



MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, July 22, 2025, 6:30 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

The Town Board may take action on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

1. Meeting Called To Order - Mayor William Karspeck
2. Pledge Of Allegiance - Mayor William Karspeck
3. Roll Call - Mayor William Karspeck
4. Citizen Participation
5. Scheduled Items And Estimated Time For Discussion

5.I. Consent Agenda

Introduction By: Christian Samora

Documents:

MEMO RE CONSENT AGENDA.PDF
A. JULY 22, 2025 MEETING AGENDA.PDF
B. JULY 8, 2025, MEETING MINUTES.PDF
C. JULY 2025 BOARD REPORT.PDF
D. BROADMEADOW ANNEXATION CONTINUANCE.PDF
E. HOUSE OF NEIGHBORLY SERVICE UTILITY ASSISTANCE FUNDING REQUEST.PDF
F. ADOPTION OF I CODES UPDATE.PDF
G. ORDINANCE 1357 - EXTENSION OF WASTEWATER BOND REFUNDING AUTHORITY.PDF

- 5.II. Welcome - Newly Appointed Town Trustee Mark Brodie

Introduction By: Town Board

Documents:

[MEMO RE NEWLY APPOINTED TRUSTEE.PDF](#)

5.III. Larimer County Update By Commissioner Shaddock-McNally

Introduction By: Town Board

Documents:

[MEMO RE LARIMER COUNTY UPDATE.PDF](#)

5.IV. Farmstead 3rd Filing - Public Hearing

Introduction By: Tawn Hillenbrand

- a. Resolution 2025-13 - A Resolution of the Town of Berthoud Board of Trustees Approving a Neighborhood Master Plan for a Development known as the "Farmstead 3rd Filing" Development in the Town of Berthoud.
- b. Ordinance 1354 - An Ordinance amending the zoning map of the Town of Berthoud to rezone the Farmstead 3rd Filing Property previously Zoned to Planned Unit Development to Suburban Residential, Suburban Commercial, and Urban Residential Districts.

Documents:

[MEMO RE FARMSTEAD 3RD FILING NMP AND COZ.PDF](#)
[01 TBT STAFF REPORT FARMSTEAD 3RD FILING NMP AND COZ.PDF](#)
[01.2 TBT STAFF REPORT COMBINED ATTACHMENTS.PDF](#)
[02 FARMSTEAD 3RD FILING NMP AND COZ_PC MINUTES.PDF](#)
[03 FARMSTEAD 3RD FILING NMP RESOLUTION 2025-13.PDF](#)
[04 FARMSTEAD 3RD FILING COZ ORDINANCE 1354.PDF](#)

5.V. 2024 Annual Presentation Of The Audited Financial Statements

Introduction By: Hinkle & Company

Documents:

[AUDIT 2024 FINAL COMMUNICATION LETTER.PDF](#)
[AUDIT 2024 FINAL.PDF](#)

5.VI. Graffiti Art Program Request

Introduction By: Chris Kirk

5.VII. Short Term Rental Regulation Change - Introduction

Introduction By: Tawn Hillenbrand

- a. Ordinance 1356 - An Ordinance to Repeal and Replace

Berthoud Municipal Code Section 30-3-113 Regarding Short
Term Rentals

Documents:

[MEMO RE SHORT TERM RENTAL REGULATIONS.PDF](#)
[01 TBT ORDINANCE 1356 \(25\) STR.PDF](#)
[02 APPENDIX A STR REGULATIONS REDLINE.PDF](#)
[03 APPENDIX B STR REGULATIONS CLEAN.PDF](#)
[04 PUBLIC NOTICE.PDF](#)
[05 PUBLIC COMMENTS.PDF](#)

6. Elected Official Reports

1. Town Board - Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers,
Brett Wing, and Mark Brodie
2. Mayor - William Karspeck
3. Staff - Town Administrator, Attorney

7. Adjourn

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.