



**Garden
Spot of
Colorado**

**BOARD OF TRUSTEES REGULAR MEETING
807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, August 26, 2025 at 6:30 PM**

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. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CITIZEN PARTICIPATION**
- 5. SCHEDULED ITEMS AND ESTIMATED TIME FOR DISCUSSION**

5.I. Consent Agenda

Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, an item may be removed from the Consent Agenda and considered separately.

Documents:

[MEMO RE CONSENT AGENDA.PDF](#)
[A. AUGUST 26, 2025 MEETING AGENDA.PDF](#)
[B. AUGUST 12, 2025, MEETING MINUTES.PDF](#)
[C. BUILDING PERMIT FEE WAIVER - HABITAT FOR HUMANITY.PDF](#)
[D. SUSTAINABILITY ACTION PLAN UPDATE.PDF](#)
[E. AUGUST 2025 BOARD REPORT.PDF](#)

5.II. PUBLIC HEARING: Mid-Year 2025 Supplemental Budget Appropriation

Documents:

[MEMO RE SUPPLEMENTAL BUDGET APPROPRIATION.PDF](#)

SUMMARY OF 2025 BUDGET SUPPLEMENT-ROLLOVER.PDF
2025 BUDGET SUPPLEMENT-ROLLOVER.PDF
2025 BUDGET-WITH SUPPLEMENTAL.PDF
RESOLUTION 2025-20 SUPPLEMENTAL AND ROLLOVER 2025.PDF

5.III. PUBLIC HEARING: Farmstead Acres Preliminary Plat

Documents:

00 TBT INFORMATION FORM PRELIMINARY PLAT.PDF
01 TBT STAFF REPORT PRELIMINARY PLAT.PDF
01.1 TBT COMBINED STAFF REPORT ATTACHMENTS.PDF
02 DRAFT PC MINUTES.PDF
03 RESOLUTION 19_2025 PRELIMINARY PLAT.PDF

5.IV. PUBLIC HEARING: River Trails Annexation, Zoning, And Neighborhood Master Plan

Documents:

MEMO RE RIVER TRAILS ANNEXATION.PDF
01 STAFF REPORT ANNEXATION NMP COZ.PDF
02 ANNEXATION PETITIONS.PDF
03 ANNEXATION IMPACT REPORT.PDF
04A ANNEXATION AGREEMENT.PDF
04D EXHIBIT TO ANNEXATION AGREEMENT.PDF
05 ANNEXATION MAP.PDF
06 RIVER TRAILS NMP NARRATIVE.PDF
07 RIVER TRAILS NMP SHEETS.PDF
08 TIS.PDF
09 ECS.PDF
10 REZONE NARRATIVE.PDF
11 RIVER TRAILS ZONING MAP.PDF
12 NOTICE MAILING LIST.PDF
12A SPO PRIOR 2025 07 31.PDF
12B CPW TO STONER SPO COMMENT 2024 11 25.PDF
12C CPW RE APPLICATION 2025 01 31.PDF
12D US FWS COMMENTS 2025 07 29.PDF
13 RESOLUTION 12 2024.PDF
14 PC MINUTES 2025 06 12.PDF
15 RESOLUTION 17 (25) FINDINGS OF FACT ANNEXATION.PDF
16 ORDINANCE 1360 ANNEXATION.PDF
17 RESOLUTION 18 (25) NMP.PDF
18 ORDINANCE 1361 ZONING.PDF
19 MINERAL NOTIFICATION.PDF
20 NOTICE MAILING PUBLICATION.PDF
21 PUBLICATION.PDF

6. ELECTED OFFICIAL REPORTS

- 1. Town Board – Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Brett Wing, and Mark Brodie**
- 2. Establish Interview Committees for the purpose of filling vacancies on the volunteer committees and commissions.**
- 3. Mayor – William Karspeck**
- 4. Staff – Town Administrator, Attorney**

7. EXECUTIVE SESSION

Pursuant to C.R.S. § 24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators. The purpose of this executive session is to discuss:

- **Oil & Gas Lease**

8. 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.