



**Garden
Spot of
Colorado**

**SPECIAL MEETING AND STUDY SESSION OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, November 4, 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. SCHEDULED ITEMS AND ESTIMATED TIME FOR DISCUSSION
5. Amendment To Wilson Property Purchase Contract

Documents:

[MEMO RE WILSON FARM AMENDMENT.PDF](#)
[AMENDMENT TO CONTRACT TO BUY AND SELL REAL ESTATE.PDF](#)
[EXHIBIT C - EASEMENT AGREEMENT 10.30.25 MBSS REV1 - CLEAN.PDF](#)

6. ADJOURN SPECIAL MEETING
7. CALL WORK SESSION TO ORDER
8. Park Development Plan And Priorities

Documents:

[2025 PARK INFORMATION PRESENTATION 11042025.PDF](#)

9. ADJOURN WORK SESSION

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.

BOARD OF TRUSTEES INFORMATION



ADMINISTRATION DEPARTMENT

Meeting Date:	November 4, 2025
Agenda Title/Subject:	Wilson Farm Purchase Contract Amendment
Type of Item:	Regular Item
Purpose:	Consider Amendment to Wilson Farm Purchase Contract
Presented by:	Chris Kirk

ATTACHMENTS:

- Wilson Farm Contract Amendment
- Easement Form

BACKGROUND:

As the Board is aware, we are currently under contract to purchase a portion of the Wilson Farm (Farm) located at the south end of 5th Street, north of the Little Thompson River. This property was identified and approved as a possible acquisition in the Great Outdoor Colorado (GOCO) Grant the Town received in 2025.

The initial contract was for a 52-acre portion of the total property at a price of \$1,248,000. Following a completed appraisal, the Town objected to the initial contract price as the appraisal suggested a lower value than originally agreed upon (\$1,095,000). In response, the seller offered to provide 68-acres (the Property) for the initially agreed upon price. Based upon the appraised value per acre, this would suggest at least a valuation of \$1,415,000. In exchange for selling the additional land to the Town at a discounted price, the seller has requested a short list of non-cash concessions in return. As outlined in the amendment, these include:

- The Town will provide an storm drainage easement through the Property for the benefit of the remaining portion of the Farm.
- The seller will work with the Town to construct an enhanced natural area on the Property in the event that the remaining portion of the Farm is subdivided and developed in the future.
- The seller will be allowed to construct subdivision identity related elements throughout the Property ("Subdivision Improvements") to satisfy the subdivision identity element requirements, as set forth in the Town of Berthoud Development Code then in effect, in the event that the remaining portion of the Farm is subdivided and developed in the future.
- The seller will not be required to provide any additional open space, in the event

that the remaining portion of the Farm is subdivided and developed in the future.

- The seller will install permanent and temporary irrigation for landscaping or disturbed areas on the Property. The seller will provide raw water turf or plant material throughout the property, for the adjacent residential development in the event that the remaining portion of the Farm is subdivided and developed in the future.
- The seller may construct cross access public utilities and trails for purposes associated with any future subdivision development, as approved by the Town.

FISCAL IMPACT AND FUND SOURCE:

There is no additional fiscal impact to the Town. Instead, the Town will acquire additional property from the seller for the originally agreed upon price.

RECOMMENDED ACTION(S):

Approve the Amendment to Contract to Buy and Sell Real Estate between the Town and HT Land Partners 400 LLC

**AMENDMENT
TO
CONTRACT TO BUY AND SELL REAL ESTATE (LAND)**

This AMENDMENT TO CONTRACT TO BUY AND SELL REAL ESTATE (LAND) (“Amendment”) is made and entered into as of the ____ day of _____, 2025, (the “Effective Date”) by and the Town of Berthoud, a Colorado Statutory Town (“Buyer”) and HT Land Partners 400 LLC, a Colorado limited liability company (“Seller”). Buyer and Seller are sometimes referred to herein individually as a “Party” and collectively as the “Parties”.

RECITALS

The Parties are parties to a Contract to Buy and Sell Real Estate (Land) dated June 2, 2025 (as previously amended, the “Agreement”). In accordance with the provisions of Section 25 of the Agreement, the Parties now desire to amend the Agreement as set forth in this Amendment.

AMENDMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Defined Terms. Capitalized terms used, but not otherwise defined, herein shall have the meanings given such terms in the Agreement.

2. Amendment of Section 2.4. The Agreement shall be amended to reflect that the Town is purchasing a 68-acre portion of the following parcels:

LOT 1, OLD BERTHOUD HOMESTEAD MLD (20060075409) (Parcel I)

AND

POR OF 23 & 26-4-69 DESC AS BEG AT SW COR SD SEC 23, THALG W LN SW 1/4 N 0 10' 13" E 28.88 FT TPOB, TH CONT ALG W LN N 0 10' 13" E 641.62 FT, S 88 15' 59" E 594 FT, N 0 3' 3" W 42 FT, S 88 39' 42" E 4 (Parcel II)

INCLUDING ALL OIL, GAS AND OTHER MINERALS BENEATH THE PROPERTY.

Larimer County Parcels No. 9426105701 and 9423300005 are referred to as the “Wilson Farm Properties”; the 68 acre portion of the Wilson Farm Properties to be purchased pursuant to this Contract is referred to as the “Property”, as set forth in Exhibit A.

3. Addition of New Section 30(S). A new Section 30(S) is hereby added to the Agreement, as follows:

Seller is processing a land use application through the Town of Berthoud Building Department to create the Property and lots adjacent to the Property. These lots will be further subdivided by the Seller or assigns as residential developments after the initial Minor Subdivision application is finalized (the “Adjacent Residential Developments”).

Stormwater Drainage Easement. Seller is the owner of the adjacent parcel on which residential homes may be built, Larimer County parcel no. [REDACTED] (the “Adjacent Residential Homes”). Seller proposes to construct private stormwater drainage improvements for the benefit of the Adjacent Residential Developments on the Property and utilize the Property for such stormwater drainage improvements. Buyer agrees to grant Seller an easement on, over and across a portion of the Property up to a maximum of 5 acres for purposes of constructing and maintaining a stormwater management system for the benefit of the Adjacent Residential Developments. In order to effectuate such easement, the Parties shall enter into an easement agreement in substantially the same form as attached hereto as Exhibit C (“Easement Agreement”). Execution of the Easement Agreement shall be a condition to Closing, and failure to execute the Easement Agreement shall invalidate this Agreement. No later than the second anniversary of the Effective Date, Grantee shall have provided a legal description of the Easement Area acceptable to the Town in its sole discretion or the Town’s obligation to grant the above described easement shall expire on the second anniversary of the Effective Date and thereupon be null and void. The terms and conditions of this Section 30(S) shall survive termination of the Agreement. **Addition of New Section 30(T).** A new Section 30(T) is hereby added to the Agreement, as follows:

Park Features

Seller proposes to construct park-related elements throughout the Property (“Park Improvements”) catering to the Buyer’s future greenway purposes to satisfy the park development requirements, as set forth in the Town of Berthoud Development Code then in effect, associated with the Adjacent Residential Developments including 50,000 square feet of enhanced natural area. The Park Improvements will accommodate the Pocket Park requirements, set forth in the Town of Berthoud Development Code then in effect. The Park Improvements will be dispersed throughout the Property, as approved by the Buyer. The Park Improvements shall be dedicated in perpetuity to the Buyer after closing out of the 2-year warranty associated with the Adjacent Residential Development. Nothing herein shall be construed as an approval of any Land Use Actions, or relied on in obtaining approval of the Land Use Actions.

4. Addition of New Section 30(U). A new Section 30(U) is hereby added to the Agreement, as follows:

Subdivision Identity Requirements

Seller proposes to construct subdivision identity related elements throughout the Property (“Subdivision Improvements”) to satisfy the subdivision identity element requirements, as set forth in the Town of Berthoud Development Code then in effect, associated with the Adjacent Residential Developments. Subdivision Improvements throughout the Property shall be dedicated in perpetuity to the Buyer after closing out of the 2-year warranty associated with the Adjacent Residential Development. Buyer shall have the ability to modify or remove the Subdivision Improvements located within the Property to accommodate future projects, subject to Buyer’s sole discretion. Nothing herein shall be construed as an approval of any Land Use Actions, or relied on in obtaining approval the Land Use Actions.

5. Addition of New Section 30(V). A new Section 30(V) is hereby added to the Agreement, as follows:

Open Space Requirements. Seller’s inclusion of additional acreage to the Property shall satisfy the Town’s open space requirements under the Town of Berthoud Development Code then in effect. Seller or assigns shall not be required to provide for any additional open space as required under the Town of Berthoud Development Code then in effect, for the development of the Adjacent Residential Developments. Nothing herein shall be construed as an approval of any Land Use Actions, or relied on in obtaining approval of the Land Use Actions.

6. Addition of New Section 30(W). A new Section 30(W) is hereby added to the Agreement, as follows:

Irrigation and Raw Water Dedication Requirements. Permanent and temporary irrigation systems shall be installed by the Seller for permanent landscaping and other disturbed areas in need of stabilization. Seller shall be responsible for dedicating raw water for turf and plant material throughout the Property as a requirement for the Adjacent Residential Developments. Raw water allocation for areas stabilized with native seed within the Open Space/Greenway area will be temporarily or permanently accommodated by the Buyer to ensure stabilization. Fees associated with water taps serving the Property shall be accommodated or waived by the Buyer. Upon repurposing of the Property by the Buyer, the raw water allocated for the Adjacent Residential Developments by the Seller shall remain with the Buyer. Nothing herein shall be construed as an approval of any Land Use Actions, or relied on in obtaining approval of the Land Use Actions.

7. Addition of New Section 30(X). A new Section 30(U) is hereby added to the Agreement, as follows:

Cross Access, Public Utilities, and Public Trails. Seller may construct cross access, public utilities and public trails throughout the Property for purposes associated with Adjacent Residential Developments, as approved by the Buyer.

8. No Further Amendment. Except as expressly set forth in this Amendment, the Agreement shall continue in full force and effect without any further amendment, modification or revision. In the event of any contradiction between the terms of the Agreement and the terms of this Amendment, the terms of this Amendment shall supersede and control. Except as expressly set forth herein, the Agreement shall remain in full force and effect.

9. Counterparts; Facsimile. This Amendment may be executed in any number of counterparts, each of which, when executed, shall be deemed to be an original and all of which together will be deemed to be one and the same instrument. Signatures delivered by facsimile transmission or delivered electronically in PDF, TIF, or similar machine-readable electronic format shall be deemed originals for all purposes.

END OF AMENDMENT

Buyer: Town of Berthoud,
a Colorado Statutory Town

By: _____

Title: _____

Date: _____

Attest: _____

By: _____

Seller: HT Land Partners 400 LLC
a Colorado limited liability company

By: _____

Name: _____

Title: _____

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (the “Agreement”), effective on the date of the last signature below, is made between the TOWN OF BERTHOUD, a Colorado Statutory Town, whose principal address is 807 Mountain Avenue, Town of Berthoud, County of Larimer and State of Colorado (“**Town**”) and the HT LAND PARTNERS 400 LLC, a Colorado limited liability company whose address is _____ (“**Grantee**”).

RECITALS

A. Town is the record title owner of certain real property legally described on Exhibit A attached hereto and incorporated by this reference (“**Subject Property**”).

B. Subject to the terms and conditions set forth herein, the Town and the Grantee wish to enter into this Agreement to create an easement over and across a specified portion of the Subject Property shown on Exhibit B attached hereto and incorporated herein by this reference (“**Easement Area**”) for the purpose of allowing Grantee to survey, construct, reconstruct, operate, use maintain, repair, replace, and/or remove certain stormwater drainage facilities and improvements on the Subject Property in accordance with the plans that have been mutually approved by the Town and Grantee (“**Plans**”). The approved stormwater drainage improvement are referred to herein as the “**Improvements**”.

AGREEMENT

In consideration for the mutual covenants herein contained, Town and Grantee agree as follows:

1. Grant of Easement. Subject to the terms and conditions set forth herein, Town hereby grants to Grantee, and to Grantee’s successors and assigns, an easement on, over, under and across the Easement Area for use by the Grantee and its agents, contractors, and subcontracts for the following purposes and for no other purpose: the surveying, construction and reconstruction in accordance with the Plans, operating, use, maintenance, repair, replacement and/or removal of the Improvements (collectively, the “**Permitted Activities**”), subject to the terms and conditions of this Agreement.

2. Access; Town’s Property. The Grantee and its agents, contractors and subcontractors shall utilize the public rights-of-way abutting the Easement Area in order to access the Easement Area for the Permitted Activities. If the Easement Area is not accessible by a public right-of-way, the Grantee shall obtain permission in writing from the Town for use of any Town property and shall ensure such access does not interfere with Town's use and enjoyment of Town's Property.

3. Reservation of Rights; Prohibited Improvements. Town reserves the right to use the Easement Area for any and all purposes not inconsistent with, and which do not interfere with, the use of the Easement Area by the Grantee pursuant to the terms of this Agreement.

4. Restoration. Upon completion of Permitted Activities (as performed from time to time), the Grantee will promptly restore the Easement Area to substantially the same the condition it was in immediately prior to such use by the Grantee. In the event Grantee fails to complete such restoration within thirty (30) days after written notice from Town specifying such failure, Town shall have the right, but not the obligation, to perform or cause to be performed such restoration. Any and all costs and expenses incurred by Town in connection with such restoration shall be reimbursed to Town by Grantee within ten (10) days after demand, and until reimbursed shall constitute a lien against Grantee's interest in this easement. In addition to Town's right to perform restoration and recover its costs, Town shall be entitled to exercise any and all remedies available at law or in equity, including, without limitation, the right to seek injunctive relief, the right to recover damages, and, if such default is not cured within sixty (60) days after the original notice of default, the right to terminate this Easement upon written notice to Grantee.

5. Ownership, Operation and Maintenance of Improvements. The Grantee will own the Improvements and shall be responsible for any liability resulting from the Improvements. As such, the Grantee assumes all costs, expenses, and responsibilities for the Permitted Activities and the Improvements, and any liability resulting therefrom. The Grantee may modify the Improvements to accommodate future projects as long as the Adjacent Residential Developments (as defined in the Purchase and Sale Agreement between Town and Grantee dated _____) are not negatively affected by the modifications. Town shall be responsible for the irrigation and maintenance of the Improvements until such time that Grantee opts to modify the Improvements. Without limiting the foregoing, the Grantee is responsible for the maintenance, operation, repair and replacement of the Improvements, such that the Improvements are kept in good and working order, condition and repair.

6. Insurance. The Grantee shall obtain and maintain Comprehensive General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) in the aggregate. The policy shall be applicable to all Improvements and Permitted Activities. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall contain a severability of interests provision. The amounts specified in this subsection shall be adjusted by the amount and in accordance with the timing specified in C.R.S. Section 24-10-114(1)(b). All policies shall name the Town as additional insured.

- a. The Grantee shall provide to the Town a certificate of insurance, completed by the Grantee's insurance agent, as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide, if available for a de minimis additional premium, that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the Town. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

7. Indemnification. The Grantee agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and

against all claims, liability, damages, losses, expenses and demands, including reasonable attorney's fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement, the Improvements, or the Permitted Activities if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Grantee, or any person for whom the Grantee is legally liable, or any officer, employee, representative, or agent of the Grantee.

8. Governmental Immunity; Limitation of Liability. Notwithstanding anything herein to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the "Colorado Governmental Immunity Act", C.R.S. §24-10-101, *et seq.*, as now or hereinafter amended. The parties understand and agree that the liability of the Town for claims for injuries to persons or property arising out of negligence of Town, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of C.R.S. §24-10-101, *et seq.*, as now or hereinafter amended. Any liability of the Town created under any other provision of this contract, whether or not incorporated herein by reference, shall be controlled by, limited to, and otherwise modified so as to conform with, the above cited law.

9. Waiver and Release. The Grantee, to the fullest extent allowed by law, agrees to waive, release and hold harmless the Town, its officers, employees and agents from any and all claims, damages, causes of action and liability, whether known or unknown, relating in any way, directly or indirectly, to the Improvements and Permitted Activities.

10. Governing Law; Venue. This agreement shall be governed by and construed in accordance with the laws of the State of Colorado. The parties agree that venue for any action arising under or relating to this Easement shall lie exclusively in the District Court of Larimer County, Colorado.

11. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail, addressed as follows:

The Town:	Town of Berthoud c/o Chris Kirk, Town Administrator 807 Mountain Avenue Berthoud, CO 80513
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The Grantee:	HT Land Partners 600 LLC
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12. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

13. Binding Effect. This easement shall be binding upon and shall inure to the benefit of the parties and their successors and assigns. The rights and responsibilities set forth in this Agreement are intended to be covenants on the Property and are to run with title to the land until this Easement is abandoned or terminated pursuant to the terms set forth herein. This Easement shall be recorded in the real property records of the Larimer County Clerk and Recorder.

14. Modification. This Agreement may only be modified upon written agreement of the parties.

15. Assignment. Neither this Agreement nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

16. Entire Agreement. This agreement represents the entire agreement between the parties and no additional or different oral representation, promise or agreement, oral or otherwise, shall be binding on either of the parties unless stated in writing signed by the parties.

17. Authority. The individual signing this agreement represents and warrants that he/she is fully authorized to enter into this agreement on behalf of and to bind the Town to the terms hereof, and said individual acknowledges that Grantee is reasonably relying on such representation.

18. Counterparts. This Agreement may be executed in duplicate original counterparts, each of which shall constitute an original, but all of which when taken together shall constitute one and the same document.

IN WITNESS WHEREOF, Town and Grantee have executed this agreement on the dates indicated below.

THE TOWN OF BERTHOUD (TOWN):

By: _____

Date

Name: _____

Title: _____

HT LAND PARTNERS 400 LLC (GRANTEE):

By: _____

Date

Name: _____

Title: _____

STATE OF COLORADO)
) ss:
COUNTY OF)

The foregoing instrument was acknowledged before me, a notary public, this _____
day of _____, _____, by _____, _____ of
_____.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____, as _____ of
_____.

WITNESS my hand and official seal.

MY commission expires: _____

Notary Public



Town Board Study Session - PARKS

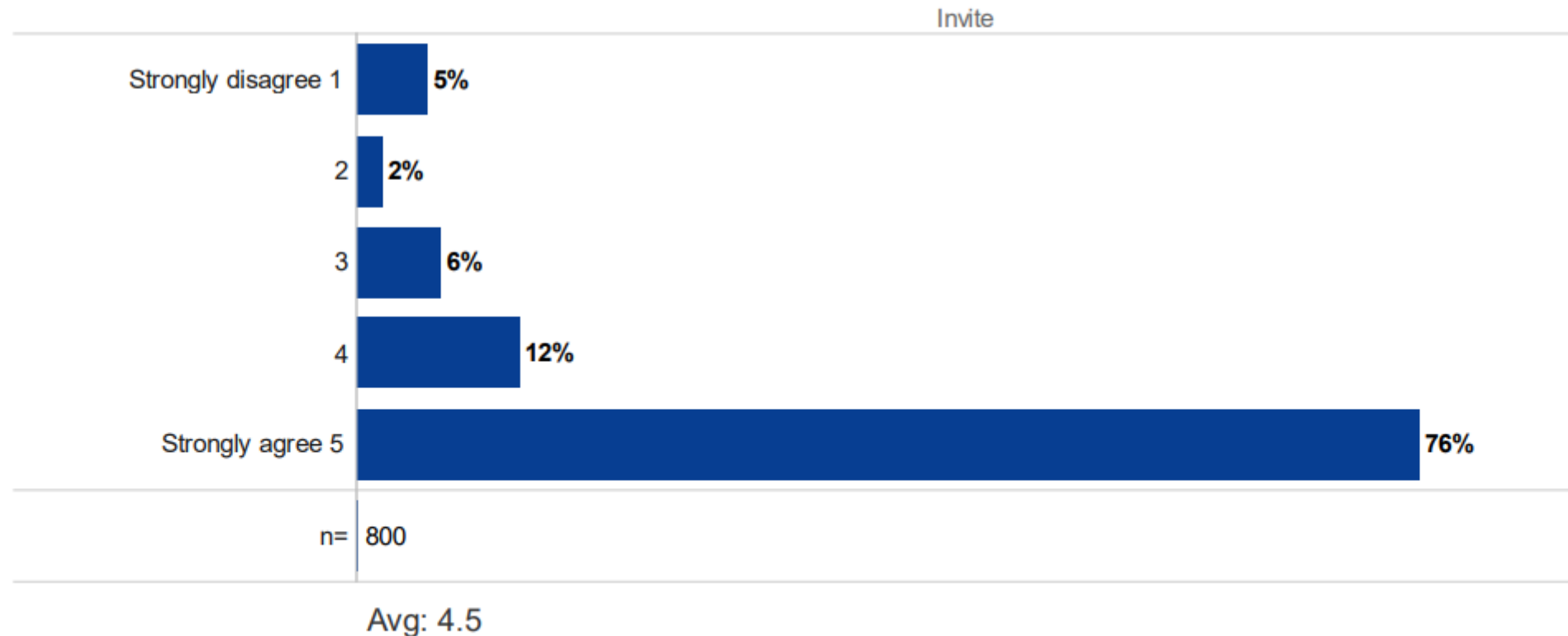
November 4, 2025



SUPPORT OF DEVELOPING NEW PARKS

Respondents are strong supporters of developing new Parks, Open Space, Recreation, and Trails amenities using available town funds with 76% of the sample responding that they strongly agree. Only 7% rated their level of support as one or two out of five.

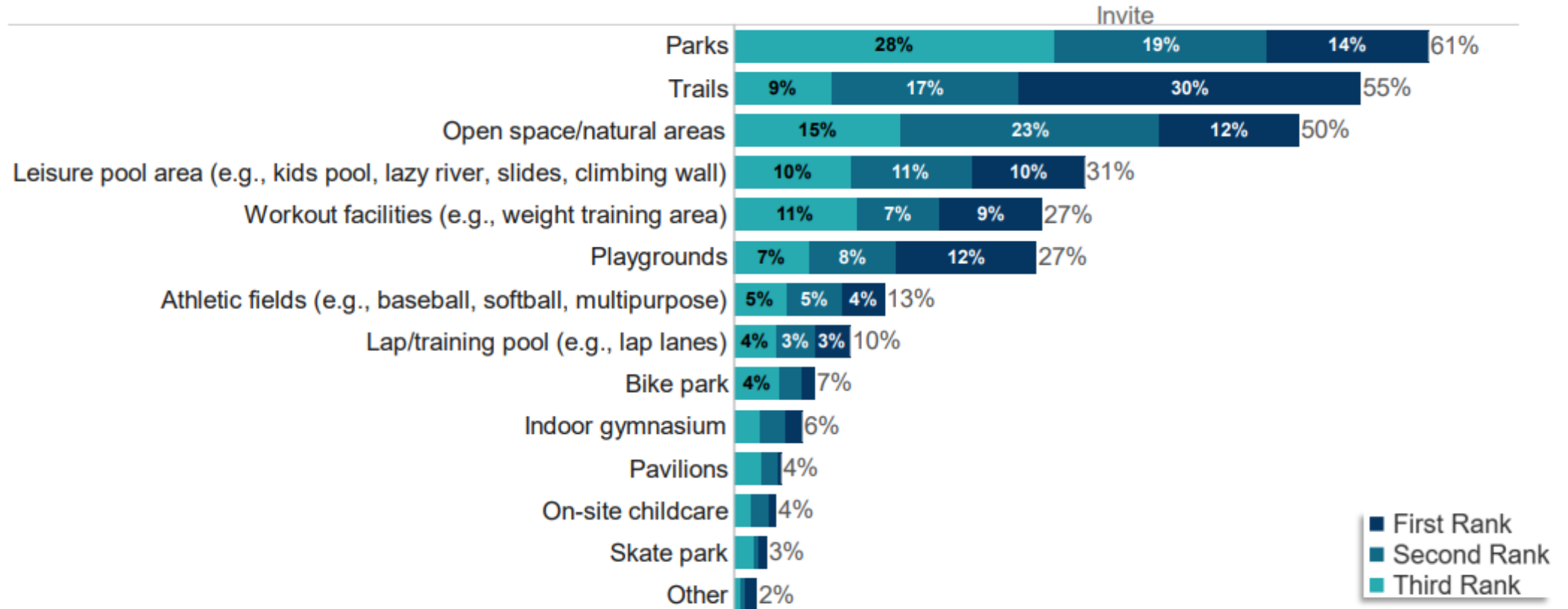
How much do you agree that the town should continue to develop new Parks, Open Space, Recreation, and Trails amenities using available town funds or bonds.



TOP 3 MOST IMPORTANT AMENITIES

When asked to select the top three most important amenities from the list, parks, trails, and open space/natural areas were most commonly chosen. Following in importance are the leisure pool area, workout facilities and playgrounds.

From the list above, which amenities are most important to your household?



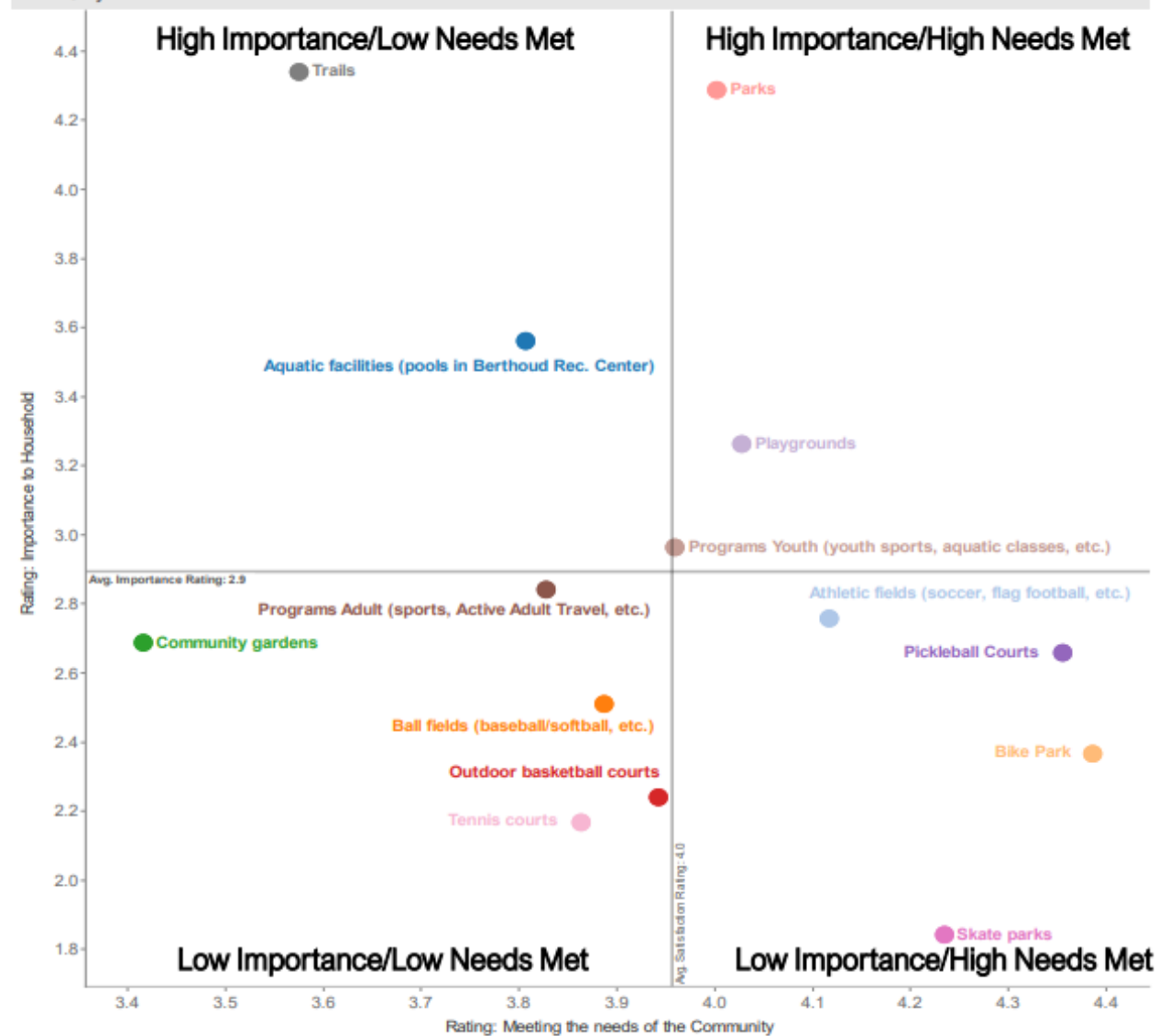
FACILITIES & AMENITIES – IMPORTANCE/NEEDS MET MATRIX

INVITE SAMPLE AVERAGE

Importance - Performance Matrix

Level of Importance vs. Needs Met for Current Berthoud Facilities

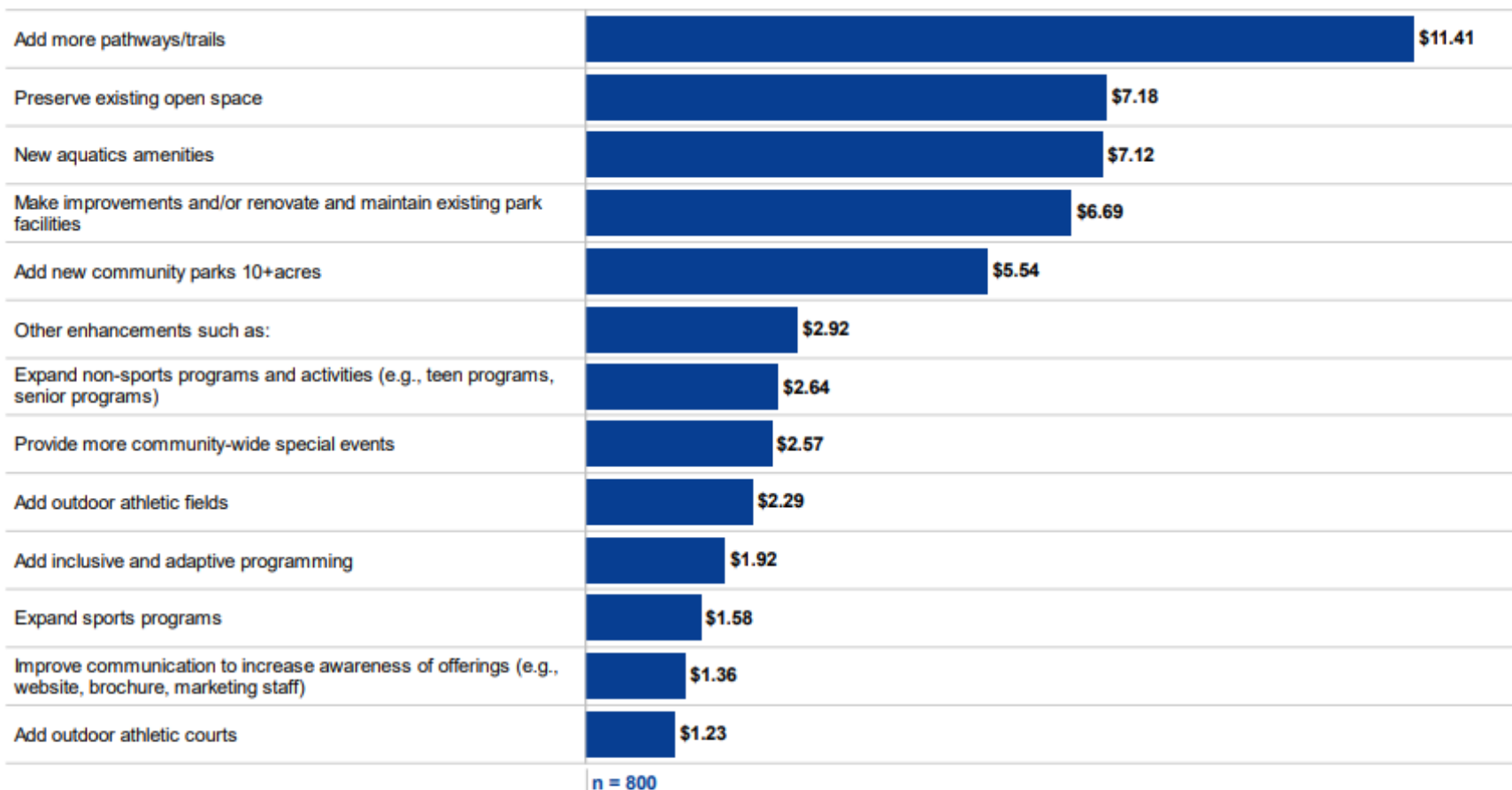
Invite Only



BUDGET ALLOCATION

- Respondents were asked how they would allocate a hypothetical \$100 across different parks and recreation facilities, services and/or programs.
- The majority of that budget went to adding more pathways/trails (\$11.41) followed by preserving existing open space (\$7.18), and new aquatics amenities (\$7.12)
- Respondents on average allocated less money toward improving communication and adding outdoor athletic courts.

With \$5 increments being the smallest amount you might use, if you had \$100 to spend on parks and recreation facilities, services and/or programs, how would you allocate that \$100 across the following categories?

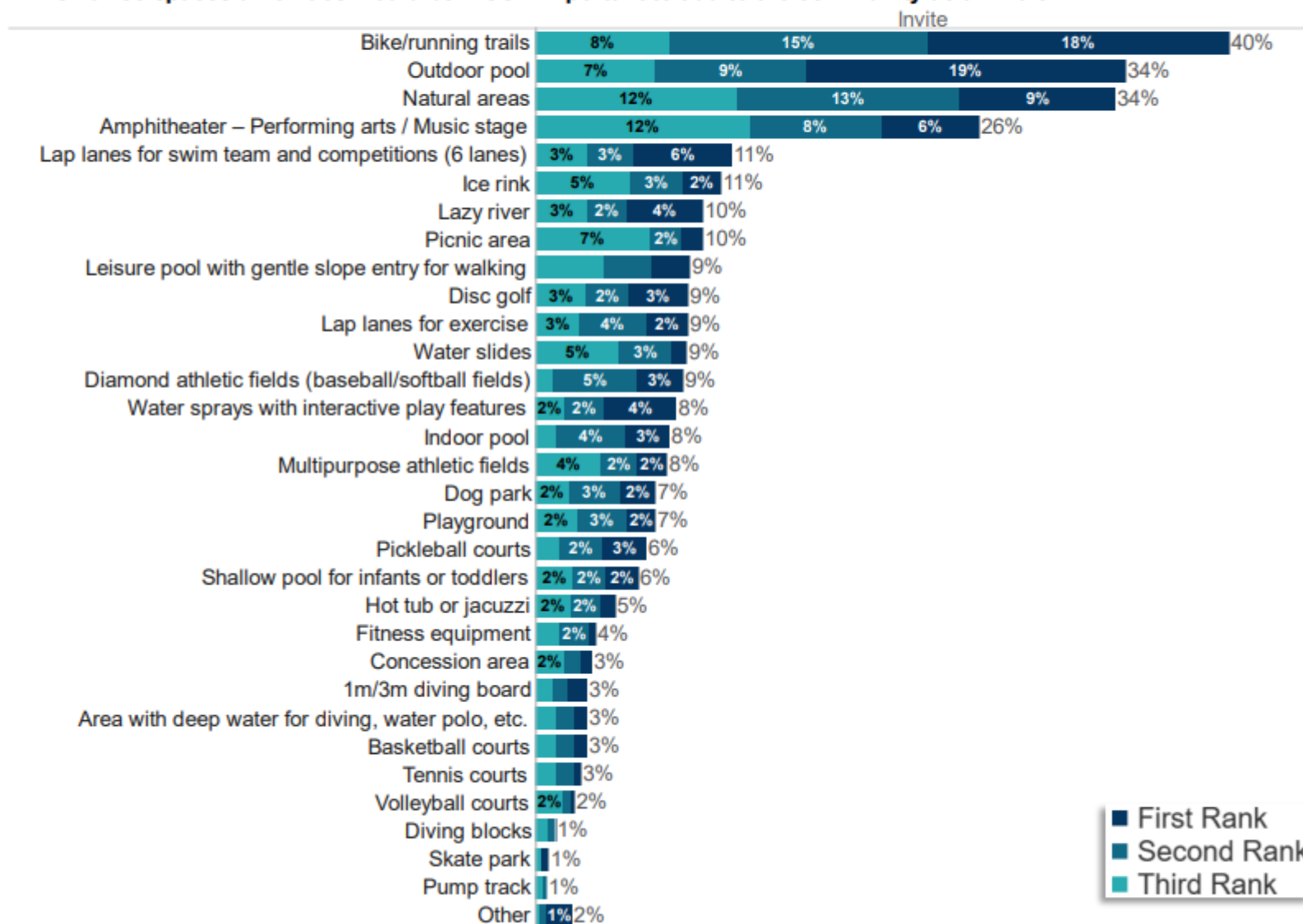


Source: RRC

TOP 3 MOST IMPORTANT FUTURE AMENITIES

- Compared to the other amenities, there is high importance placed on bike/running trails, an outdoor pool, natural areas, and an amphitheater.
 - 18% of the sample rated bike/running trails and 19% rated an outdoor pool as the most important on the list of future amenities.

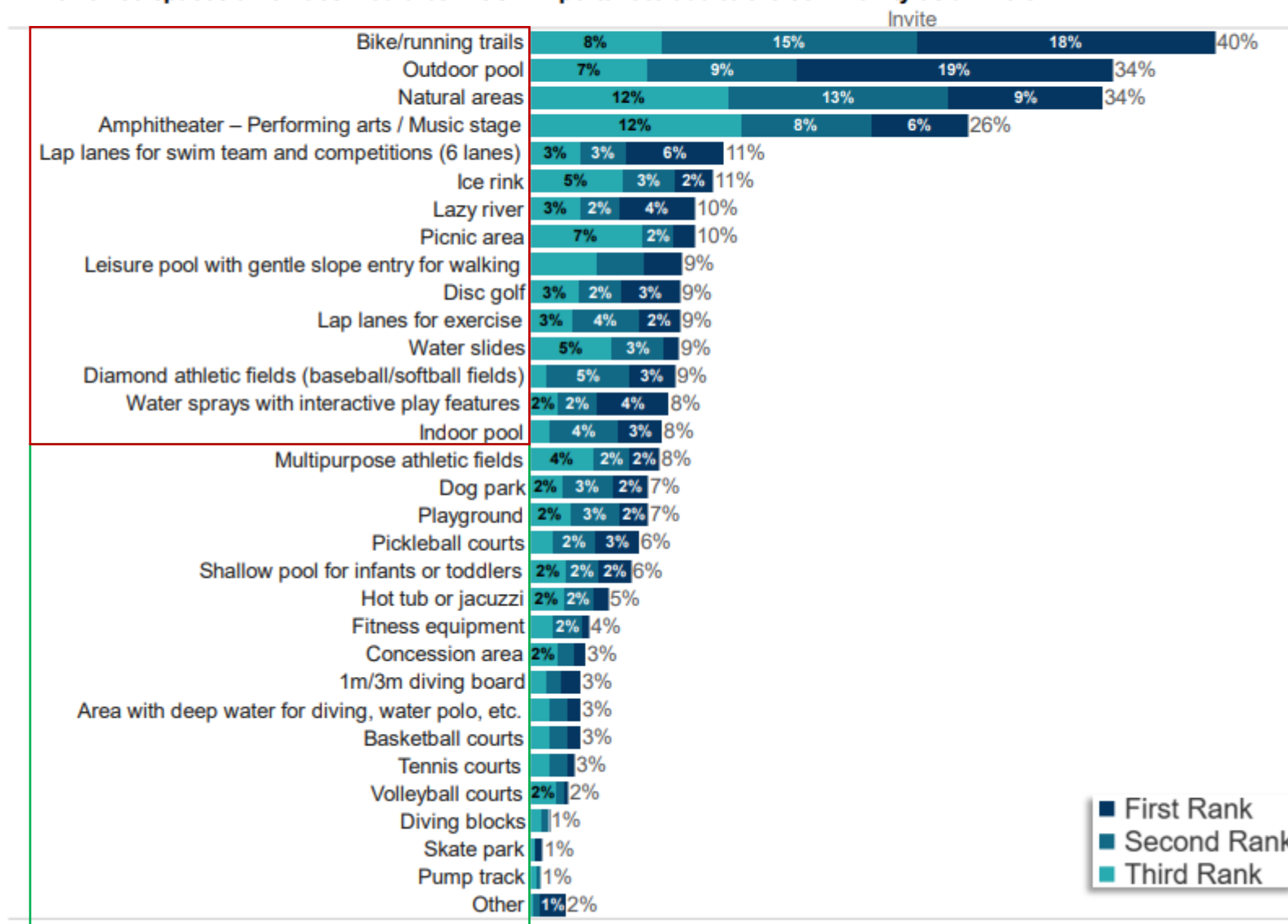
Which three spaces/amenities would be MOST important to add to the community as a whole?



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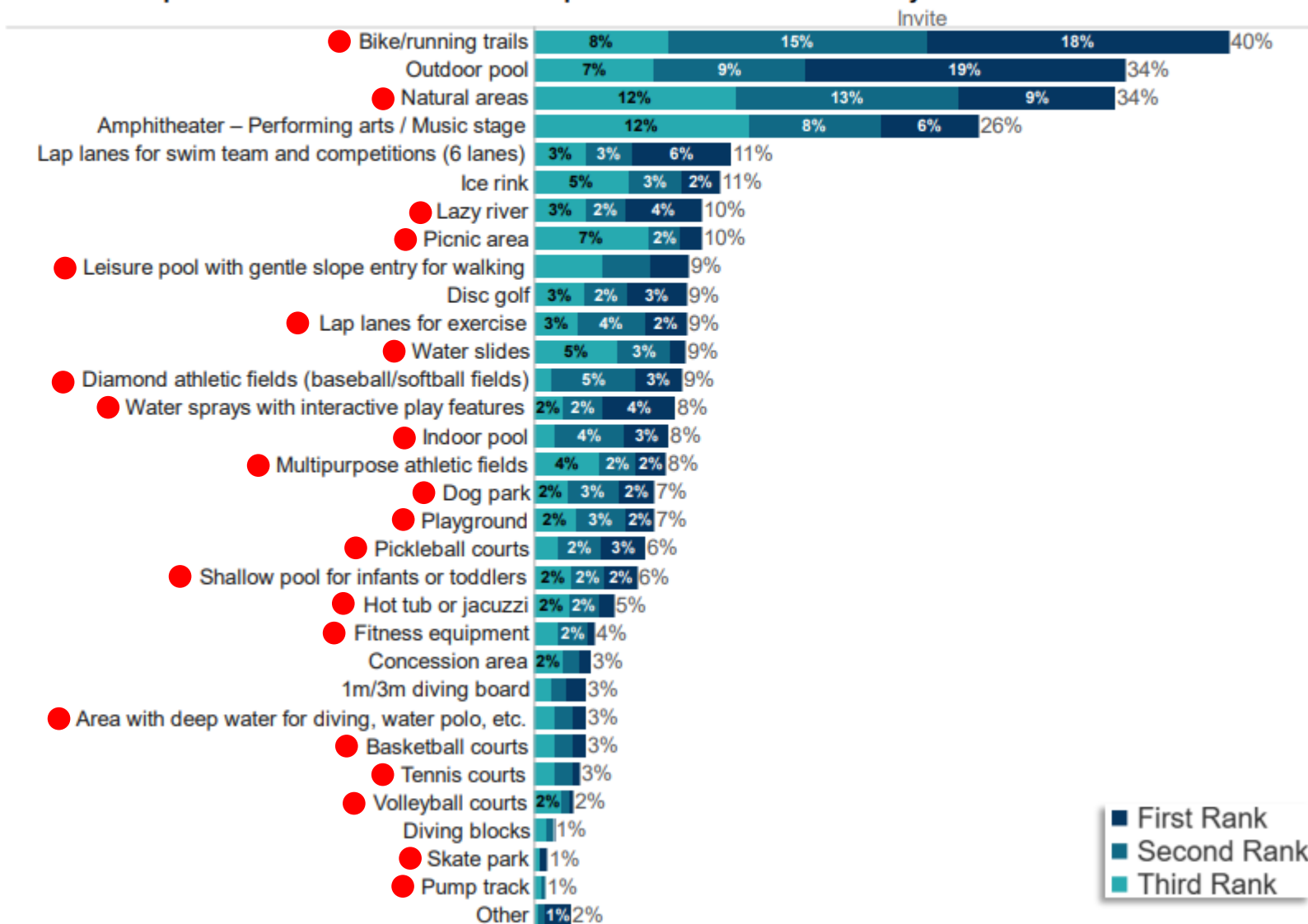
*Darker colors indicate a higher ranking
Source: RRC

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EXISTING

Which three spaces/amenities would be MOST important to add to the community as a whole?



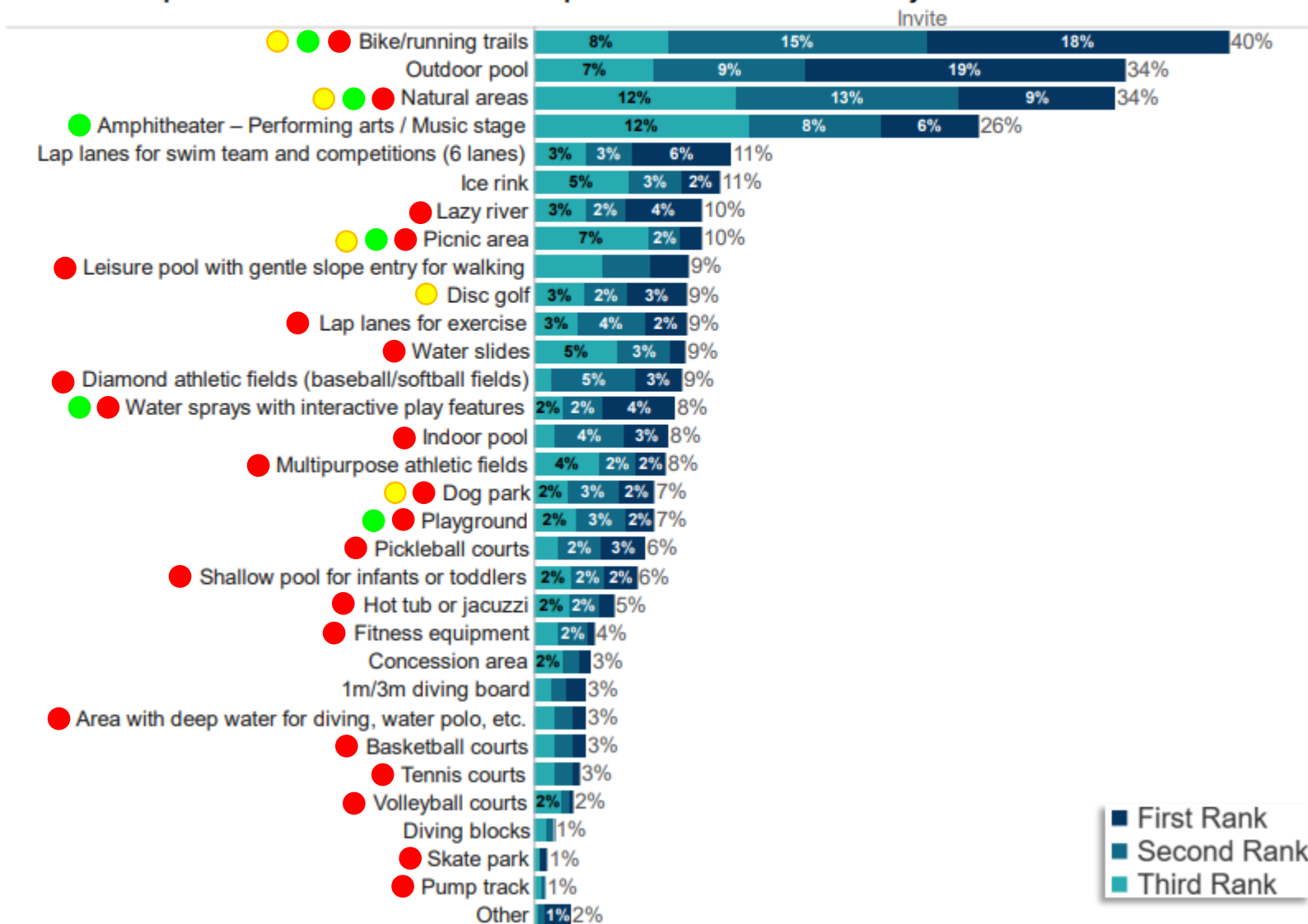
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Source: RRC

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EXISTING
ARBORETUM
JASKOWSKI

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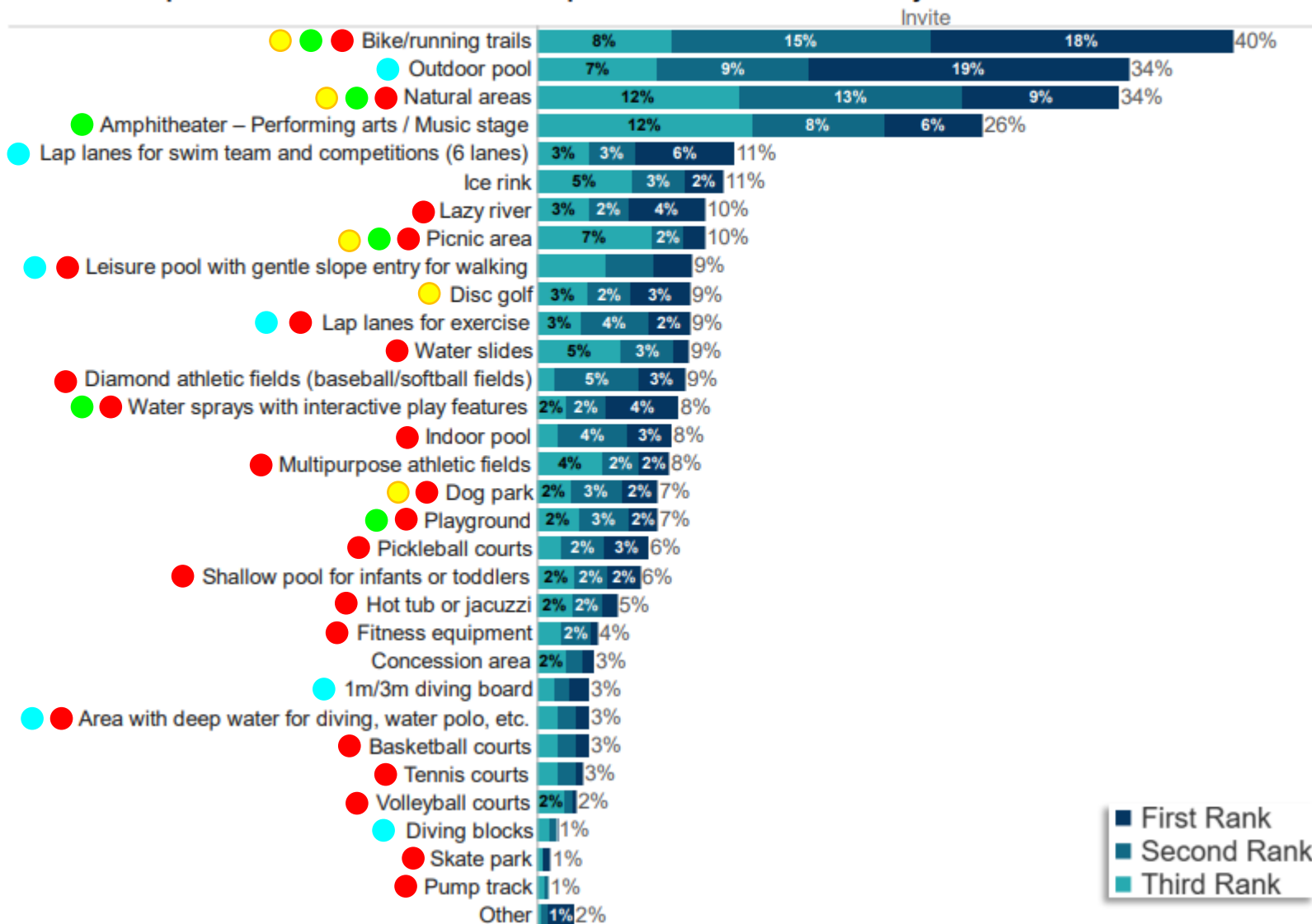
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EXISTING
ARBORETUM
JASKOWSKI
WAGGENER POOL

Which three spaces/amenities would be MOST important to add to the community as a whole?



*Darker colors indicate a higher ranking
Source: RRC

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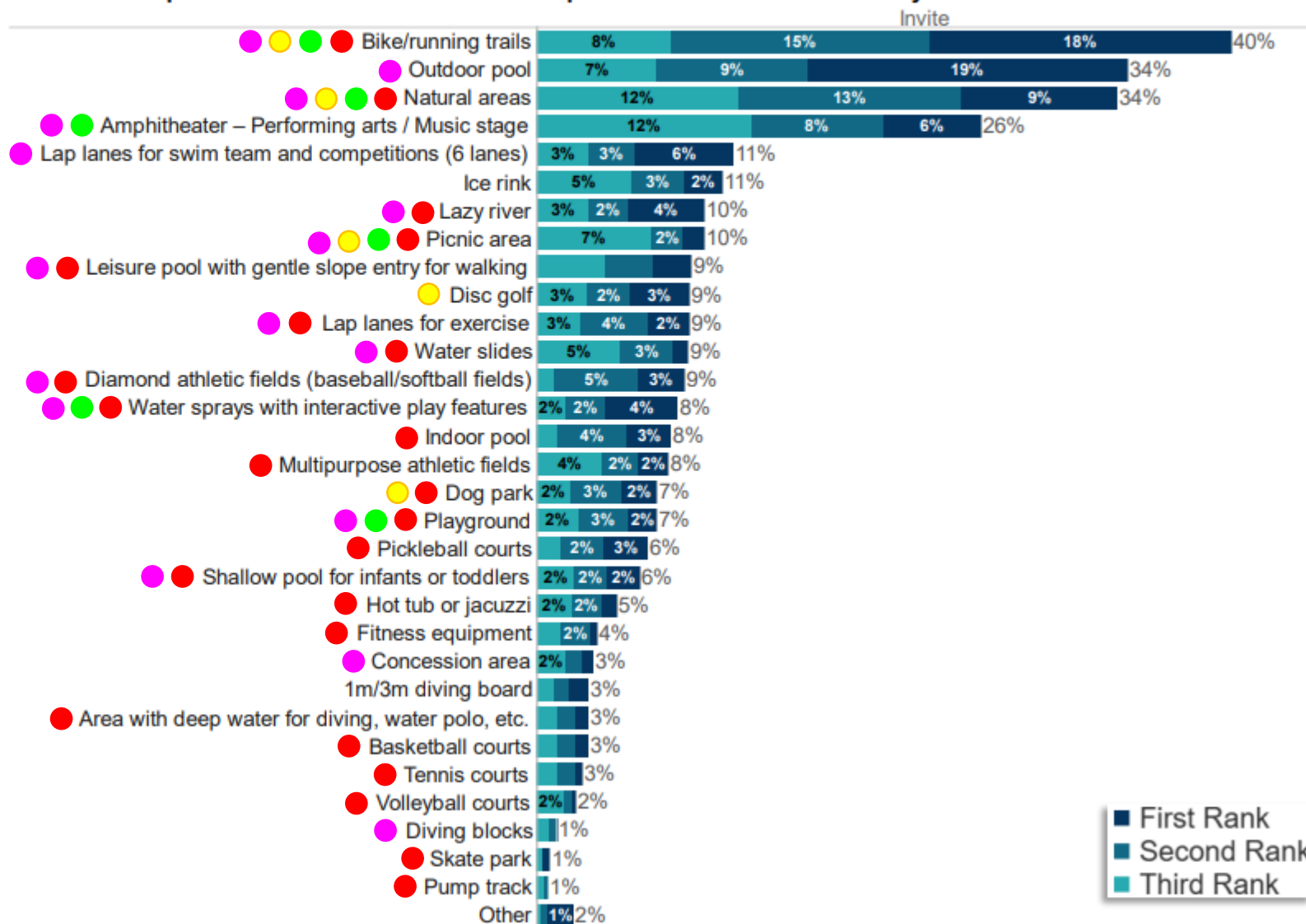
EXISTING

ARBORETUM

JASKOWSKI

RICHARDSON/MVP

Which three spaces/amenities would be MOST important to add to the community as a whole?



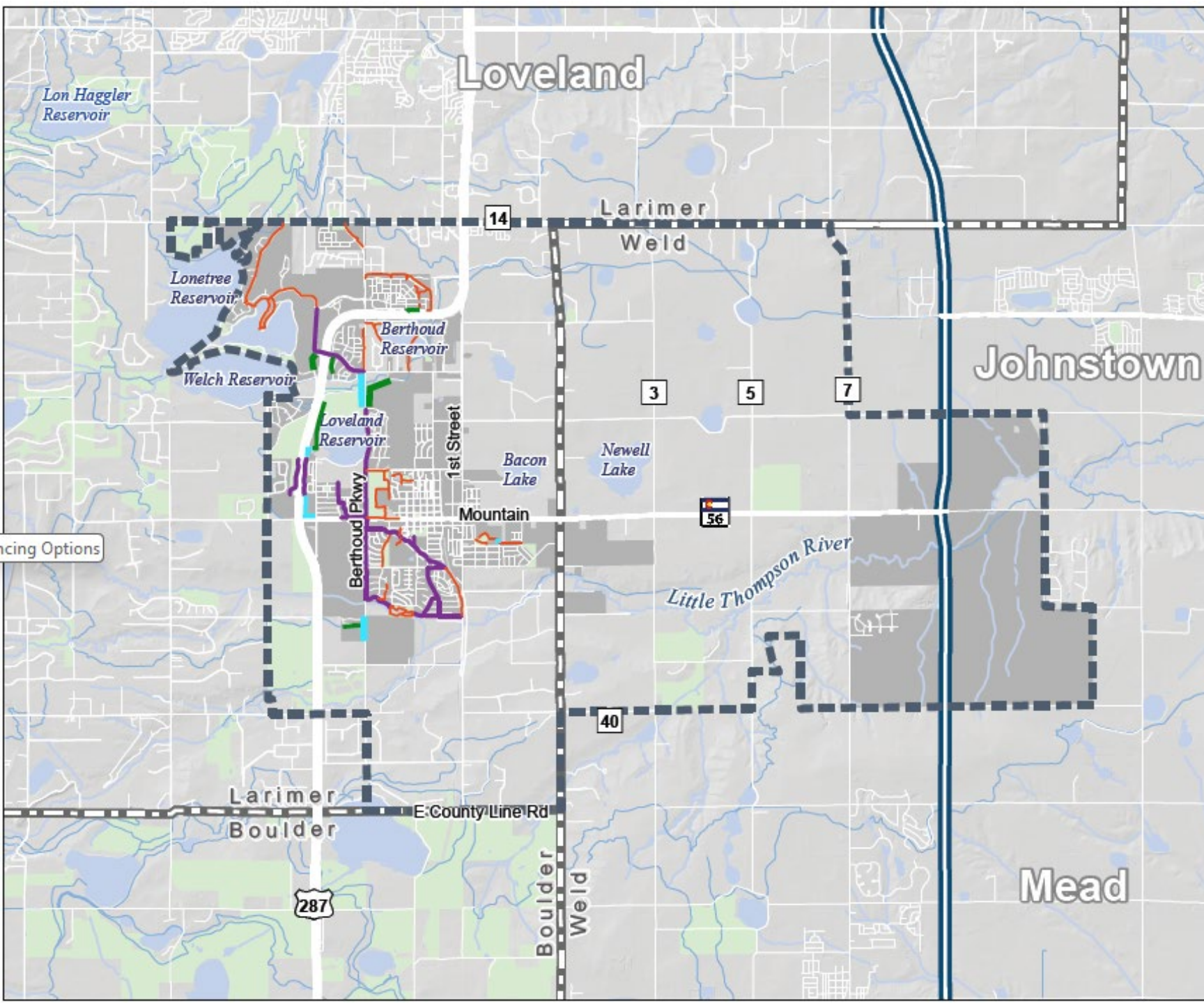
■ First Rank
■ Second Rank
■ Third Rank

The Garden Spot

Legend

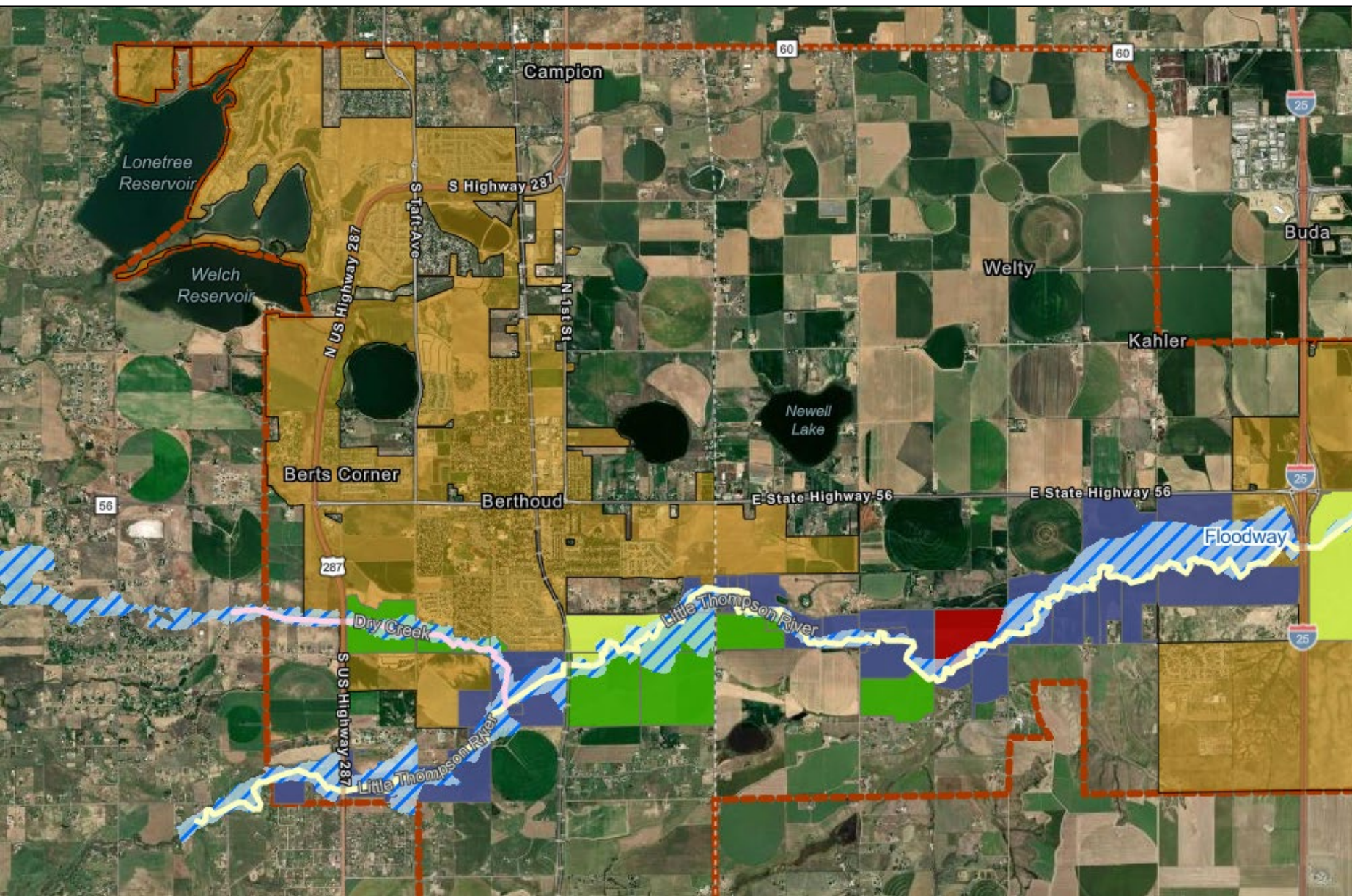
- ① Parking Lot
- ② Event Lawn and Demonstration Garden
- ③ Irrigation Relic/Crop Circle
- ④ Tree Nursery
- ⑤ Water Wise Garden
- ⑥ Embankment Slide
- ⑦ Picnic Tables
- ⑧ Irrigation Canal
- ⑨ Nature Play
- ⑩ Pond
- ⑪ Southwest Entry/Monument Signage
- ⑫ Waggener Farm Park and Arboretum Vehicular Entrance
- ⑬ Restroom
- ⑭ Shade Shelter
- ⑮ Trellis for Vine Growth
- ⑯ Gazebo
- ⑰ BEET House (Relocated Historic Structure)





Existing Trails

- Existing Regional Trail
- Existing Neighborhood Trail
- Waterbodies and Wetlands
- Existing Parks, Open Space, & Conservation Easements
- County Boundary
- Berthoud Growth Management Area
- Town Limits



-  = Preserved Open Space
-  = Latest Town Acquisition

Financing Options



Statistics Comparison

Observation	20-Year COP	25-Year COP	30-Year COP
Net Proceeds	\$28,000,000	\$28,000,000	\$28,000,000
True Interest Cost	4.34%	4.63%	4.79%
Total Debt Service	\$43,344,500	\$48,857,038	\$54,470,516
Avg. Annual Debt Service	\$2,088,892	\$1,897,361	\$1,771,399
Final Maturity	12/1/2046	12/1/2051	12/1/2056

Annual Debt Service Comparison

Year	20-Year	25-Year	30-Year
2026	\$1,567,500	\$1,422,738	\$1,329,153
2027	\$2,086,500	\$1,898,650	\$1,771,038
2028	\$2,087,250	\$1,895,900	\$1,771,038
2029	\$2,091,000	\$1,896,900	\$1,770,038
2030	\$2,087,500	\$1,896,400	\$1,773,038
2031	\$2,087,000	\$1,899,400	\$1,769,788
2032	\$2,089,250	\$1,895,650	\$1,770,538
2033	\$2,089,000	\$1,895,400	\$1,770,038
2034	\$2,091,250	\$1,898,400	\$1,773,288
2035	\$2,090,750	\$1,899,400	\$1,770,038
2036	\$2,087,500	\$1,898,400	\$1,770,538
2037	\$2,086,500	\$1,895,400	\$1,769,538
2038	\$2,087,500	\$1,895,400	\$1,772,038
2039	\$2,090,250	\$1,898,150	\$1,772,788
2040	\$2,089,500	\$1,898,400	\$1,771,788
2041	\$2,090,250	\$1,896,150	\$1,774,038
2042	\$2,087,250	\$1,896,400	\$1,769,288
2043	\$2,090,500	\$1,898,900	\$1,772,788
2044	\$2,089,500	\$1,898,400	\$1,769,038
2045	\$2,089,250	\$1,894,900	\$1,773,288
2046	\$2,089,500	\$1,898,400	\$1,770,038
2047		\$1,898,400	\$1,769,538
2048		\$1,896,225	\$1,768,888
2049		\$1,895,113	\$1,770,350
2050		\$1,899,800	\$1,773,663
2051		\$1,899,763	\$1,773,563
2052			\$1,770,050
2053			\$1,773,125
2054			\$1,772,263
2055			\$1,772,463
2056			\$1,773,463
Total	\$43,344,500	\$48,857,038	\$54,470,516

	Draft Budget Includes:		
☐	COP Payment in 2019 1% Fund for 25 years with increasing payments		
☐	Continued funds for Open Space		
☐	Continued funds for Road and Sidewalk Improvements		
☐	Increased Revenue and Operating Expenses for Richardson		
☐	Construction Drawings for Newell in 2026 and 2027		

Cost, Scope, Timing



NO FINANCING OPTION

	2025 Dollars	CAPITAL FUND	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Waggener Pool	\$ 11,500,000.00	Initial Balance	\$ 22,000,000.00	\$ 7,252,262.00	\$ 1,428,612.00	\$ 2,896,462.00	\$ 4,481,543.25	\$ 1,313,476.34	\$ 518,526.10	\$ 2,512,856.59	\$ 4,612,536.40	\$ 6,849,044.00
Arboretum	\$ 8,500,000.00	Annual Revenue	\$ -	\$ 3,250,000.00	\$ 3,363,750.00	\$ 3,481,481.25	\$ 3,603,333.09	\$ 3,729,449.75	\$ 3,859,980.49	\$ 3,995,079.81	\$ 4,134,907.60	\$ 4,279,629.37
Jaskowski	\$ 500,000.00	New Debt Service	\$ 1,422,738.00	\$ 1,898,650.00	\$ 1,895,900.00	\$ 1,896,400.00	\$ 1,896,400.00	\$ 1,899,400.00	\$ 1,865,650.00	\$ 1,895,400.00	\$ 1,898,400.00	\$ 1,899,400.00
Newell Farm Park (No Estimate)	\$ 7,500,000.00	One Time Expense	\$ 13,325,000.00	\$ 7,175,000.00	\$ -	\$ -	\$ 4,875,000.00	\$ 2,625,000.00	\$ -	\$ -	\$ -	\$ -
Indoor Pool at Waggener	\$ -	Ending Balance	\$ 7,252,262.00	\$ 1,428,612.00	\$ 2,896,462.00	\$ 4,481,543.25	\$ 1,313,476.34	\$ 518,526.10	\$ 2,512,856.59	\$ 4,612,536.40	\$ 6,849,044.00	\$ 9,229,273.37
Town Park Phase II	\$ -											
Richardson	\$ -											
Knievel Park	\$ -											
TOTAL	\$ 28,000,000.00											
Transfers to Capital Fund 2026-27												
	GF	MM7	Park Dev	1998 1%	2019 1%	Financing	TOTAL					
Waggener Pool	\$ 5,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 2,000,000.00	\$ 4,500,000.00		\$ 13,500,000.00					
Arboretum	\$ 1,000,000.00	\$ -	\$ 1,500,000.00	\$ 2,500,000.00	\$ 3,500,000.00	\$ -	\$ 8,500,000.00					
Ongoing Revenue for Park Development (starting 2027) - Annual 3.5% escalation												
	GF	MM7	Park Dev	1998 1%	2019 1%	COP	TOTAL					
	\$ 750,000.00	\$ 150,000.00	\$ 450,000.00	\$ 900,000.00	\$ 1,000,000.00	\$ -	\$ 3,250,000.00					



PRIOR Town Board Study Session - PARKS

September 16, 2025



We are here



What is the goal for tonight?



**Garden
Spot of
Colorado**

Proposed Agenda

- 1. What led us to tonight?**
- 2. Quick review of master plan and other park projects.**
- 3. Consider options based on cost, timing, and quality.**
- 4. Provide guidance on what to consider or what to commit to.**



**Garden
Spot of
Colorado**

Park Discussions Since 2024

- Staff presents Richardson Park plans and proposed phasing to PORT Committee
- PORT Committee expresses concerns over the timing of the outdoor pool (Phase 3)
- Town Board holds joint study session with PORT Committee
- Board gives direction to develop concept plan for Outdoor Pool at Rec Center and Staff begins working with BRS Architects and PORT committee on plan
- Final pool concept presented to Board, May 13, 2025. Direction is given to obtain a cost proposal for construction drawings.
- Unrelated to pool, Staff meets with financial advisor regarding the 2012 Wastewater Bond refinancing and other possible Town projects. During conversations learns that COP financing may be option for Richardson. In July, staff receives COP estimate of costs.
- Staff receives design cost proposal from BRS for outdoor pool drawings in July 2025. Staff presents park projects to Town Board in August 2025 with the goal of confirming direction. Study session is scheduled for September.



An aerial photograph of Richardson Park with a red dashed line outlining the Phase 1 development area. The area includes a parking lot, four baseball fields, two soccer fields, and various site features like benches and playgrounds. The park is situated next to a large body of water.

PHASE 1

RICHARDSON PARK - PHASE 1

- 1. Parking Lot**
- 2. Four Baseball Fields**
- 3. Two Soccer Fields**
- 4. Site Features**
Benches, Small Playground, and Entry Signs
- 5. Architecture**
Restroom, Concessions, Dugouts, Maintenance Shed
- 6. Trees in Native Areas**
Non-irrigated/Assume Hand Watering
- 7. Native Seeding**
Disturbed Areas Only

TOWN PARK - PHASE 1

1. Playground

2-5 yrs old and 5-12 yrs old

2. Splash Pad/Water Play

3. Parking

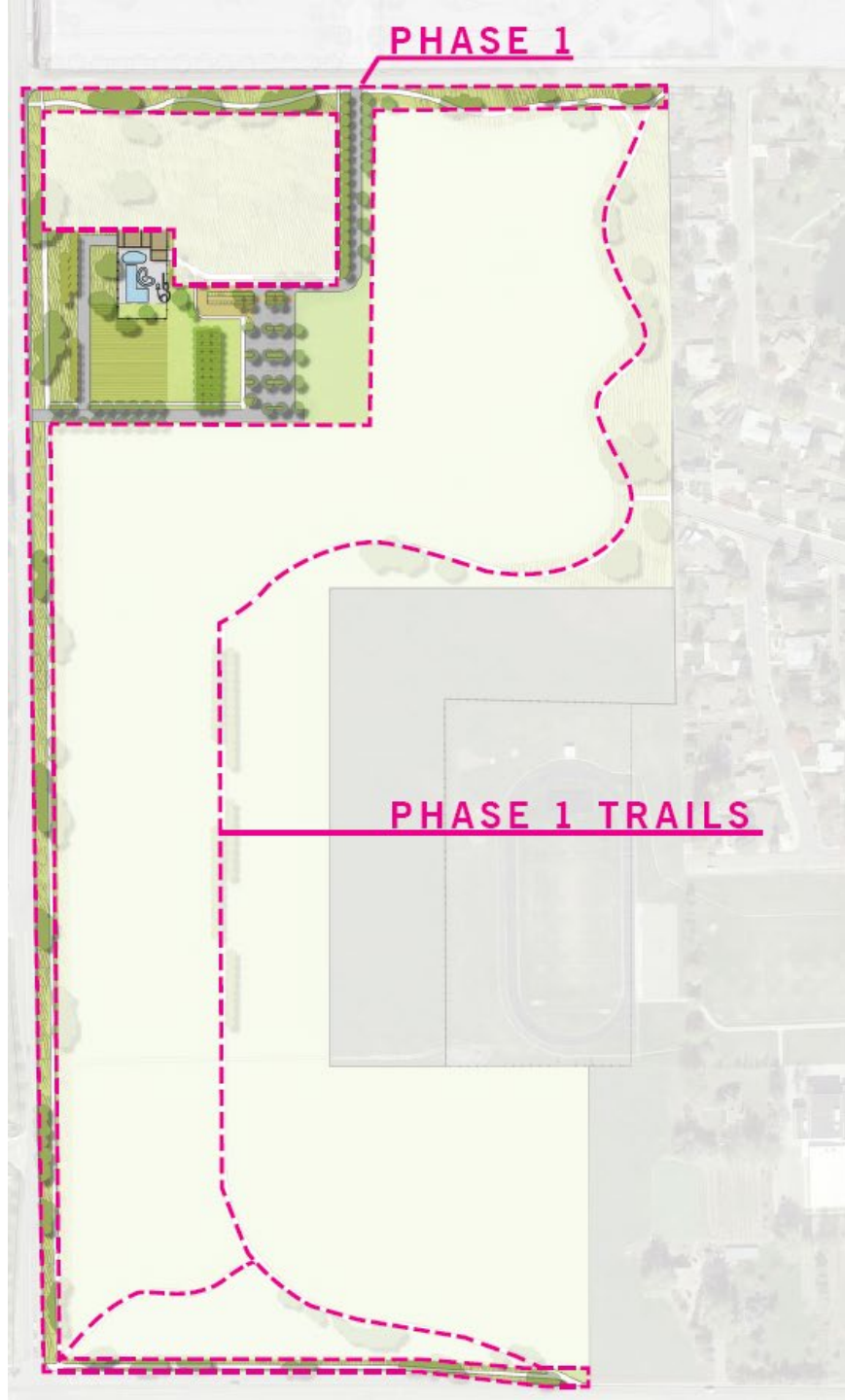
4. Picnic Area and Leisure Lawn

5. Architecture

Picnic Pavilion, Shade Trellis

PHASE 1





WAGGENER FARM PARK - PHASE 1

1. **Outdoor Aquatics** - Bath House, Pool
2. **Parking**
3. **Trails**
4. **Trees and Seeding in Native Areas** - Non-irrigated

PHASE 2



WAGGENER FARM PARK - PHASE 2

1. Recreation Center
2. Parking
3. Trees and Seeding in Native Areas - Non-irrigated



WAGGENER FARM PARK - PHASE 3

1. Community Playground

2-5 yrs old and 5-12 yrs old, water feature

2. Multi-Use Field

3. Sport Courts

Basketball, Volleyball

Community Lawn

4. Community Gardens

5. Demonstration Agriculture

6. Orchards

7. Irrigation Pond

8. Soft Trails

9. Architecture

Restroom, Picnic Pavilions

Trees and Seeding in Native Areas - Non-irrigated

PHASE 3



RICHARDSON PARK - PHASE 3

- 1. Community Playground**
2-5 yrs old and 5-12 yrs old, water feature
- 2. Community Amphitheater**
Bandshell
- 3. Sport Courts**
Basketball, Volleyball
- 4. Soft Trails**
- 5. BMX/Pump Track**
Southern Parking Lot
- 6. Architecture**
Restroom, Picnic Pavilions
- 7. Trees and Seeding in Native Area**
Non-irrigated

TOWN PARK - PHASE 3

1. Memorial Garden

2-5 yrs old and 5-12 yrs old, water feature

Crusher Fines Plaza

2. 5th Street Promenade

3. Interactive Art Feature

4. 5th Street Parking

5. Architecture

Bandstand, Restroom

6. Sport Courts

Volleyball, Pickleball Court, Tennis Courts



An aerial photograph of a park area, with a specific section highlighted in light green and outlined by a dashed blue line. This highlighted section is labeled 'PHASE 3'. Within this area, there are several small, colorful icons representing different park features: a purple and pink circular icon, a grey rectangular icon, and a brown rectangular icon. The surrounding area is shown in a light grey tone, indicating existing infrastructure or other land use.

PHASE 3

KNIEVEL PARK - PHASE 3

1. Playground

2-5 yrs old and 5-12 yrs old, water feature

Youth/Community Archery Range

2. 18-Hole Disc Golf Course

3. Fenced Dog Park

4. Parking

5. Soft Trails

6. Architecture

Restroom, Picnic Pavilions

7. Trees and Seeding in Native Areas

Non-irrigated

COST SUMMARY

Includes hard costs, contingencies, and soft costs

PHASE 1

1. Waggener Farm Park	\$11,145,343
2. Town Park	\$3,756,159
3. Richardson Park	<u>\$15,774,034</u>
Total Phase 1	\$30,675,536

PHASE 2

1. Waggener Farm Park	<u>\$18,508,696</u>
Total Phase 2	\$18,508,696

PHASE 3

1. Waggener Farm Park	\$7,907,043
2. Richardson Park	\$8,227,176
3. Town Park	\$3,937,750
4. Knievel Park	<u>\$9,538,119</u>
Total Phase 3	\$29,610,088

Grand Total - All Three Phases \$78,794,320

***All costs based on construction costs in 2018**

COST SUMMARY

Includes hard costs, contingencies, and soft costs

PHASE 1

1. Waggener Farm Park	\$11,145,343	Outdoor Pool
2. Town Park	\$3,756,159	
3. Richardson Park	<u>\$15,774,034</u>	Ball Fields
Total Phase 1	\$30,675,536	

PHASE 2

1. Waggener Farm Park	\$18,508,696	
Total Phase 2	\$18,508,696	

PHASE 3

1. Waggener Farm Park	\$7,907,043	Arboretum
2. Richardson Park	\$8,227,176	
3. Town Park	\$3,937,750	
4. Knievel Park	<u>\$9,538,119</u>	
Total Phase 3	\$29,610,088	

Grand Total - All Three Phases \$78,794,320

***All costs based on construction costs in 2018**

Completed Projects

1. Berthoud Reservoir	\$1,100,000
2. Berthoud Rec Center and Waggener Park	\$32,000,000
3. Skate Park	\$750,000
4. Dog Park	\$125,000
5. Pickleball Courts	\$1,300,000
6. Berthoud Bike Park	\$2,200,000
7. Roberts Lake Pavillion and Dock	\$175,000
8. 3.2 Mile Loop and Berthoud Pkwy Trails	\$2,000,000
9. Adaptive Playground	\$650,000
10. Newell Farm Purchase	\$1,400,000
11. Town Park Phase I	\$5,000,000
12. Open Space Acquisitions	\$4,500,000
13. Pioneer Park Expansion	\$350,000
TOTAL	\$51,550,000



Richardson/MVP Park



Outdoor Stage



Richardson Park (MVP) – est. \$35-\$60 Million depending on scope and phasing

Location- North of Loveland Reservoir, along the west side of Berthoud Parkway

Planned Amenities:

- Outdoor Aquatics (seasonal facility)- lazy river, zero entry child's playground, tower slides, bathrooms, concessions, staff offices, first aid room, open activity pool with ability to add lap lanes.
- Ballfield complex- Four fields- Youth baseball, Youth softball, High school baseball, adult softball, tee-ball and coach pitch programming. Flag football and soccer programming potentially in outfields.
- Concessions- permanent location in the center of the ballfields with ability to service a large event.
- Regional Playground- different ages and abilities of programmed space and equipment.
- Restroom facility near the parking area.

Opportunities

- Constructing 2-4 additional ballfields will allow more efficient programming. There are currently 2 fields for programming in the older groups (14+, high school, adult leagues) and 2 smaller fields for programming of tee ball/coach pitch programming with 12u teams occasionally.
- The Town programming is needing more ballfields. They are currently maxed for play and need more field time and has been a programming/scheduling issue for the past 7+ years.
- Completing the regional playground will serve a need for the density in the area as well as complementing the newer completed Waggener Farm and Town Park playgrounds already being heavily used in the community.
- It is part of the approved 2018 Parks master plan and is near completion to bid.

Challenges

- High cost will require financing.
- Very large site with complex grading and infrastructure demands.
- More maintenance expense long-term.
- Longest construction timelines relative to other projects.

Current Status - 100% Construction docs complete, Aquatics completed 60% (estimated).

Public Feedback Summary - Community has desired the outdoor pool and ballfields, residents have inquired about the construction timeline to build the park more frequently in the last 8-10 months.

Berthoud Arboretum – Conceptual Design



Waggener Farm Park Concept Plan

Future Development by Developer



Waggener Farm Park provides a large community park where residents can celebrate special events, gather on conservation of open space. The southern portion of the park and an irrigation pond with views towards the mountain to the adjacent neighborhoods on the east side. The needs of the community. In the far northwest corner is a community amenities include a multi-purpose field, a demonstration agricultural fields, and orchards transition

Legend

1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilion/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration Agricultural Fields
14. Loop Trail
15. Regional Trail Connections
16. Natural/Open Space
17. Irrigation Pond

Outdoor Stage



Berthoud Arboretum at Waggener Farm Park

January 03, 2024

Arboretum – est. \$8-12 Million depending on scope and phasing

Location- Northeast corner of Mountain Ave and Berthoud Pkwy. South of Rec Center. West of Turner Middle School.

Planned Amenities:

- Walking trails
- Nature play areas
- Pond and stream
- Educational opportunities related to trees/forestry, agriculture, water conservation
- Band shell and event lawn
- Tree nursery
- Hills and stargazing areas

Opportunities

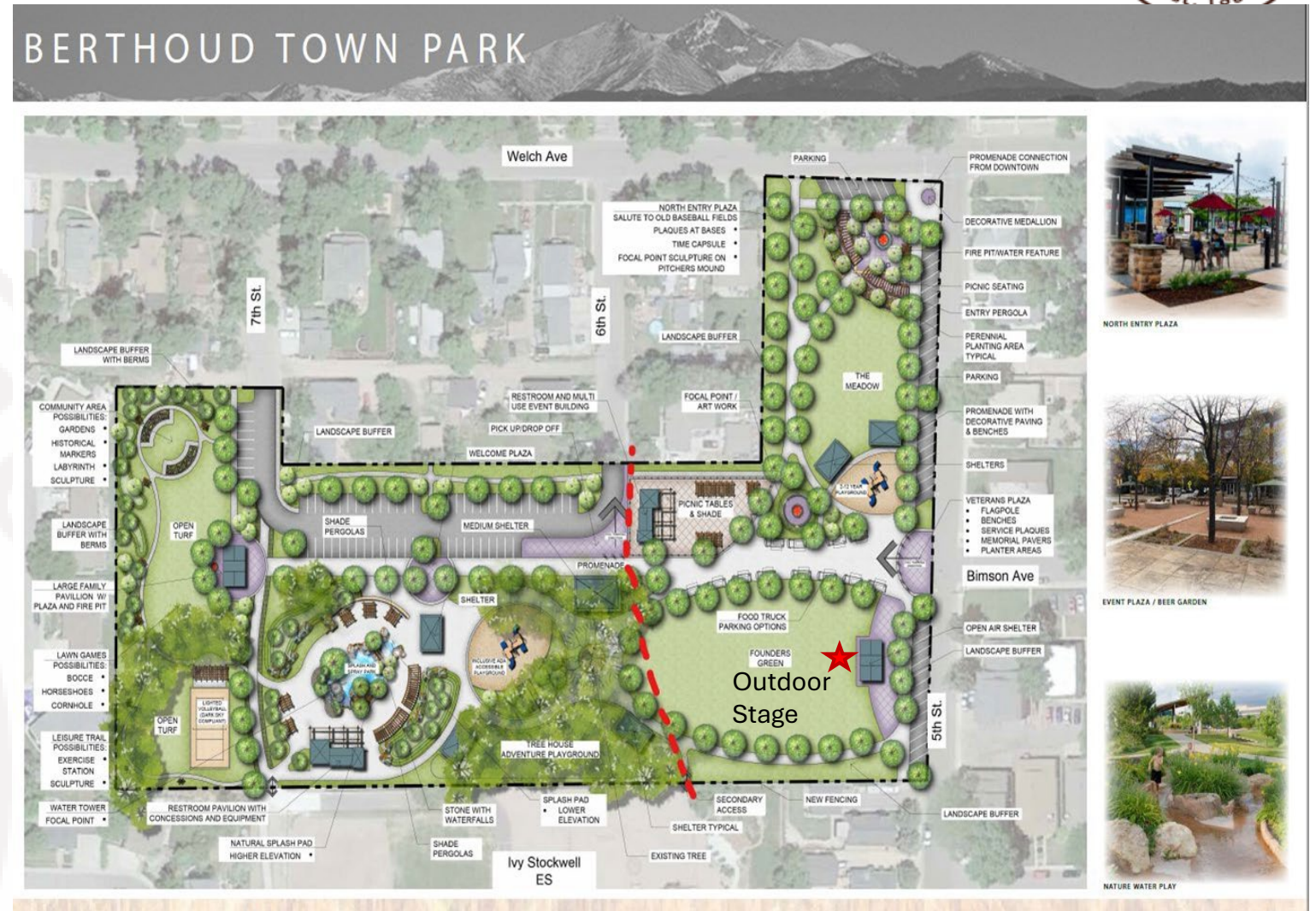
- Completes Waggener Farm Park site and Turner School property
- 32 acres of open nature space in the heart of town
- Parks and Trails are top survey priorities
- Also includes event space, pond, and children's areas
- Potential regional attraction and regional educational opportunities
- Provides a space in property for the "Garden Spot" visually
- Lots of trees, native grasses, passive areas to walk and enjoy
- Potential location for historic beet house, currently designed in project
- Hills and walkways are creative for the property, not all flat
- Waggener family memorial identified
- Part of the 2018 Parks Master Plan

Challenges

- Non-pot challenges and coordination with future development
- Potentially need to phase the 800 tree plantings due to budget
- Passive recreation amenities only
- Deed restricted

Current Status - 100% Construction docs expected to be complete November 2025

Public Feedback Summary – Significant positive feedback received from 2024 survey with over 450 responses



Phase II is to the right (east) of the red dashed line

Town Park Phase II – est. \$4-6 Million depending on scope and phasing

Location- East of Town Park along 5th street at the current Town ballfield location

Planned Amenities:

- Open Grass Activity Areas/Event Lawn
- Small Pavillion/Band Shell
- Veterans' Memorial Area
- Additional Bathrooms and Event Space
- Walking trail and benches.
- Additional Parking along 5th street.

Opportunities

- It would complete the park into one larger park area, as the ballfields would be removed as well as fencing.
- The community would have a dedicated veteran's memorial area
- Current design has a small band shell for music, events, and other public uses.
- Additional bathrooms for downtown and event use
- Expanded area for event seating/beer gardens
- Additional walking trails, event lawns
- Large common area developed for a better event experience – Berthoud Day, Oktoberfest
- Part of the 2018 Parks Master Plan

Challenges

- Would remove the vintage ballfields from downtown
- Can only start construction when the MVP park is completed
- Construction would impact/relocate annual events for one year

Current Status - 100% Construction docs complete

Public Feedback Summary - The community has provided overwhelming positive feedback about Phase 1 of the park. Phase II would be a significantly positive change for community events like Berthoud Day and Oktoberfest

Knieval Park



The Knieval Park concept includes passive use of native seed and shrub and tree plantings that provide access to new range, 18-hole disc golf course, playground

Legend

1. Lawn/Multi-purpose field
2. Dog Park - potential off leash
3. Archery
4. Disc Golf
5. Parking
6. Restroom
7. Picnic Pavilion
8. Playground/Nature Play
9. Loop Trail
10. Regional Trail
11. Natural/Open Space/Meadow



Knieval Park – no estimated cost

Location- East of CR 19, North of Mountain Ave, West of US Hwy 287

Planned Amenities:

- Open space and trails
- Archery course
- Athletics fields
- Disc Golf
- Parking

Opportunities

- Would complete the 2018 Parks Master Plan
- While there is a concept for the park, it could be completely reenvisioned in light of other completed projects
- Highly visible park space for regional amenity

Challenges

- Disconnected from majority of town
- Limited infrastructure and access
- Cost to connect bikes and pedestrians could be significant portion of project cost

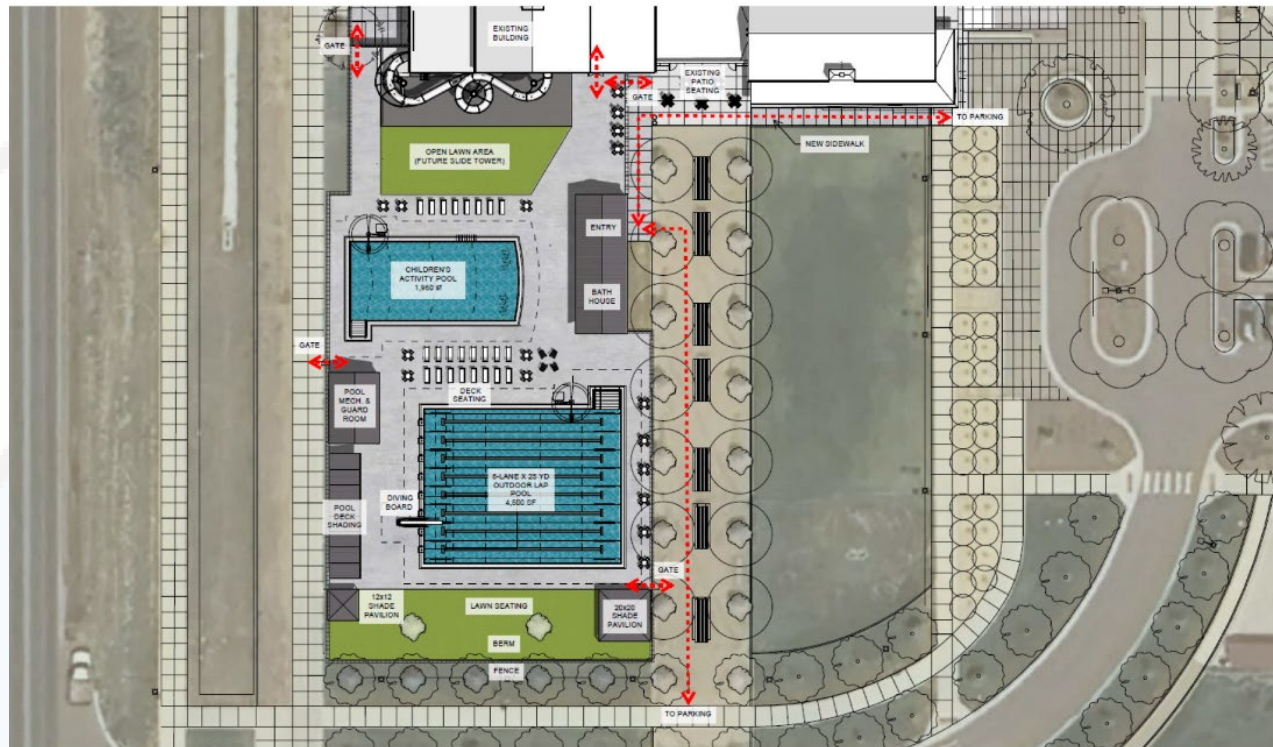
Current Status – No current movement. Concept plan from 2018.

Public Feedback Summary – Limited. Some new interest in pivoting to golf and open space park concept.

Other Potential Park Projects



Outdoor or Indoor Lap/Competition Pool at the Recreation Center



 **Program Summary:**

- Children's Activity Pool
- 8-Lane Lap Pool
- Diving Board
- 20x20 & 12x12 Pavilions
- Bath House & Storage Building
- Life Guard & Pool Mechanical Building
- Pool Deck Seating
- Single Pole Shade Structures

**BERTHOUD OUTDOOR POOL STUDY
CONCEPT A.1
4/18/2025**





 **Program Summary:**

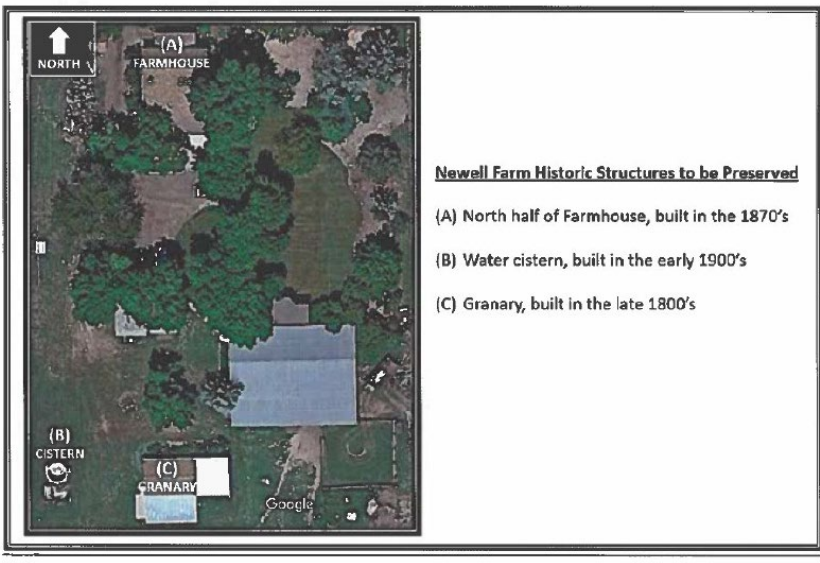
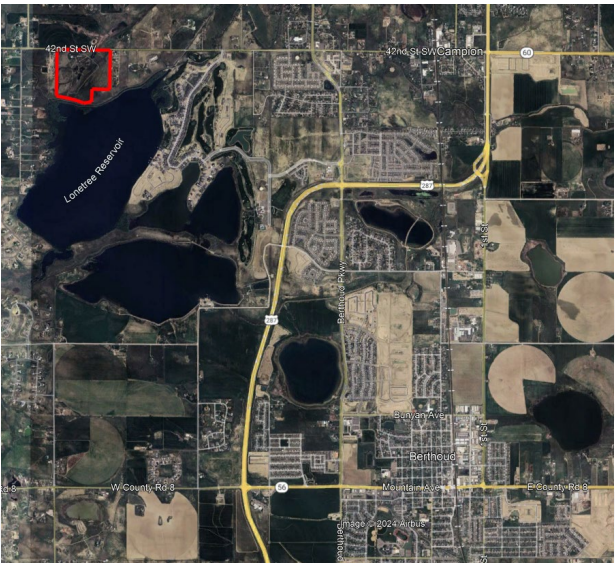
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- Pool Deck Seating
- Single Pole Shade Structures

**BERTHOUD OUTDOOR POOL STUDY
CONCEPT A.1
4/18/2025**



If Richarson Park is constructed, with the outdoor aquatics, staff recommends designing and constructing an indoor competition style lap pool at the Recreation Center.

Jaskowski Property, Newell Farm, Golf Park concepts



Golf in the Garden Spot
WHERE GOOD SWINGS GROW