



SPECIAL MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, July 29, 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. Scheduled Items And Estimated Time For Discussion

4.I. Consent Agenda

Introduction By: Christian Samora

Documents:

[MEMO RE CONSENT AGENDA.PDF](#)
[A. JULY 29, 2025 MEETING AGENDA.PDF](#)
[B. JULY 22, 2025, MEETING MINUTES.PDF](#)
[C. JUNE 2025 FINANCIAL INFORMATION.PDF](#)

4.II. National Night Out Proclamation

Introduction By: Town Board

Documents:

[PROCLAMATION - NATIONAL NIGHT OUT.PDF](#)

4.III. Harvest West Annexation, Annexation Agreement, Zoning, And Neighborhood Master Plan

Introduction By: Anne Johnson

- a. Resolution 2025-15 - A Resolution of the Town of Berthoud Board of Trustees setting forth findings of fact and determinations regarding the

eligibility for annexation of the Harvest West Annexation pursuant to C.R.S. 31-12-110.

b. Ordinance 1358 - An Ordinance of the Board of Trustees of the Town of Berthoud annexing and accepting the Annexation Agreement for property known as Harvest West to the Town of Berthoud.

c. Resolution 2025-16 - A Resolution of the Town of Berthoud Board of Trustees approving a Neighborhood Master Plan for a development known as Harvest West in the Town of Berthoud.

d. Ordinance 1359 - An Ordinance of the Board of Trustees of the Town of Berthoud amending the Zoning Map of the Town of Berthoud to establish the Zoning of property known as the "Harvest West Annexation" newly annexed to the Town of Berthoud.

Documents:

[MEMO RE HARVEST WEST ANNEXATION.PDF](#)
[01A STAFF REPORT.PDF](#)
[01B RESOLUTION 15 \(25\) FINDINGS OF FACT ANNEXATION.PDF](#)
[01C ORDINANCE ANNEXATION HARVEST WEST.PDF](#)
[01C RESOLUTION 16 \(25\) NMP.PDF](#)
[01D ORDINANCE 1359 COZ.PDF](#)
[01E PC MINUTES 2025 05 22.PDF](#)
[01F BREHM EMAIL.PDF](#)
[02 LETTER OF INTENT.PDF](#)
[03 PETITION FOR ANNEXATION.PDF](#)
[04 ANNEXATION ASSESSMENT REPORT.PDF](#)
[05 ANNEXATION AGREEMENT.PDF](#)
[06 ANNEXATION MAP.PDF](#)
[07 NMP NARRATIVE.PDF](#)
[08 NMP MAP.PDF](#)
[09 TIS.PDF](#)
[10 ZONING ASSESSMENT REPORT.PDF](#)
[11 ZONING MAP.PDF](#)

4.IV. Land Use Code Amendment Forecast

Introduction By: Anne Johnson

Documents:

[MEMO RE LAND USE CODE AMENDMENT.PDF](#)

5. 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.