



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING AGENDA

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Wednesday, November 5, 2025 6:00 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

A. Call to Order

B. Roll Call

- Lauren Roth – Chair – Arrived at 7:34 p.m.
- Carolyn Hobson – Vice Chair - Present
- Anna Murphy - Present
- Callie West - Present
- Kari Wiesen - Absent
- Michael Brennan - Present
- Eleanor Hasenbeck - Present
- Cloud Clark, BYAC Liaison - Present
- Karl Ayers, Trustee Liaison - Present
- Keith Knoll, Staff Representative - Present

C. Committee Appointments – Secretary

- The committee appointed a new secretary after A. Murphy expressed a desire to step down from the position on October 29, 2025. The committee agreed to rotate minutes-taking responsibility. A. West nominated E. Hasenbeck as Secretary and M. Brennan seconded. The committee unanimously agreed on the nomination. E. Hasenbeck will delegate and rotate minute-taking responsibilities among willing committee members.

D. Approval of minutes October 1, 2025

A revision to the October 1, 2025, minutes was proposed to add 7th Street to this sentence: Suggestion to add a traffic cone or “event in progress” sign (e.g., for Berthoud Market days”), as parked cars block vision.

- **Motion:** C. Hobson (Vice Chair) motioned to approve the October 1, 2025, PORT Committee meeting minutes as revised. M. Brennan seconded. All in favor.
- **Action:** Minutes were approved as revised.

Eleanor C. Hasenbeck
1/7/2025

E. Public Comment – Non-Discussion Items

- Jane Vielehr: Spoke as a member of the Waggener family. She thanked the committee for their work on the arboretum, noting its importance to the citizens of Berthoud and the reason the property was sold to the town. She stated that the arboretum's current state is not reflective of its importance and urged the Board to support it. She also stressed the importance of building a new pool for the town.
- Wes Dillon: The Platte Valley Hunting Retriever Club (PVHRC) spoke regarding the dog training activities at the Jaskowski Property. He noted the club's activities do not require capital expenditures. He asked about the process for his club to formally reserve the property for limited, supervised, and insured member training days.
 - **Staff Response:** K. Knoll clarified that the property is not yet open to the public in any capacity. Conceptual plans are still in development and basic improvements (like a gate) are required first. K. Knoll mentioned a plan being developed for 2026 that may involve opening the park for trail use on certain days and for dog training by reservation on others.

F. Discussion Items

a. PORT Priorities – Keith Knoll, Public Works Operations Manager

The committee held a detailed discussion to formalize its priorities for the Board of Trustees, following a recent joint study session.

K. Ayers (Trustee Liaison) framed the discussion, noting that while the committee's purview isn't budgetary, it is appropriate to provide feedback on financing concerns as they relate to project recommendations. C. West opened the discussion by stating the joint meeting's timing created "poor optics" for communication between PORT and the Trustees. She advocated for the committee to take more formal votes to provide clear, actionable recommendations to the Board.

C. West provided her initial priorities. She stated the arboretum needs to happen, as it is a budgeted cornerstone project. Acquiring land along the Little Thompson Corridor is a major win for trails and open space. She valued preserving space for future expansion at the Rec Center. She emphasized Jaskowski and Newell Farm Park must "get as much love" and not be deprioritized.

Regarding the pool, C. West stated a diving board should be prioritized over slides/lazy rivers to keep the pool affordable. She suggested avoiding a Certificate of Participation (COP) due to community distrust and recommended a bond issue, which would require a public education campaign.

M. Brennan stated the challenge is how to "accomplish Richardson while still getting quick wins" like Jaskowski. He supported Richardson for its potential to attract commercial growth and improve connectivity across Hwy 287.

C. Hobson viewed the area of Waggener Farm Park the arboretum is planned for is a cornerstone of the community "and a giant plot of weeds" that must be finished.

She stated her support for the Richardson Pool, noting the situation has changed and it now seems like a reasonable option. She argued it doesn't have to sacrifice low hanging fruit projects and can be made affordable through value engineering" (e.g., dirt parking, fewer amenities).

E. Hasenbeck provided her initial thoughts, agreeing on the arboretum and the need for value engineering the pool. She supported the Little Thompson acquisitions, but expressed concern about how people may view the land's shifting use from agricultural to municipal recreation. She felt marketing should recognize agricultural heritage and how it continues. She strongly emphasized prioritizing a Highway 287 crossing. Regarding the pool, she stated she was "okay with either location" but worried the public might see a bond as a "pool or no pool" dichotomy. She prioritized affordability (benchmarked to the Rec Center) and a zero-depth entry for accessibility and small children.

C. West followed up, suggesting a "pool only membership" to improve affordability.

Arboretum

A. Murphy stated the committee should "dive in a little bit deeper" and suggested a formal motion on the arboretum. She expressed concern over the project's timeline, stating she previously heard construction drawings (CDs) would be done this month, but was now hearing 4-5 months.

K. Knoll (staff) clarified the timeline. He explained that 90% CDs were received in October, but new water and sewer line extensions were added to the project, requiring new surveys and quotes, which caused the delay. He expects 100% drawings in December, with a bid package going to the Board in January or February.

C. West then proposed a motion.

- **Motion:** C. West motioned "that the committee recommends that the arboretum remain the top priority for the town and that the efforts to get it underway happen as soon as possible". C. Hobson seconded.
- **Action:** The motion passed unanimously.

Pool Location, Rec Center & Financing

A. Murphy transitioned the discussion, stating she wanted to "flesh out" the **indoor pool** option, arguing it shouldn't be a deciding factor for the outdoor pool's location. She noted an indoor pool could be built at Wagner's north soccer fields, by the high school, or even at Richardson as an "EPIC" style facility, but is 10+ years away.

C. Hobson (Vice Chair) agreed, stating the indoor pool is "way down the road" and not a priority. She argued the *real* pressing need is Rec Center expansion for basketball courts and fitness space.

A. Murphy strongly agreed, stating she is "feeling the pinch" at the Rec Center now. She experienced long wait times to access a basketball hoop. She noted fitness classes are full and questioned how a Rec Center expansion could be funded if money is tied up in a large loan for Richardson.

A. Gustafson (staff) confirmed the Rec Center is often packed and has critical needs for more court, fitness, and meeting/party room space. She confirmed that ball field and swim programs are capped and that expansion is needed within 10 years. She also stressed the need for ball fields.

A. Murphy proposed a "no-finance option" to address build the arboretum, build the pool at Wagner and phase in ball fields at Richardson 3-4 years later. This would keep funds flexible for the Rec Center expansion.

C. Hobson stated she was no longer in favor of doing the pool at Waggener. She stated Richardson is a more exciting pool, with more possibilities, and is a reasonable option.

A. Murphy raised new concerns about the Richardson plan. She stated amenities shown on the slide—like the amphitheater, lazy river, playground, and diving boards—are not included in the \$38 million base-bid. She said she felt confused about what the town is actually getting, and the town deserves to know what they are getting and an accurate bid. She recommended the Board fully complete construction documents for either pool design and get a bid before any decisions are made.

K. Ayers (Trustee Liaison) identified this as the sticking point. He explained the Board needs a recommendation on which path to choose, as completing the construction drawings for each project costs \$650,000.

A. Murphy and C. West agreed spending \$1.3 million to design both options would be worth the cost to reduce uncertainty on a \$38 million+ project. C. Hobson disagreed, and said she would see it as a waste.

Chair L. Roth arrived at 7:34 p.m.

L. Roth weighed in, stating that while she was on board with the Waggener pool before, the previous night's meeting convinced her Richardson is the "best option." She argued it checks a lot of the boxes by providing ball fields, and it "will in turn allow us to finish Town Park at some point in the future."

At this point, Sarah Lincoln (public) was invited to comment. She urged the committee to clarify its stance on financing, warning against a COP as a hot button issue. She advised going for a bond but stressed the need for a "Plan B" (like Waggener) if the bond fails.

K. Ayers (Trustee Liaison) clarified that the Board's decision is how to pay for it (COP vs. Bond). He reiterated that a recommendation for Richardson is only a recommendation to proceed with final CDs, and that is the level of detail the Board needs from PORT.

- **Motion:** L. Roth motioned to recommend the Board proceed with plans for an outdoor pool at Richardson Park with the items PORT recommended. C. Hobson seconded. The committee agreed its recommended amenities are: 8 lap lanes and associated competition equipment, zero-depth entry, and a deep end with a diving board.
- **Action:** The motion passed unanimously.

Other Projects

C. West asked if a motion was needed to ensure Jaskowski and Newell Farm remain priorities. L. Roth suggested not doing so, noting that things change. A. Murphy agreed, noting it's hard to prioritize them without a price.

The committee agreed with K. Ayers' assessment that they are generally in agreement with the staff's existing priority list, and no further motion was needed.

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

- **K. Knoll:**
 - a) **Newell Farm:** The kickoff meeting with Wenk Associates was held at the property. The consultants will spend the next 1-2 months gathering information and will present their initial findings to PORT on January 7.
 - b) **North Trail Light:** The pedestrian light is now active. Staff is making minor adjustments to ensure vehicles can see the light when they stop.
 - c) **Jaskowski Park:** The concept design is nearly complete. The plan fences off the barn and garage (which are still needed for storage) and includes a public parking lot. Staff plans to map out a disc golf course with the local club before designing the trail system, allowing the trails to be built around a possible future course.
- **A. Gustafson:**
 - d) Announced the "Very Merry Berthoud" collaborative holiday event on Saturday, December 6. The event will include the craft fair at the Rec Center, vendors along Mountain Ave, ice skating in the depot parking lot, the parade, and the official tree lighting.

H. Committee updates

- E. Hasenbeck: Confirmed that C. West will take the minutes for the December meeting as part of the new shared secretary role.
- C. Clark (BYAC Liaison): Reported that the BYAC is on track with its DC trip planning. They are preparing a presentation for the Town Board to outline the trip's costs, benefits, and government-related activities.
- No other committee members had updates.

I. Adjourn

A. Murphy motioned to adjourn the meeting, and C. West seconded. All in favor.

Meeting adjourned at 8:32 p.m.

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