



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING AGENDA

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Wednesday, January 7, 2026 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

Wednesday, January 7, 2026, 6:04 p.m.

Location: In-person meeting at the Berthoud Hall.

A. CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Chair Lauren Roth.

B. ROLL CALL

- **Lauren Roth** – Chair (Present)
- **Carolyn Hobson** – Vice Chair (Present)
- **Anna Murphy** – (Present)
- **Callie West** – (Present)
- **Michael Brennan** – Member (Present)
- **Eleanor Hasenbeck** – Member (Present)
- **Kari Wiesen** – Member (Not Present)
- **Cloud Clark** – BYAC Liaison (Present)
- **Karl Ayers** – Trustee Liaison (Present)
- **Keith Knoll** – Staff Representative (Present)
- **Other staff present:**
 - Amanda Gustafson, Director of Recreation & Cultural Services
 - Jeremy Olinger, Deputy Town Administrator
 - Daniel Buendia, Engineer
- **Guest Presenters:** Tyler Kiggins, Wenk Associates

Lauren Roth
2/4/26

C. APPROVAL OF MINUTES

M. Brennan moved to approve the December 3, 2025, PORT Committee meeting minutes. C. West seconded. The minutes were approved unanimously.

D. PUBLIC COMMENT

No public comment was offered for non-discussion items.

E. DISCUSSION ITEMS

1. Newell Farm Park Concept Update

Tyler Kiggins (Wenk Associates) reported that the project is in the early conceptual design phase, with stakeholder interviews set to begin in January. The consultant team is prioritizing an amphitheater with high-quality sound, family-friendly accessibility, and significant shade through trees and structures. Kiggins emphasized maintaining the rural farming identity through passive park use alongside the active event space. The consultants aim to have final plans, graphics, and concepts completed by the end of May.

A. Murphy questioned the nature of the upcoming resident survey, emphasizing that it should be a tool where the public reacts to specific developed graphics or images rather than answering abstract questions.

M. Brennan recommended focusing outreach on residents who may not yet be aware of the project's scope—including the shooting range—to ensure they understand the intended use of the land. He suggested that partnering with school musical groups could satisfy federal or state funding requirements to help offset project costs.

C. West observed the initial list of stakeholders for interviews seemed incomplete.

When discussing support facilities, Chair L. Roth strongly advised against a fully functional kitchen, because of the high cost to rent them. She advocated for a simpler catering setup or dedicated power for food trucks, which she felt would not negatively impact the patron experience.

Vice Chair C. Hobson suggested that the amphitheater's amenities and atmosphere could make it a viable venue for private rentals, such as weddings.

The consultants will return in late January and March with more detailed designs.

2. Richardson Outdoor Pool Design

K. Knoll (Staff) opened the discussion by explaining that staff is completing the construction documents for the Richardson aquatic facility, which is the primary topic of the meeting. The first phase of the park includes four baseball fields and the aquatic facility. The pool complex features a main recreation pool, a lazy river, water slides, a zero-depth aquatics playground, and support buildings for locker rooms and concessions.

C. West asked about the reason for the pool's current shape. J. Ollinger explained that the current shape and depth (3.5 feet in some areas) were designed to incorporate zero-depth entry and aquatic fitness within the original property plat.

A. Murphy questioned the 6-foot depth, arguing that a true 10–12 foot deep end is essential for activities like "sharks and minnows" or diving for coins, which she felt was currently missing. J. Ollinger responded that the deep end attached to the diving well was larger than Town Park and incorporated adjacent to the main pool to avoid creating a second, self-contained body of water. The diving well was placed to the side to preserve more space for high-revenue open swim programming in 3–6 foot areas. Vice Chair C. Hobson mentioned the pool at town park would periodically close the diving board to allow kids to jump from the pool deck.

A. Murphy inquired about no tubes allowed in the lazy river. J. Ollinger cited concerns regarding sanitation, potable water mixing, and the logistical burden of a rental business. Chair L. Roth noted other facilities provide tubes for the lazy river.

Chair L. Roth asked about daily pass costs. A. Murphy stressed that the facility must be affordable for a family of five to be considered readily usable for the town.

C. West stated that the project felt like a regional water park rather than the community pool requested in surveys. Trustee Liaison K. Ayers noted that the current design represents a best-case scenario intended to be narrowed down by the board into needs vs. wants.

J. Ollinger stated the project is currently modeled on a \$16 million budget target. For context, the existing Recreation Center pool cost \$12 million. He clarified that current figures are estimates based on prior projects; finalized bids are required for firm numbers. He noted that high-cost items like slide towers (\$2M+) could be removed if the project exceeds the mark, while preserving the playground. Chair L. Roth advocated for maintaining alternatives or phased options to avoid reaching a point of no return, where the design cannot be adjusted. J. Ollinger confirmed the next immediate step is to obtain itemized numbers to prioritize cost-effective components.

C. West expressed skepticism toward the \$16 million estimate. She discussed the importance of cost to the long-term sustainability and transparency of the project. M. Brennan pointed out that the current discussion focuses on capital expenses, while operational costs and staffing must still be modeled. Chair L. Roth stressed that total construction costs directly impact resident admission fees, which must remain affordable. V. Chair C. Hobson highlighted the project's regional draw, noting that no other in Northern Colorado offers this suite of amenities.

E. Hasenbeck suggested eliminating slides if necessary to reduce cost. M. Brennan echoed the sentiment due to the increased awareness needed to track children in a more complex pool. C. Clark said she was indifferent to slides, and removing slides would not affect her enjoyment of the pool.

C. West questioned if the lazy river and the splash pad were redundant given similar facilities at Town Park and asked for the cost of a basic package (lap lanes, zero-depth entry, and diving area). She noted the popularity of the pavilions at Town Park, wondered if cabanas were preferable to general shade, and suggested that an indoor party room might be less popular than outdoor pavilions. M. Brennan noted new developments often don't have the community spaces originally planned and emphasized the need for flex rental space, as current town facilities are at capacity. E. Hasenbeck suggested an indoor room could serve as an emergency shelter. V. Chair C. Hobson inquired about its potential for diverse rental uses.

In public comment, Bill Hindman raised concerns that lane widths (standard 85 inches) were not being met, which would hinder competition use; Keith Knoll clarified that the middle lanes are 7 feet wide and outside lanes are 8 feet. Sarah Lincoln emphasized that families love grass and shade for lounging, while expressing concern about the playground and landscape design obstructing views of children. Casey Grace raised infrastructure concerns regarding traffic congestion on CR 17 and argued the project might be too large for the town's current needs. Town Engineer D. Buendia clarified that roadway improvements will include a full signalized intersection and dedicated turn lanes, which are part of the plan regardless of the park's development. K. Knoll confirmed it does not require CDOT approval. Staff reported that the signal light is already partially installed and functioning.

Chair L. Roth summarized that the committee generally likes the plan but identified the water slides as the primary amenity for the chopping block to manage costs.

The committee reached a consensus on four core requirements: 8 lap lanes, zero-depth entry, a kiddy pool, and a deep end with a diving board.

Chair L. Roth motioned to recommend the Board of Trustees proceed with plans for the Richardson Outdoor Pool including these prioritized items. The motion was seconded by C. Hobson and passed unanimously.

3. Arboretum Project Update

K. Knoll presented the final construction drawings for the Arboretum. The Arboretum will be a 40-acre facility located at the southern end of Waggener Farm Park. Town Forester Paul Furnas is providing expertise to ensure the layout features compatible, water-wise species. Staff expects rough grading to begin in the spring.

C. West highlighted the project's value as an educational showpiece for aesthetic water-wise gardening.

A. Murphy described the Arboretum as a cornerstone piece that will connect neighborhoods to downtown and benefit residents of all ages. C. Hobson also noted that the project will transform what is currently a giant plot of weeds into a community cornerstone. E. Hasenbeck noted an opportunity to work with Resource Central to educate residents about

water-wise landscaping and incentives to use water-wise plants. C. West added working with Northern Water and Plant Select may also be opportunities in this area.

In public comment, Jane Vielehr, a member of the Waggener family, stated the project is near and dear to her heart and expressed gratitude to staff for fulfilling her brother's wish to see an arboretum on the family property.

C. West motioned that the committee recommends the Arboretum remain the top priority for the town and that efforts to get it underway happen as soon as possible. The motion was seconded by Carolyn Hobson and passed unanimously.

F. STAFF UPDATES

K. Knoll said staff will share results gathered from surveys conducted during recent community events. An open space workshop is planned for the third week of March. The session aims to continue gathering public feedback for the master plan process. This workshop will take place outside of the standard PORT meeting schedule, but committee members will still receive invitations to attend if they'd like to.

K. Knoll said the February meeting will feature a joint training session for the Tree Advisory and Historic Preservation committees. This session will include committee training about issues such as Sunshine Laws. E. Hasenbeck mentioned the value of recording these as a primer for new committee members. Town staff confirmed they are working to assemble this information.

G. COMMITTEE UPDATES

C. West expressed appreciation to staff for distributing meeting documents in advance, noting that early access allowed for more thoughtful deliberation than immediate reactions. She suggested that providing advance documentation should become a standard practice for committees in the future.

A. Murphy supported C. West's comments regarding advance documentation and inquired if a designated path to the Berthoud Bike Park is still under consideration. She mentioned Mount Meeker as a potential avenue for bike park access and asked if the town could investigate bike lanes, striping, or sharrows. D. Buendia stated that bike lanes are prioritized where available, such as the recent expansion on Meadowlark.

Vice Chair C. Hobson commended the parks, open space, and cemetery crews for their work on the town.

E. Hasenbeck suggested encouraging food vendors to participate in the "Very Merry Berthoud" holiday event around Fickel Park.

M. Brennan expressed enthusiasm for the collaborative process, noting that reviewing physical documents allows the committee to better understand diverse perspectives across the room.

Trustee Liaison K. Ayers thanked the committee for their detailed feedback throughout the meeting.

H. ADJOURNMENT

E. Hasenbeck motioned to adjourn the meeting. Vice Chair C. Hobson seconded. Chair L. Roth officially adjourned the meeting at 8:54 p.m.

Next Meeting: February 4, 2026