



**Garden
Spot of
Colorado**

**MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Monday, November 10, 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. NOVEMBER 10, 2025, MEETING AGENDA.PDF
B. OCTOBER 28, 2025, MEETING MINUTES.PDF
C. NOVEMBER 4, 2025, MEETING MINUTES.PDF
D. CITY OF FORT COLLINS FLEX AGREEMENT.PDF
E. SEPTEMBER 2025 FINANCIAL INFORMATION.PDF

5.II. INTRODUCTION: 2024 International Building Code And 2024 International Fire Code

Ordinance 1365 – An Ordinance amending Chapter 11 of the Municipal Code of the Town of Berthoud for the purposes of adopting the 2024 International Building Code by reference with amendments, the 2024 International Residential Code by reference with amendments, the 2024 International Existing Building Code by reference with amendments, the 2024 International Energy Code by reference with amendments, the 2023 National Electrical Code by reference with amendments, the 2024 International Plumbing Code by reference with amendments, the 2024

International Mechanical Code by reference with amendments, the 2024 International Fuel Gas Code by reference with amendments, the Greywater Systems Control Colorado Regulation 86 by reference, the 2024 International Swimming Pool and Spa Code by reference with amendments, the 2024 International Property Maintenance Code by reference with amendments.

Ordinance 1366 – An Ordinance amending Chapter 11 of the Municipal Code of the Town of Berthoud by adopting the 2024 International Fire Code as adopted with amendments by the Berthoud Fire Protection District for the purpose of establishing minimum requirements for providing a reasonable level of life safety and property protection from the hazards of fire.

Documents:

[MEMO RE INTERNATIONAL BUILDING CODE ADOPTION BY REFERENCE.PDF](#)
[01 ORDINANCE 1365 CHAPTER 11 2024 IBC.PDF](#)
[02 ORDINANCE 1365 ATTACHMENT A](#)
[11.1__INTERNATIONAL_BUILDING_CODE_UPDATED 2024 CLEAN.PDF](#)
[03 11.1__INTERNATIONAL_BUILDING_CODE_UPDATED 2024 REDLINED.PDF](#)
[04 ORDINANCE 1366 FIRE CODE.PDF](#)
[05 IFC 2024 REQUEST.PDF](#)
[06 IFC 2024 RESOLUTION 2025-0812A ADOPTING 2024 IFC.PDF](#)
[07 PRESENTATION.PDF](#)
[08 PUBLIC NOTICE.PDF](#)

5.III. PUBLIC HEARING: Repeal And Reenactment Of Chapter 30, Development Code Guidelines, And Mountain Avenue Overlay Guidelines

Ordinance 1367 – An Ordinance adopting Chapter 30 of the Berthoud Municipal Code.

Ordinance 1368 – An Ordinance amending the Town of Berthoud Character District Guide and Design Guidelines.

Ordinance 1369 – An Ordinance amending the Town of Berthoud Mountain Avenue Corridor Design and Signage Plan.

Documents:

[MEMO RE DEVELOPMENT CODE UPDATES.PDF](#)
[01 ORDINANCE 1367 CHAPTER 30.PDF](#)
[02 CHAPTER 30 DEVELOPMENT CODE.PDF](#)
[03 ORDINANCE 1368 DESIGN.PDF](#)
[04 DESIGN GUIDELINES.PDF](#)
[05 ORDINANCE 1369 MOUNTAIN.PDF](#)
[06 MOUNTAIN AVENUE OVERLAY DISTRICT GUIDELINES.PDF](#)
[07 STAFF PRESENTATION 2025 11 10.PDF](#)
[08 STAFF PRESENTATION 2025 10 28.PDF](#)
[09 PUBLIC NOTICE - BERTHOUD - CHAPTER 30.PDF](#)

5.IV. Draft 2026 Budget Presentation And Municipal Fee Schedule

Documents:

[MEMO RE 2026 ANNUAL BUDGET AND MUNICIPAL FEE
SCHEDULE.PDF](#)
[2026 BUDGET.PDF](#)
[2026 FEE SCHEDULE.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)(b) for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions. The purpose of this executive session is to discuss:

- Potential Litigation

Pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions. The purpose of this executive session is to discuss:

- Request for reconsideration of Prior Land Use Approvals

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.