



**Garden  
Spot of  
Colorado**

## **MEETING MINUTES OF THE TOWN BOARD**

**Town Board Room  
807 Mountain Avenue  
Town of Berthoud, Colorado  
Tuesday, May 23, 2023, 6:30 p.m.**

5/23/2023 - Minutes

1. Regular Meeting Called To Order - Mayor William Karspeck

Mayor Karspeck called the meeting to order.

2. Pledge Of Allegiance - Mayor William Karspeck

Mayor Karspeck led the Pledge of Allegiance.

3. Roll Call - Mayor William Karspeck

The following Board Members were present:

William Karspeck, Mayor  
Sean Murphy, Trustee  
Tim Hardy, Trustee  
Jeff Butler, Trustee  
May Albrecht (Formerly Soricelli), Trustee  
Karl Ayers, Trustee

The following Board Members were Absent:

Mike Grace, Mayor Pro-Tem

4. Citizen Participation

Linda Wilson of Berthoud spoke regarding telephone tax.

5. Scheduled Items And Estimated Time For Discussion

- 5.I. Consent Agenda

**Trustee Murphy moved to combine and approve the items on the Consent Agenda. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

- 5.II. Mental Health Awareness Month Proclamation

Mayor Karspeck read the proclamation aloud to proclaim May 2023 and Mental Health Awareness Month.

- 5.III. HT Land Partners Findings Of Fact Concerning Annexation

Anne Johnson gave an introduction and provided background information.

**Trustee Ayers moved to approve Resolution 2023-12, a resolution regarding findings of fact for the annexation filed by HT Land Partners. Trustee Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

#### 5.IV. Bader Farm PUD Amendment And Conditional Use Permit - Public Hearing

Anne Johnson gave an introduction and provided background information. The applicant provided additional information and provided a presentation.

Mayor Karspeck opened the Public Hearing.

There was not any participation from the public.

Mayor Karspeck closed the Public Hearing.

##### 5.IV.i. Bader Farm PUD Amendment

**Trustee Albrecht moved to approve Ordinance 1319, an ordinance of the Town of Berthoud amending the Bader Farm Planned Unit Development for Parcel 7 to add a provision in permitted uses to allow government facilities the opportunity to apply for an administrative land use process for consideration by the Town of Berthoud, Larimer and Weld Counties. Trustee Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

##### 5.IV.ii. Bader Farm Conditional Use Permit

**Trustee Murphy moved to approve Resolution 2023-13, approving the Special Use Permit for the Berthoud Self-Storage in the Town of Berthoud, Larimer and Weld Counties, Colorado with the following conditions.**

- 1. The applicant shall continue to work with Town staff to finalize the landscaping plan to ensure adequate screening along Berthoud Parkway and Hwy 287.**
- 2. Applicant shall include the reception number of the recorded access agreement on the SUP Plat. This is the access from Berthoud Parkway into the project site providing access to both lots created through the Minor Subdivision.**
- 3. The applicant shall work with Town staff regarding landscaping enhancements at the southwest corner of State Highway 287 and Berthoud Parkway as this is an entrance into Berthoud.**
- 4. The applicant shall provide an irrigation plan for Town staff approval inclusive of the areas proposed for seeding.**
- 5. The applicant shall explore possible installation of art honoring the heritage of the Town of Berthoud.**

**Trustee Ayres seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

#### 5.V. Landscape Design Guidelines

Anne Johnson gave an introduction and provided background information. Erin Bagnall with Sopher Sparn Architects provided an overview of the proposed Landscape Guidelines.

**Trustee Murphy moved to table the Landscape Guidelines pending review by the Tree Advisory Committee. Trustee Ayers seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

6. Elected Official Reports

Trustee Ayers stated there is an invitation from the PORT Committee to tour facilities on May 31st.

Trustee Albrecht asked for an update regarding the Town Park project. Kirk provided an update regarding the project and how the Town is working to reduce overall costs. The item will be before the Board on June 13th.

What can we do as a Town to create programs - Invest as a Town to make the community look better. Kirk agreed that there is a demand for similar types of programs and the Town could investigate increasing funding.

**Trustee Murphy moved to extend the meeting past 9:30 P.M. Trustee Ayers seconded the motion. In a voice vote, THE MOTION CARRIED.**

Trustee Murphy reported there is a joint meeting with PORT and Tree Committee on June 26th.

Murphy stated that he noticed that the Cemetery was in good condition. Murphy asked about sunken graves. Kirk stated that it is generally the responsibility of the plot owner.

Murphy inquired as to the status of the Sidewalk replacement project. Kirk indicated that most people have still moved forward with concrete.

Kirk reported that he will be sending an update email on the morning following the meeting. Kirk reported that the railroad crossing repair is moving forward, which may possibly be completed by the end of the year.

7. Executive Session

**Trustee Ayers moved to enter into Executive Session pursuant to C.R.S. 24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators. And the following details are provided: Potential Development Incentives**

**Trustee Murphy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

8. Adjourn