



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE TOWN BOARD

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, September 9, 2025, 6:30 p.m.**

9/9/2025 - Minutes

1. CALL TO ORDER

The meeting was called to order at 6:30 pm.

2. PLEDGE OF ALLEGIANCE

Mayor Karspeck led the Pledge of Allegiance.

3. ROLL CALL

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
Chris Kirk, Town Administrator
Christian Samora, Town Clerk
Lexi Dovel, Deputy Town Clerk
Sergeant Justin Williamson, Larimer County Sheriff
Anne Johnson, Community Development Director

4. CITIZEN PARTICIPATION

The following citizens spoke regarding a petition to pass an ordinance limiting the height of buildings on Mountain Ave to two stories or less:

Jessica Higgins
David Morley
Leigh Jacobs
Dave Melanson
Rebecca Dittmer
Christine Alvarez
Don Rickard

The following citizens spoke regarding the Sonoco building project:

Marleene Buttice
Whitney Way
Richard Rupp
Brian Laak
David Sampson

Dan Riffell spoke regarding both the petition and the Sonoco building project.

Sarah Lincoln spoke regarding Newell Farm Park.

5. SCHEDULED ITEMS AND ESTIMATED TIME FOR DISCUSSION

5.I. Consent Agenda

Items:

- a) September 9, 2025, Meeting Agenda
- b) August 26, 2025, Meeting Minutes
- c) July 2025 Financial Information

Trustee Wing moved to combine and approve the items on the Consent Agenda. Trustee Brodie seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

5.II. Constitution Week Proclamation

Mayor Karspeck read the Constitution Week Proclamation aloud.

Raenette Hamann with the Daughters of the American Revolution spoke about the Constitution Week Proclamation.

5.III. VFW Activity Update And Funding Request

Kraig Patriquin with the VFW provided an update on recent VFW activity and put in a request for additional funding.

Mayor Karspeck opened the item to public comment.
No one spoke during public comment.

Mayor Pro-Tem Murphy moved for staff to work with the VFW and the American Legion to support rental and utility assistance up to \$15,000 for the coming year. Trustee Ayers seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

5.IV. District Attorney Annual Report Presentation

District Attorney, Gordon McLaughlin, gave an annual report presentation.

Mayor Karspeck opened the item to public comment.
No one spoke during public comment.

5.V. Appointment To Fill Vacancy On Planning Commission

Mayor Pro-Tem Murphy and Trustee Albrecht provided information on the interviews to fill the Planning Commission vacancy.

Mayor Pro-Tem Murphy moved to appoint Bryce Filho to the Planning Commission for a term to end on September 28, 2027. Trustee Albrecht seconded the motion. In a 7-0 roll call vote, THE MOTION CARRIED.

5.VI. Berthoud Golf Course Concept Presentation

Administrator Kirk provided an introduction for the Berthoud Golf Course Concept.

Jeffrey McNair gave a presentation.

Mayor Karspeck opened the item to public comment.
Marleene Buttice, Whitney Way, John Wilhelm, and Justin Raddatz spoke during public comment.

The Board was supportive of having further discussion at the September 16 Study Session.

Mayor Karspeck called for a 5-minute break.

5.VII. INTRODUCTION: Mountain Avenue Overlay District Amendment

Community Development Director, Anne Johnson, gave a presentation on the Mountain Avenue Overlay District Amendment.

Trustee Ayers moved to extend the meeting to 10:00 pm. Trustee Brodie seconded the motion. With all in favor, THE MOTION CARRIED.

Mayor Karspeck opened the item to public comment.
No one spoke during public comment.

The Board was supportive of bringing this item back for a Public Hearing on September 23.

6. ELECTED OFFICIAL REPORTS

Trustee Wing:

Wing discussed citizen comments on the Sonoco building.

Trustee Hardy:

Hardy expressed concern over street lights being out on 287 and over the use of motorized scooters in Town.
Hardy discussed a potential donation box at the Bike Park.

Trustee Brodie:

Brodie reported on the recent staff picnic.

Trustee Ayers:

Ayers inquired about the height of buildings around Town and requested updates on the intersection at Berthoud Parkway & Highway 287.

Trustee Albrecht:

Albrecht reported on recent discussions of the Youth Advisory Commission. Albrecht requested a future agenda item to discuss the petition regarding building height along Mountain Ave.

Mayor Pro-Tem Murphy:

Murphy discussed the petition regarding building height along Mountain Ave.

Mayor Karspeck:

Karspeck requested an update on tree lawns in Hammond and on a meeting regarding the front range passenger rail. Karspeck reported on the recent staff picnic. Karspeck discussed the Sonoco building and community engagement.

Administrator Kirk:

Kirk provided an update on discussions between RAFT and BATS. Kirk reminded the Board of a Study Session on September 16.

Attorney Smith:

Smith reported that she will be absent for the next two meetings.

7. ADJOURN

The meeting was adjourned at 10:05 pm.


Town Clerk or Deputy Town Clerk


William Karspeck, Mayor

