



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING MINUTES

Wednesday, August 6, 2025 6:00 p.m.

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

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

B. Roll Call

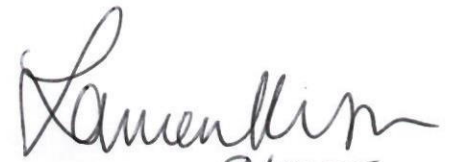
- Lauren Roth – Chair – Here
- Carolyn Hobson – Vice Chair – Here
- Anna Murphy – Secretary – Here
- Callie West – Here
- Sean Henry – Not Here
- Kari Wiesen – Here
- Michael Brennan – Here
- Audrey Roth, BYAC Liaison – Not Here
- Karl Ayers, Trustee Liaison – Here
- Keith Knoll, Staff Representative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

C. Approval of minutes - June 4, 2025

- L. Roth motioned to approve the June 4, 2025 PORT Committee meeting minutes. M. Brennan seconded. All in favor. Minutes were approved.

D. Public Comment – Non-Discussion Items

- Donald Keck lives near Pioneer Park. He formerly served on the Planning Commission. He spoke about areas of Pioneer Park and HOA interface that are not completed and/or not being maintained. He feels the park is 98% complete but the sources for water and the responsibility for maintenance are not clear, especially on the NE section and around the pond where weeds are out of control. At the time of approval of the development in 2012/13 all water rights owned by Dr. Fickle were donated to Pioneer Park. Both sections of Pioneer are watered with non-potable water when Loveland Lake and Ditch is running.
- He stated approximately only 2/3 of the irrigation system is installed on north section but it's not complete. Completion relied on grant money that didn't happen so now funding is needed to finish it. He suggests approaching Larimer County for funding as they're currently putting considerable financial support behind the County Fairgrounds and Events Complex (The Ranch) including the concept of an amphitheatre there.
- K. Knoll: the north side is non-potable water. The newly developed neighborhood and the new part of the park are watered from a different pumphouse. Town Staff is working on a design for a garden and paths near the dead-end street. Re-seeding the area around pond has not worked.


9/3/25

- L. Roth suggests that in the future the Town should clarify with new developers exactly what the HOA is responsible for. K. Knoll: Code monitoring is how HOA commitments are monitored. He agrees that standards should be in place at time of agreements with developers.
- A committee member commented that Larimer County should be encouraged to diversify the projects they fund and consider smaller projects like this, not only large projects like The Ranch.

E. Discussion Items

a) Community Golf Project

- Jeffrey McNair, Berthoud resident and longtime PGA member presented conceptual ideas for a Short Golf Course owned and operated by the Town. He noted the TPC course is top notch but it's exclusive, expensive and doesn't serve the bigger community. TPC doesn't allow kids to play on the course, they can use only the practice facilities.
- The sport has grown since Covid and Berthoud does not have enough options to meet the increasing demand. Most of the accessible golf courses in the area are overused, over capacity, and the turf is suffering.
- Accessible and affordable golfing should be available to meet the needs for community recreation, for Junior Golfers, for player development, for ADA players (no sand bunkers) and could even serve as a mental health outreach activity.
- His vision is a short golf course serving the Berthoud community that provides not only access to golfing that is affordable but also incorporates activities and partnerships serving non golfers. The Town's recreation survey supported more parks and green spaces. Some diverse activities could include walking paths, habitat revitalization for birds and wildlife (Audubon Cooperative Sanctuary) and the development of sustainable, xeric turf grass species through university and other programs.
- The Short Course concept is an economical design that includes no sand bunkers, single height turf grass (requiring less equipment), and disease resistant, xeric turf grass. Possibly a putting course (reference the Himalayas Putting Green at St. Andrews in Scotland). Not necessary to follow traditional golf protocols - keep it interesting.
- Income stream/source of revenue for the Town via hourly and daily fees, season passes, corporate outings, instruction etc.
- Jeffrey provided concept sketches for two possible sites already owned (or soon-to-be owned) by Town:

Site 1 Knieval property, Hwy 287 across from the new bike park and future Richardson Park. It's appropriate right size for a short course and includes the option to play the course in reverse. Incorporate walking paths and possibly extending them to the Arboretum. Possibility for a disc golf course at southern end.

Site 2, the "Wilson property" at end of 5th St. adjacent to Hillsdale Park. The Town is in final negotiations to purchase this for open space. K. Knoll: the current owner will keep

one parcel so the Town's property boundaries are not yet determined. The property is largely non-buildable, to be used only for open space.

- PORT committee comments: C. Hobson feels this is an appropriate use for Knievel property. Question: the north part of Knievel property is owned by Heron Lake, do they have plans for their own golf course?
- L. Roth: it's a pain transporting kids to play golf – this course would be valuable to the community. Regular golf courses require approx. 250 acres.
- A. Murphy: supports eliminating the cost prohibitive nature of current options. Turf grass seed collection and genetics currently being studied at CSU. Water is the big issue, focus on drought tolerant turf grass types and water conservation.
- The PORT Committee collectively supports the concept, and appreciates the creative, “outside the box” thinking. K. Knoll concurs and likes the Town developing diverse uses for the properties it acquires.

b) Newell Farm Park Conceptual Design – Keith Knoll, Public Works Operations Manager

- Sarah and Butch Lincoln former owners still live on the 13-acre property and will continue to do so. 10 acres are available for immediate development. When the Town acquired the property in January 2023 the parties acknowledged its 22-year history as an outdoor music venue (one farm concert per year) and the vision to continue live outdoor music concerts.
- There may be a future opportunity for Town to acquire the Lind property to the east.
- They encourage the Town to develop and approve a concept now, moving this project from the “back burner” to a higher priority. The developer of Farmstead subdivision (3rd filing) is questioning what activities will be approved by the Town and how they will impact the future homeowners near the venue.
- Preliminary discussions with the Town and Wenk Associates have included developing the property as a Community Performing Arts Center
- Traffic access and parking are critical hurdles. Town is in discussion with CDOT re: access plans. Currently “residential access” allows only a limited number of cars per day from Highway 56. CDOT reluctant to turn residential into commercial capacity access. There may be an option to put a signal intersection to the east that will also serve the school planned for Farmstead.
- The PORT community survey confirmed an amphitheater is among the top priorities. And the recent community survey regarding branding confirmed that agricultural heritage and outdoor vistas are top priorities. Newell Farm offers visual cues - old farmhouse, windmill, granary and water cistern. Unique mountain views framed by farm fields and mature trees.
- Current lawn area seats 500 and sells out in 10 min. 1000 seats would sell out in one hour. Goal is 1000 people for performances. Fixed seating not necessary. Tree shade covers immediate seating area. 1000 attendees can be accommodated on grass areas nearest stage, then up to 2000 in surrounding, sprawling park areas that would be good for families with children for picnics, playground area etc. Existing lake will be removed.

- People are asking for more shows, a summer concert series, perhaps a festival. 7 acres of open space to east is part of property and developable; it's also a possibility for parking.
- Possibly expand the concept of a of Community Performing Arts Center to include a big dairy barn and an underground theatre seating 750.
- K. Ayers: 500 people = 210 cars. Current NW corner accommodates 230 cars.
- Casey Grace, daughter of Sarah and Butch, serves as operations manager for the music venue. Along with several community members she spoke in support of the Town moving ahead on a concept plan. Speakers emphasized how the event attracts loyal fans from outside areas, the special outdoor setting that promotes community and the magical atmosphere during farm concerts. Touring professional musicians Hannah Alkire and Joe Scott of Berthoud added that Newell Farm offers adequate infrastructure to support professional musicians.
- Donald Keck former member of Planning Commission points out that the tree canopies surrounding Newell Farm will eventually block mountain views. He believes Town should next consider a Veterans Park which will likely qualify for Federal funding. Currently the cemetery is only gathering space for Veterans.

End of public comments. PORT Committee questions and comments:

- L. Roth: could music venue be in east part of parcel to protect Farmstead from sound? A. Murphy: are you collaborating with Berthoud Historical Society? Yes What is your 1st priority? Amphitheatre for music performances. A music venue that is family friendly
Murphy: What about less is more approach? Stage development, adding amenities gradually. Allow public access in meantime. C. Hobson: we should push through a concept plan including all of the pieces.
- C. West: importance of access via bike and walking paths. At Steamboat outdoor free concerts a majority of people arrive via bike paths and a huge, attended parking area for bikes is provided. K. Ayers: golf cart parking also needed. L. Roth would like to see alternative concepts, with more & less amenities. A. Murphy: tree planting needs to be in plan to provide shade. C. West: the top quality acoustics and nationally known musicians separate this venue from other event venues in town. K. Ayers: will the current stage remain? Yes.
- K. Knoll: does PORT committee support moving forward with a conceptual design for the property?
-PORT needs to be involved in decision steps: how can this property continue to host events & expand amenities?
-Consider residents that will be living near there in the future.
-Be cautious in how we speak of the neighboring developer and assuming what can be achieved working with developer. We are two separate land owners.
-Consider other, already existing or planned event spaces with amphitheatres and pavilions such as those at Town Park and The Arboretum where adequate parking is already part of plans.
- A. Murphy makes a motion to recommend to Trustees that Town move forward with conceptual plan for Newell Farm Park. K. Wiesen seconds, all in favor, motion passes.

- K. Knoll: if Trustees vote to move forward work on the concept plan will be put out to bid. The consultant will need 8 weeks to develop concepts, then 10-12 additional weeks to provide drawings. Process totaling approx. are 32 weeks. There are no deed restrictions that will impact plans.

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

- K. Knoll reports that PORT terms are expiring in September for L. Roth, C. Hobson and S. Henry. He describes re-application process. Interview committee will be 2 Trustees and 1 PORT member
- North Trail is waiting on parts for the signal. M. Brennan: plans to protect shoulder? Yes, concrete 'Jersey' barriers will be installed. Timeline: this fall is the goal for signal & barriers to be in place.
- The Jaskowski concept will go to Trustees - it includes PORT recommendations for a disc golf course and the continuation of (regulated) dog training activities, possibly starting before the entire park is open to the public. Trustees meeting next Tues. August 12 will include a review of 2018 master plan and an update on plans for projects and acquisitions that have come up since that plan.
- K. Ayers asks PORT committee what to recommend to Trustees re: short golf course proposal? A. Murphy suggests Jeffrey McNair present the proposal to Trustees. M. Brennan makes this motion, L. Roth seconds. All in favor, motion passes. K. Ayers will coordinate McNair's presentation to the Trustees.
- Amanda: Summer Bash Friday. Annual closure will be extensive due to repeating problem with weight room floor. Using a different contractor and upgraded material at no cost to Town.

G. Committee updates

- L. Roth: 3rd of July event had huge attendance - maybe 18,000 based on cell phone pings. Farmers Market on Saturdays in Town Park is great, 32-35 vendors and still growing.
- C. West asks about new acquisition near Hillsdale Park. K. Ayers responds that Town is in final negotiations with the owner who will retain a parcel.

H. Adjourn

- A. Murphy motioned to adjourn the meeting, and K. Wiesen seconded, all in favor. Meeting adjourned at 8:22 pm.

Next meeting: September 3, 2025 at 6:00 pm. If you require special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.

HARRY M HOUSE <cqcq199.30@gmail.com>

Ladies and Gentlemen:

My name is Harry M House. My wife and I have visited Berthoud (now living in Denver since 2017) frequently since we have family living there. Our visits, while highlighted with visits to family, have always been for the annual Newell Farm Farm Concert . The music and comradery brought back many fond memories of the music we learned to love from the Fine Arts Series when living in Memphis. A wonderful and fantastic event.

We recently attended a baby shower held at the new Berthoud recreation center, Newell Farm. What a great facility,.... a really multipurpose facility as well as adequate parking. It came to my mind....surely Berthoud has been planning for the ..NEXT... step. With so much space,... I visualize Berthoud taking a "third" step in community growth---- Little Thompson, Newell Farm Recreation Center,... and a step in the Fine Arts ---a Newell Farm Amphitheatre!

Some time ago my wife and I attended a Tony Bennett concert in HighlandPark, Ill,... it was held in the Ravinia concert park, which contained an Amphitheatre, with the lawn in front of it divided into five areas. The front four sections were seated while the back area was a big high grassy knoll where blankets could be used to sit on the grass and have a picnic while listening to the program. (the sound was perfect). Our friends who brought us had a first class place setting.. fine china, crystal, silver and even a candelabra (with candles). The food we had was pre-prepared (no cooking in the facility). We are not the only ones to come prepared,... the grassy area was the "prefered" seating area!!!

Our Ravinia experience came to mind, during our Baby Shower, when we stood outside of the Newell Farm Recreation center,... looking over the land we could visualize an Amphitheatre, with grassy knolls, lined with folks seated on blankets and listening to the New Berthoud - Newell Farm Concerts! The start of Berthoud Fine Arts?

The Trustees of Berthoud, in order to effectively utilize Newell Farm, should give serious thought and planning -- to take the first step in establishing Berthoud Fine Arts . BFA should be on your agenda for Community growth, and best utilization for growth of Newell Farm and continuing Newell Farm Concerts.

Respectfully submitted

Cherre & Harry M House

Unfortunately we will be unable to attend your August 6th meeting....

however would appreciate you giving consideration to the subject submitted--Thank you

Carol Patterson <crlup@yahoo.com>

Carol and I are sorry to miss this week's meeting, but we had committed to helping at the Berthoud Historical Society's fundraising concert. Because we so appreciate the foresight of the Town Board in acquiring the Newell Farm for future park development, we'd like to share a few thoughts. It seems to us that the dream of having a large music venue in Berthoud is a great idea. To the north, Windsor, Loveland, and Fort Collins all offer smaller outdoor spaces where people gather on a regular basis to enjoy performances. To the south you have Lyons with its annual folk festival. The attendance at these events is proof of the appeal of live music to residents of northern Colorado. The history and continued growth of the crowds at the Newell Farm concerts over the past years is further proof that people would come to this location and support the music as well as the food and other services the town offers to visitors. Because good locations with sufficient space are difficult to find, we think it is important not to constrict the future options for Newell Farm Park. So we'd like to add our 2 cents (maybe \$1 with tariffs) for your consideration. In deference to the beautiful view that can be enjoyed on the Newell Farm property, we think it is important for the PORT committee to take the position that on any development of neighboring property the required development open space, retention/detention ponds, or pocket parks should be located near the Newell Farm boundaries. These locations would act as buffers for the sake of the view and the necessary parking or amphitheater that would hopefully be part of a future Newell Park plan. The buildings closest to the farm should be single story. If two stories are required they should be as far west as possible, perhaps fronting county line road. A 300' odor filter should grace the highway 56 corridor as long as the residents of the northwest cozy underground condos don't object! 🙄

Good luck with the planning of what would be a much appreciated venue, and for your cooperative work with the planning commission to forestall aspects of other development which would limit the options and enjoyment of this space.

Kindest regards,

Tom and Carol Patterson

Steve Pierce

4956 South Nelson Street, Apt A

Littleton, CO 80127

303-641-4700

7/31/25

To:

Berthoud's PORT (Parks, Open Space, Recreation, and Trails) committee

I am writing this letter in regards to the future development of the Newel Farm Park & Amphitheatre.

Although I don't live in Berthoud, I have been attending the wonderful concerts that Butch and Sarah have been hosting there for years now and it has become an event I look forward to every year. Not only has it given me the enjoyment of the wonderful acts and entertainment, it has also enlightened me to the beautiful location and views that the city of Berthoud has to offer. I have purposely driven different highways from the Denver area on my way there just to experience the countryside and town of Berthoud as well.

I understand that your committee will be discussing the future development of this land and I'm sure there are other options that you may be discussing but I can't imagine anything better than what we already have.

I know that there are many people and residents in the community that have enjoyed this music venue as much as I have. I would hope that this property can continue in the future as a music venue as it has in the past and keep this for everyone's enjoyment. Not only is it a great attraction locally but it would continue to draw from all the surrounding areas and build upon the wonderful history it already has.

Sincerely

Steve Pierce

Gisele R. Hause

1861 Raven Avenue H4

Estes Park, Colorado 80517

Date: 3 August 2025

TO: Berthoud's PORT - Parks, Open Space, Recreation and Trails Committee

I understand your committee will be discussing the future development of the Newell Farm Park property on 6 August 2025. As I'm sure there are many options for the use of this property, I am writing to support the discussion regarding the development of Newell Farm Park into a music and performing arts park.

Although I do not live in Berthoud, my family does and I spend a lot of time in your town. I have attended and assisted with the Farm Concert produced by Butch Hause and Sarah Lincoln for many years. It is an awesome event in a beautiful setting with the Rocky Mountains in the background. Retaining this venue as a music and performing arts park would be an asset not only to Berthoud but to members of the surrounding communities who can enjoy the arts near home and without having to travel to Denver.

Butch and Sarah have created an event that has a stellar reputation and to see these types of events continue to be available at Newell Farm Park would only enhance the opportunity to attend a variety of performances while retaining the history of the property. I'm sure the Newell Family would be excited to see their beautiful farm providing enjoyment for families for generations to come.

Thanks for reviewing my comments and best wishes with your upcoming decision.

Sincerely,

Gisele R. Hause

Estes Park, CO

My name is Ryan Cohn, I am the Vice President of Land Acquisition in Colorado for LGI Homes. LGI Homes and our development partners are dismayed to learn that the Town has any plans whatsoever for an outdoor amplified amphitheater anywhere near our upcoming Farmstead Filing 3 development. This use, as well as the superfluous buffering and additional conditions that have been levied upon our development, cause problems for the viability of our residential development which just received NMP Approval from the Town Board of Trustees. Here are our biggest objections/concerns:

1. Questionable Likelihood of Newell Farm Park moving forward as planned. This property has been purchased with provision that the sellers shall be allowed to remain on the property for the remainder of their years or until they no longer reside full time on the property. Sarah Lincoln is 62 years old per public record. LGI Homes strongly objects to the conditions that have been placed upon our development that is going through the approval process today to accommodate a use that is likely more than 15-20 years away in coming to fruition.
2. Timing of Approvals of Newell Farm Park. Given that this project is likely to proceed so far into the future, contemplating this proposed development this many years before it will come to be does not provide the future adjacent homeowners within Farmstead Filing 3 to be involved in the planning process in consideration of how this development would materially affect the adjacent residential occupants' quiet enjoyment of their homes and yards. It feels very inappropriate that this should be contemplated so early, especially considering the preliminary and final plat approvals in Berthoud last for three years plus one potential year extension (4 years total, compared to at least 15-20+ years until the life estate is likely vacated).
3. Parking & Traffic. We have heard from Sarah Lincoln's public comments during our Farmstead Filing 3 NMP submittal hearings in front of both the Planning Commission and the Board of Trustees that they would like to be able to accommodate up to 3,000 concertgoers at summer events. We count 12.8 acres (or approximately 557,568 square feet) of land among the 3 parcels the Town has purchased for this proposed development. Using the Town of Berthoud's retail parking ratio of 3.0 parking spaces per 1,000 square feet of use, and assuming that roughly 30% of the overall site will be within the primary land use (equaling approximately 167,240 square feet), this development should be required to include at least 502 parking spaces. If a capacity of 3,000 attendees is being contemplated, that parking requirement would need to be closer to 1,000 or more total spaces

(slightly higher than a 6 parking space per 1,000 square feet of primary land use ratio).

- a. Off-street parking within Farmstead Filing 3 is not an acceptable solution to parking this site, we INSIST that any proposed development of Newell Farm Park, like any other development in the Town of Berthoud, be completely self contained in solving its own requirements for its land use. Farmstead Filing 3 contains numerous home sites (townhomes and rear alley loading detached single family homes) that are accessed via private alleys that will be owned and maintained in perpetuity by the Farmstead Filing 3 Homeowners Association; allowing public parking throughout this community will inevitably lead to attendees parking their cars where they should not and considerably disrupt those homeowners' quiet enjoyment of their homes.
 - b. Traffic: This proposed development is within close proximity to the new roundabout at State Highway 56 and County Line Road 1. LGI Homes questions the ability for attendees to make a left turn into the proposed Newell Farm Park site if arriving from the east/I-25, and we question the ability for attendees departing events at Newell Farm Park to safely make a left turn to head west. This proposed development will require an exceptional amount of traffic impact analysis, and given the exceptional conditions that have been levied upon Farmstead Filing 3's development as it pertains to thoroughfare and traffic planning we will expect the Town to subject itself to identical scrutiny and level of care.
4. Buffering. Below is a direct lift from Berthoud Development Code Section 30-3-104(h). Given the considerable potential negative externalities (most prominently noise) of the proposed Newell Farm Park development as well as the conditions that have been levied upon Farmstead Filing 3's closest residential lots, we expect that this proposed use will be HEAVILY buffered from our development's future homeowners using both spacing, landscaping, and exceptionally thoughtful sound buffering solutions.
- a. h.Buffering.
 - i. i.Perimeter buffering of a development cluster is required to minimize visual and noise impacts where adjacent land uses are of a different type (e.g., residential adjacent to commercial or industrial) or are of a substantially different residential density; or where the cluster is adjacent to a county road, state or federal highway or a railroad.

- ii. ii. Where the proposed cluster abuts an existing or approved residential, mixed-use, or commercial development, the buffer shall be at least equal to the required rear yard depth of the adjacent lots. Where the proposed cluster abuts a county road, state or federal highway or a railroad, the buffer is measured from the edge of the existing right-of-way and shall be of a width and design to reduce visual and noise impacts from the road, highway, or railroad.
 - iii. iii. Buffering may be accomplished through the use of increased separation between land uses and/or by using native or drought resistant vegetation, fencing, walls, or a combination of these measures.
 - iv. iv. The traditional concept of using windbreak plantings around a farmstead may be desirable for the design of buffering between a cluster and agricultural uses.
- 5. Sound & Homeowners' Quiet Enjoyment. It is absolute unacceptable to LGI Homes and our development partners that any outdoor amphitheater, amplified or otherwise, be designed to face southwest, south, or southeast toward our residential development and future Berthoud community members. We additionally request that any outdoor staging amphitheater or performance space be placed as far away as possible from the residential lots closest to the subject site's shared boundary. Finally, we request that the any outdoor performing space not be amplified or electrified for sound whatsoever. Given that our development's NMP approval was conditioned upon providing notice to the homeowners nearest to the Gun Club south of Farmstead Filing 3 that they should expect noise and the Board of Trustees focusing on the quiet enjoyment of certain homeowners in our development, we expect even and fair application of the same concept of quiet enjoyment to our homeowners closest to the proposed Newell Farm Park development and State Highway 56.
- 6. Frequency of Events. For LGI Homes to be comfortable with any public land use be developed at Newell Farm Park, it is vital that the Town provide to the public a commitment of how many large capacity events will be planned at this proposed development, when and how frequently those events shall occur, and how it will affect our homeowners. Given the above mentioned concerns, homeowners will need substantial time to anticipate how events will affect their ability to come and go from their homes in Farmstead Filing 3, how access to and from downtown Berthoud and I-25 will be affected, and should be notified of both when and for how

long they should expect to hear music and traffic noises during events. It seems difficult to believe that the Town would be over \$1.3 million dollars for a site that they only intend to fully utilize once per summer, but the adjacent homeowners would surely prefer one large event to a rolling series of concerts or events on a weekly, bi-weekly or even monthly basis.

I believe that we and all of our development partners would be willing to relax on some of these concerns and discuss reasonable middle ground regarding some of the above concerns about how Newell Farm Park would affect Farmstead Filing 3 if the stakeholders in the Newell Farm Park development would likewise support removing the NMP Approval condition that have been levied upon 9 residential lots in Farmstead Filing 3 for the benefit of Newell Farm Park. We just want to make sure development code and requirements are being fairly and evenly applied Town-wide, including and especially when the Town is itself the applicant or participating in a proposed development being reviewed.

Thank you,

RC



Ryan Cohn

VP of Land Acquisitions

M: 248-752-1696

ryan.cohn@lgihomes.com

www.lgihomes.com



From: [Janie V](#)
To: [Keith Knoll](#); [Chris Kirk](#); [William Karspeck](#); [Karl Ayers](#); [Jeremy Olinger](#); newellfarmpark@gmail.com
Subject: Input to PORT Regarding Newell Farm Park
Date: Tuesday, August 5, 2025 3:37:17 PM

[Some people who received this message don't often get email from janiev15@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I urge the Town of Berthoud to designate Newell Farm Park as a Performing Arts facility. For those of us fortunate enough to have attended Farm Concerts at Newell Farm Park, it has been a very special experience. The beauty and ambience of that location as well as the camaraderie of sitting under the trees listening to wonderful music, has been a uniquely Berthoud experience that I don't believe is available in very many communities. I would very much like to see that opportunity continue to be enjoyed by future generations. The location is not only beautiful, but has great historical significance, and making it possible for people to attend performances there would be an enhancement for the community and increase the desirability to live here. I also think it is important to honor Butch and Sarah's legacy by providing a location and venue to be used for a variety of performing arts, including music, dance and theater. Cultural events allow citizens to interact and build a strong sense of community. A Performing Arts Center would be a tremendous asset for the Town of Berthoud. Thank you for your consideration.

- Jane Vielehr
980 Mountain Ave
Berthoud, CO

Sent from my iPhone

From: [Kirsten Lane](#)
To: [Keith Knoll](#); [Karl Ayers](#); [Chris Kirk](#); [Jeremy Olinger](#); [William Karspeck](#)
Cc: [Newell Farm](#)
Subject: August 6 PORT meeting
Date: Tuesday, August 5, 2025 12:40:00 PM

Some people who received this message don't often get email from kirsten.varnum.lane@gmail.com. [Learn why this is important](#)

Greetings,

Thank you for holding this important meeting to ensure that the Town of Berthoud comes up with the best possible plan for expanding our outdoor experiences in this great town, and honestly, the northern front range as a whole.

We have lived in Berthoud for five years and were drawn to the town by the simple, small town feeling. We are both active outdoors and active in the music community of the northern front range. We attend events in Loveland, Fort Collins, Longmont and Lyons on a frequent basis. We have also been regular volunteers at the annual Newell Farm Concert. Yet with all of that, we have often talked of the need for more access to live music in the Town of Berthoud. There is such a huge music community in our area; we know that events would bring in people from across the front range to enjoy and support our little community.

Some other thoughts about the potential of this addition to the Town of Berthoud:

- Make it bikeable. We would love to expand our biking distances within the community and try to use cars only when we need to. Being able to bike to the venue would be amazing!
- Include a playground. While the focus would be on the music, a family friendly setting that would allow parents (or grandparents) to enjoy the music while kids played and were also enjoying their time would be great.
- Preserve the views of the mountains. Being able to sit and relax (pending the kids aren't with us!) and listen/watch musicians with the backdrop of the Rocky Mountains would be amazing.
- Offering a structure(s) for avoiding weather may be another consideration, as extreme heat/rain can be a challenge in our climate.

We are sorry to be unable to attend the meeting tomorrow, but we will look forward to hearing more about plans and next steps!

Thank you for listening.

Mike and Kirsten Lane
964 Welch Avenue