



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING MINUTES

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Wednesday, April 2, 2025 - 6:00 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream

A. Call to Order – The PORT Committee meeting was called to order by L. Roth at 6:00pm.

B. Roll Call

- Lauren Roth – Chair – Here
- Carolyn Hobson – Vice Chair – Here
- Anna Murphy – Secretary – Here
- Callie West – Here
- Kari Wiesen – Here
- Sean Henry – Here
- Michael Brennan – Not Here
- Audrey Roth, BYAC Liaison – Here
- Karl Ayers, Trustee Liaison – Here
- Keith Knoll, Staff Representative – Here

C. Approval of Minutes – March 5, 2025

- K. Wiesen noted her name was misspelled on the March 5, 2025 minutes. This was corrected in the minutes. No further changes or edits to the minutes were proposed. C. West motioned to approve the revised March 5, 2025 PORT Committee meeting minutes. S. Henry seconded. All in favor. Minutes were approved.

D. Public Comment – Non-Discussion Items

- None.

E. Discussion Items

- a. Outdoor Pool Presentation** – Jeremy Olinger – Deputy Town Administrator

Lauren Roth
5/7/25

- J. Olinger shared a presentation with PORT, providing additional context to the Parks Master Plan since 2018, followed by a discussion on three separate proposals on the pool expansion. He began by discussing the parks system vision from the 2018 Parks Master Plan, part of the 2018 Master Plan (adopted by the Town Board of Trustees on August 28, 2018), which include Richardson (a.k.a. “MVP”), Kneival, Waggener and Town Parks.
- Historical priorities were: 1) Waggener Farm Park (needed funding for Rec Center); 2 & 3) Richardson or Town Park (depending on budget); 4) Kneival. Early Design Sentiment was not to duplicate amenities and to try and “check as many boxes” for as many community members as possible when doing these projects.
 - *Waggener Farm Park* – Since 2019, funding for the Berthoud Recreation Center (BRC) was approved by the voters and BRC was built and included indoor aquatics (leisure pool), a gymnasium, weight area, climbing wall, fitness/wellness programs, etc. Another part of Waggener Farm Park currently under review is the arboretum and this pool project.
 - *Richardson & Town Park* – Both were taken together as part of the design process. The re-design of Town Park started in 2022. Town Park (Phase I) has since been completed and includes a new park, removal of the pool (almost 50 years old at the time), and addition of a splash pad (as the pool at BRC pool was already in place), shelters, etc. The design phase of Richardson Park, located North of Loveland Reservoir, is complete and all the way to the Construction Document (CD) phase. Theoretically, this plan could be put out to bid in a month.
 - *Kneival* – No work on this park since 2018 (on the backburner with other Parks and projects taking priority).
 - *Other* – Over the past two years, eight additional pickleball courts (at Waggener Park) as well as the Berthoud Bike Park at MVP were added as amenities to the Town (total: \$3.4M).
- Future Projects
 - *Town Park Phase II* – CDs complete
 - *Richardson (MVP Park)* – CDs complete
 - J. Olinger noted the Town needs ball fields, as ~30 teams are scheduled every summer, and ~8-12 teams are scheduled on the shoulder months. They are sharing space with the high school seasons. There are currently two fields at Bein Park. 8U teams have two town fields for programming games. There’s one field at Ivy Stockwell for practice, and one field was lost this year at Berthoud Elementary (road construction plans in progress). Staff feel the addition of baseball fields is of higher priority than reflected in recent surveys as it is a larger community programming need than an individual one.
 - *Arboretum at Waggener Farm Park* – 60% design to CDs
 - *Jaskowski property* – design plans complete
 - *Additional trail sections* – working to identify new sections
 - *Roberts Lake Eastern side* – design plans complete
 - *Cemetery expansion* – design plans complete
 - *Updated concepts for the pool* – J. Olinger noted the pool conceptual design has changed over time as more feedback has come in. Space for staff offices at the BRC is tight, and rentable community spaces have been

popular at the BRC. The addition of both office and rentable community space could be considered alongside updated pool design concepts if a building facility was preferred in that space instead of an outdoor pool.

- *Newell Farm and Kneival property* – recently requested to be added to the design/project list.
- J. Olinger continued explaining why we are considering the pool addition, noting the initial direction was to replace the outdoor pool that was previously at Town Park. Some of the boxes that could be checked for the community may include: replacing the outdoor pool experience; additional lap lanes/take strain off BRC pool lap lanes in the summer; swim team practices and ability to host CARA swim meets; swim programming; and more aquatics amenities. Some of the boxes that would not be checked include: year-round pool access; not a replacement for high school swim team practices; likely unable to host indoor swim meets. J. Olinger discussed also the option/idea to have a natatorium in this space at BRC currently under consideration for a pool as a response to the additional community feedback. The natatorium would be an indoor pool and would need to include a large enough deck to host a swim meet, including participants, coaches, team members, and fans all inside the building.
- J. Olinger noted additional considerations and concerns of building an outdoor pool in the space include the visual from road; future land lock of the property space with an additional aquatic facility; and the efficiency of adding on to an existing facility (BRC) vs. building another facility; need for additional office and rental event, conference, and community space; additional parking will be needed with the addition of each new amenity; additional bathroom facility would be required.
- J. Olinger reminded PORT that the former Town Park pool was in an “L” shape, with six lap lanes, a diving board, concrete, and trees. He also highlighted feedback and also some confusion from on an informal online survey with some respondents including examples of pools they liked: Sunset, Winona and Raindance. One PORT member noted these are just examples of what is out there and may not reflect actual needs.
- The cost estimate for the addition of a separate kiddie pool was \$360k, and an additional \$550k to increase the lane size from six to eight. A 25-yard pool was confirmed as competition length for CARA and CHSAA (high school). Staff also researched natatorium and enclosure options and associated costs. It would cost an additional \$400k to add a retractable roof to the cost of building the actual facility, for example.
- J. Olinger ended his presentation showing three different conceptual ideas for the direction of the pool. After discussion and clarifying questions from PORT members, these concepts were merely to show three different options/directions:
 - Concept A – Option showing an outdoor pool only (based on the initial design, (cost: ~\$6.8M)
 - Concept B – Option showing an indoor (natatorium) and outdoor pool combo (cost: ~\$18M)
 - Concept C – Option showing an indoor only natatorium (cost: ~\$12.2M)
 - It was noted that costs could easily increase 5% year over year (or more) with the current tariff situation as well as 6% annually in construction escalation costs..
- PORT members discussed all three options. One PORT member strongly recommended if an indoor competition pool was being explored to have

conversations with the district, however there were doubts they would even be interested in leasing pool space as they have their own pool and costs to maintain.

- There was a discussion about aquatics plans for Richardson Park (currently proposed as a resort-style pool area and is part of Phase III). The timeline for Phase III of Richardson is unclear and will depend on other priorities of the Town. J. Olinger noted that while this Park is at CDs, the design could change if the needs of the town change although would require additional investment to make those changes. Infrastructure (plumbing) is already in place at the current rec center to help accommodate an outdoor pool if that is still preferred.
- One PORT committee member noted that while many HOAs have pools, they are inaccessible for the majority of the town, and the goal with the pool is to have it accessible to the general population and a spot for the community.
- Question about the impact of everything else the Town is working on vs. the different financial costs of the pool. It was noted limited town owned land for recreation and parks amenities is at a priority. If a higher ticket item was desired sooner, a funding initiative/loan would be a possible path. Financial question – huge range in prices here
- One PORT committee member reflected on three key aspects an outdoor pool addresses: community, culture, and sport. An outdoor pool in a community is the town's living room. There is a cultural aspect of being outside and swimming. It is important to recognize swimming as a sport and to promote kids and adults learning the sport of swimming.
- PORT Committee members continued the indoor vs. outdoor pool discussion, and PORT reiterated their recommendation was to replace the previous outdoor pool at town park but make it better, i.e., "Town Park 2.0". They also noted the pool may not or doesn't have to be everything to everyone. Concept A would scratch the itch of an outdoor pool, and one member said they'd like to see money from the higher ticket proposals B & C spent elsewhere.
- A. Roth expressed urgency in building an outdoor pool. She is a freshman in high school and may only have a year or two to enjoy the pool with her friends. She is on the swim team and has to travel to Mountain View for practice.
- Discussion around a "bubble" around a pool. J. Olinger noted he visited a YMCA in Lafayette, which had a "bubble" and noted the air circulation was poor, there unpleasant smells and it took time for staff to take it down/put it away.
- The pool is slated for discussion with the Town board in April.
- Public Comment
 - Mr. Hindman (Sr.) had an opportunity to share feedback on the pool proposals. He believed the role of PORT is to create a vision of the recreation needs of the town and provide the leadership to get it done.
 - He asked PORT to consider not duplicating the expense of an outdoor pool at both Richardson and the BRC and also noted a poor return on investment (ROI) on a summer pool
 - He advocated for a year-round lap swimming (indoor) or an indoor/outdoor option and noted again that three year-round lap lanes are not sufficient for the community, especially, as other activities (e.g., swim lessons, water aerobics, lifeguard and fire department training, etc.) are also taking place in this area.

- Suggested exploring a pavilion with open air sides option that would be cheaper than a natatorium. One PORT member noted that enclosing the pool would alter the feel of the open air/outdoor pool.
- After further discussion, A. Murphy motioned that PORT recommend to the Board to pursue an improved version of Concept A, including consideration of elements of the outdoor pool of Concept B in the design. These considerations include:
 - Eight lane pool (25 yds.)
 - Kiddie pool
 - Shade areas and trees
 - Lawn space.
 - Diving board
 - Diving blocks (for swim meets)
 - Consideration of the previous PORT design mockup by K. Knoll, with consideration by professionals of the impact of waves on the design.
 - Potential for a slide but not necessary
- K. Wiesen seconded the motion. All in favor. Motion passed unanimously.

F. Staff updates – Parks, Open Space, Recreation, and Trails

- K. Knoll – Arbor day is April 26 at Pioneer Park at 10:00am. Trail is being built along N. Berthoud Parkway and will be open next month; the signal light might not be installed until June. Staff and Vantage are talking with Handy Ditch to ensure they are compliant with their rules.
- A. Gustafson – Summer registration started on April 1. Spring Craft Fair will be held on April 12. Skate-a-Palooza will be held on April 16. Berthoud market is starting on June 14 from 9:00am-1:00pm at Town Park. Currently, 23 vendors are signed up. Suggestion to have signage on Hwy 56 and additional advertising.
- PORT committee members thanked J. Olinger for his time and for coming in to speak to the committee.

G. Committee updates

- A. Roth – BYAC met this morning, are working on details for the youth summit on May 9, and are working to attend other youth meetings to advertise for the summit.
- K. Weisen – Thanked J. Olinger for sharing the bigger picture/context and noted the trail on Berthoud Parkway looks great.
- C. Hobson – Raised the concern about the school zone on Hwy 56 (near Hays Market) being taken away. Larimer County Sheriff and Town fought it. The group discussed some things that have been done such as lowering the speed limit, flashing lights on the speed limit sign, pedestrian sign, etc. CDOT is also going to allow traffic guards to operate. Suggestion to have crosswalks with flashing red lights.
- L. Roth – Went to the town rebranding meeting, where people were asked to write words associated with the Town of Berthoud. Parks and rec and trails came up quite a bit, so thanks to PORT.
- K. Ayers – Noted a citizen complained about a lack of leash laws for cats, as a cat came into their yard and scared their own cat. K. Ayers asked for PORT to consider sharing any feedback or ask around on the issue.

H. Adjourn

- A. Roth motioned to adjourn the meeting, and C. Hobson seconded, all in favor.
Meeting adjourned at 8:19pm.

Next meeting: Wednesday, May 7, 2025 - 6:00 pm. If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.