



**Garden
Spot of
Colorado**

**MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, September 23, 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. 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

Documents:

MEMO RE CONSENT AGENDA.PDF
A. SEPTEMBER 23, 2025 MEETING AGENDA.PDF
B. SEPTEMBER 9, 2025, MEETING MINUTES.PDF
C. SEPTEMBER 2025 BOARD REPORT.PDF
D. FICKEL FARM 5TH FILING CONTINUANCE.PDF

5.II. Appointments To Fill Vacancies On Volunteer Committees

Documents:

BOARD INFORMATION SHEET COMMITTEE APPOINTMENTS.PDF
HPC VOLUNTEER APPLICATIONS.PDF
PORT ADVISORY COMMITTEE APPLICATIONS.PDF
TREE ADVISORY COMMITTEE APPLICATIONS.PDF
YOUTH ADVISORY COMMISSION APPLICATIONS.PDF

5.III. Colorado Main Street Program Presentation

Documents:

[MEMO RE MAINSTREET COLORADO PRESENTATION.PDF](#)

5.IV. 270 Mountain Avenue Lease Agreement

Documents:

[1- BOARD INFORMATION 290 MOUNTAIN AVE. HNS LEASE 09232025.PDF](#)
[2 - 290 MOUNTAIN AVE PRESENTATION.PDF](#)
[3 - BERTHOUD HNS LEASE.FINAL.CLEAN.06 20 25.PDF](#)
[4- PURCHASE OPTION AND ROFO.DRAFT.PDF](#)

5.V. PUBLIC HEARING: Mountain Avenue Overlay District Amendment

Documents:

[MEMO RE MOUNTAIN AVE OVERLAY.PDF](#)
[01 ORDINANCE 1362 \(25\) MTN.PDF](#)
[02 EXHIBIT A MOUNTAIN OVERLAY REDLINE.PDF](#)
[03 EXHIBIT B MOUNTAIN OVERLAY CLEAN.PDF](#)
[04 PUBLICATION.PDF](#)
[05 DRAFT MINUTES OF THE AUGUST 14 PC MEETING.PDF](#)

6. ELECTED OFFICIAL REPORTS

1. Town Board - Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Brett Wing, and Mark Brodie
2. Mayor - William Karspeck
3. 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:

- Cell Tower Lease Negotiation

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.