as multi-family. Just had someone come to the ECC about building.
 - Derek – our Planning Department has talked with 3 different developers who are interested in multi-family development in PLPOA.
 - Ericka – sits on ECC board – has a few developers asking for variances for duplex construction.
 - Dan – Maybe Allen can talk with Emily from CDC to reach out to the developers.
- Veronica – would also like to see more long-term rentals.

- Todd – County also holds 3 parcels in Aspen Villa that could be used to develop multi-family units.

Joint Funding – Recreation Amenities Update:

- PLPOA attorneys have been working on an agreement, but it's still in draft form.
- Nothing yet to discuss.

Road Work in PLPOA:

- Vista and Trails work that was planned for this year didn't get done. What happened?
 - Road material is being laid in Vista now, but budget for 2024 work is still being worked on.
- Possible Cost Sharing for Paving Port Avenue:
 - Can PLPOA create a new fund (Community Giveback Fund) - their attorneys say it can't be done.
 - Warren – that's unfortunate. The County is the pinnacle for funding for community projects, but it can't be a one-way gift. The County encourages PLPOA to assist with this.
 - Dan – PLPOA waives fees for Habitat for Humanity and CDC and they want to work with the County, but when the attorneys say no, they need to comply with that.
 - Wade – can Wyndham assist with this? Warren – not aware of that.
 - Ronnie – Wyndham has complained about roads in their area, but never offered to help pay for it.
 - Warren – the county has to look at the priority of the needed work (usage, safety, etc.), but if someone calls to offer to help pay for the work, the road might get done before then.
 - Ronnie – the county is still working with the roads mill levy which hasn't been increased in 25 years.
- Road Configuration with Vista Mailbox Development Site:
 - Dan – has a greenbelt along Navajo Trail and is considering working to straighten Navajo Trail over to Park and putting a new mailbox site on Vista across from Park.
 - Warren – that would probably be a substantial cost for engineering, design and construction of the road. Wonder if there's Infrastructure Bill money for this. We should talk with Beth Lamberson to see.
 - Allen - The mailbox cluster is slated to be constructed next year.
 - Dan – Wonders how the traffic will be affected by cars pulling out onto Vista from the mailbox cluster. It might be wiser to put the mailboxes on Navajo Trail.
 - Ronnie – would like to see a cost estimate for the design of this.
 - Warren – FYI, the county is recruiting volunteers in Archuleta County to create a citizens Road Advisory Committee.

PLPOA Involvement in Strategic Planning:

- Veronica – we're in the budget process now and a new Strategic Plan is a line item. The budget should be approved on December 15th.
- Warren – believes that the county's stakeholders should have a seat at the table at creating this Strategic Plan.

Recreation District:

- Veronica – has talked with Allen and the Town about this. Allen - There was previously some discussion about Vista Lake having an amphitheater built next to Veterans Memorial Park.
 - Veronica – she's had constituents ask about creating a Recreation District, which would be a taxing district.
 - Ronnie – that's going to involve a lot of entities and will require a lot of discussion.
 - Veronica – would like to look into this once we're done with the budget.
 - Dan – PLPOA might be able to contribute greenbelt space for something.
 - Dan – Cortez has a ½ cent sales tax for their parks and rec and they have an amazing rec center.
 - Ronnie – would love to see something built for our seniors. Dolores County has a great senior center that they got from a 1 cent sales tax.
 - Warren – we need to figure out how to overcome all the restrictions in place that prohibits how we can spend tax dollars.
 - Recreation District – how are employees paid (through town scale, county scale, other), who shares the load of all this?
 - Todd – Recreation District would be a taxing authority that involves a lot of steps to establish, including court approval. The District would be a separate governmental entity, similar to PAWSD. There are a lot of oddities in the statute.
 - Ronnie – what's the timeline to establish? Todd would need to look at all the steps, but it involves voter approval, court approval – probably a minimum of two years.

County Use of PLPOA surveys:

- PLPOA has ability to survey its property owners for questions posed. Last survey had about 800 responses. Dan's research showed that 800 responses provided about a 95% accuracy rate.

Next Meeting Date:

5pm February 5th at BoCC – Derek will invite town manager.