



MEETING MINUTES OF THE TOWN BOARD

Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, July 29, 2025, 6:30 p.m.

7/29/2025 - Minutes

1. Meeting Called To Order - Mayor William Karspeck

Mayor Karspeck called the meeting to order at 6:30 pm.

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:

May Albrecht, Trustee
Karl Ayers, Trustee
Mark Brodie, Trustee
Tim Hardy, Trustee
Brett Wing, Trustee
Sean Murphy, Mayor Pro-Tem
Will Karspeck, Mayor

The following staff members were present:

Erin Smith, Town Attorney, via Zoom
Chris Kirk, Town Administrator
Christian Samora, Town Clerk
Lexi Dovel, Deputy Town Clerk
Sergeant Justin Williamson, Larimer County Sheriff
Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager

4. Scheduled Items And Estimated Time For Discussion

4.I. Consent Agenda

Items:

- a) July 29, 2025, Meeting Agenda
- b) July 22, 2025, Meeting Minutes
- c) June 2025 Financial Information

Trustee Wing 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, with Trustee Ayers abstaining.

4.II. National Night Out Proclamation

Mayor Karspeck read the National Night Out Proclamation aloud.

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

Community Development Director, Anne Johnson, provided an introduction on the Harvest West development.

The applicant's representative, Alex Hoime, gave a presentation.

Mayor Karspeck opened the Public Hearing.
No one spoke during the Public Hearing.
Mayor Karspeck closed the Public Hearing.

Mayor Pro-Tem Murphy moved to approve 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. Trustee Wing seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

Mayor Pro-Tem Murphy moved to approve Ordinance 1358, an Ordinance of the Town of Berthoud Board of Trustees, annexing and accepting the Annexation Agreement for property known as Harvest West to the Town of Berthoud. Trustee Brodie seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

Mayor Pro-Tem Murphy moved to approve 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, with the condition of approval that the applicant shall address concerns expressed by the adjacent property owner, Jim Brehm, as expressed in an email dated May 13, 2025 as a submittal item with the Preliminary Plan application. Trustee Ayers seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

Mayor Pro-Tem Murphy moved to approve Ordinance 1359, an Ordinance of the Town of Berthoud Board of Trustees, 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. Trustee Hardy seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

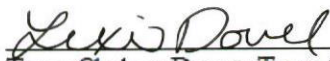
Mayor Karspeck called for a 5-minute break.

4.IV. Land Use Code Amendment Forecast

Community Development Director, Anne Johnson, gave a presentation on the Land Use Code Amendment Forecast.

5. Adjourn

The meeting was adjourned at 8:59 pm.


Town Clerk or Deputy Town Clerk




William Karspeck, Mayor