



**Garden  
Spot of  
Colorado**

## **MEETING MINUTES OF THE TOWN BOARD**

**Town Board Room  
807 Mountain Avenue  
Town of Berthoud, Colorado  
Tuesday, January 13, 2026, 6:30 p.m.**

1/13/2026 - Minutes

### 1. CALL TO ORDER

Mayor Karspeck called the meeting to order at 6:30 pm.

### 2. PLEDGE OF ALLEGIANCE

Mayor Karspeck led the Pledge of Allegiance.

### 3. ROLL CALL

The following Board members were present:

May Albrecht, Trustee  
Karl Ayers, Trustee  
Mark Brodie, Trustee  
Tim Hardy, Trustee  
Brett Wing, Trustee  
Will Karspeck, Mayor

The following Board members were absent:

Sean Murphy, Mayor Pro-Tem

The following staff members were present:

Erin Smith, Town Attorney  
Chris Kirk, Town Administrator  
Christian Samora, Town Clerk  
Lexi Dovel, Deputy Town Clerk  
Sergeant Williamson, Larimer County Sheriff  
Tawn Hillenbrand, Planning Manager  
Jeremy Olinger, Deputy Town Administrator  
Keith Knoll, Public Works Operational Manager  
Anne Johnson, Community Development Director

### 4. CITIZEN PARTICIPATION

Cecilia Bessette spoke regarding traffic speeds in the alley near her house.

Nancy Lamb spoke regarding sidewalks at 287 and Berthoud Parkway.

Leslie Tassi spoke regarding the use of Flock Safety cameras by law enforcement.

## 5. SCHEDULED ITEMS AND ESTIMATED TIME FOR DISCUSSION

### 5.I. Consent Agenda

Items:

- a) January 13, 2026, Meeting Agenda
- b) December 9, 2025, Meeting Minutes
- c) November 2025 Financial Information
- d) December 2025 Board Report
- e) Designation of Official Posting Places of Public Meetings - Resolution 2026-01
- f) Third Amendment to Town Administrator Contract
- g) Comprehensive Plan Update and 2026 Outlook
- h) Housing Diversity Plan Update and 2026 Outlook
- i) Public Art Master Plan Consultant Selection
- j) Update of Branding Initiative Request for Committee Members

**Trustee Wing moved to combine and approve the items on the Consent Agenda. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

### 5.II. Referendum Petition - Ordinance 1363

Attorney Smith provided information on the Referendum Petition for Ordinance 1363.

Planning Manager, Tawn Hillenbrand, provided additional information.

Mayor Karspeck opened the item to public comment.  
Bridget Guccione and Mina Cox spoke during public comment.

Johnny Beltran spoke regarding theft and safety concerns at his home, unrelated to the referendum petition.

**Trustee Wing moved to adopt Resolution 2026-02, a Resolution referring Ordinance no. 1363 to a vote of the registered electors of the Town of Berthoud at an election to be held April 7, 2026 and setting the ballot title. Trustee Brodie seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

### 5.III. Referendum Petition - Ordinance 1364

Attorney Smith provided information on the Referendum Petition for Ordinance 1364.

Mayor Karspeck opened the item to public comment.  
No one spoke during public comment.

**Trustee Wing moved to reconsider and rescind Ordinance 1364, and to direct the Town Clerk to so notate the rescission accordingly in the book of ordinances. Trustee Brodie seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

### 5.IV. Initiative Petition - Initiated Ordinance

Attorney Smith provided information on the Initiative Petition.

Mayor Karspeck opened the item to public comment.  
Bridget Guccione spoke during public comment.

**Trustee Wing moved to adopt Resolution 2026-04, a Resolution referring an Initiated Ordinance requiring amending the land development ordinances and guidelines of the Town of Berthoud, Colorado to a vote of the registered electors of the Town of Berthoud at an election to be held April 7, 2026 and setting the ballot title. Trustee Albrecht seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

5.V. Richardson Park Project Aquatics Phasing Update

Deputy Town Administrator, Jeremy Olinger, gave a presentation on the Richardson Park Project Aquatics design.

Mayor Karspeck opened the item to public comment.  
Bill Hindman and Casey Huff spoke during public comment.

**The Board provided feedback to staff on the design and direction to solicit proposals from contractors for construction of the park.**

5.VI. Berthoud Arboretum At Waggener Farm Park Final Design

Public Works Operational Manager, Keith Knoll, gave a presentation on the Berthoud Arboretum at Waggener Farm Park final design.

Mayor Karspeck opened the item to public comment.  
John Goreski, Jane Vielehr, Peggy Malchow Sass, Meredith Nord Neitenbach, and Milan Karspeck spoke during public comment.

**Trustee Wing moved to provide staff with direction to go to bid for contractors for the Arboretum project. Trustee Hardy seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

5.VII. Mountain Avenue Development Height Restrictions

Community Development Director, Anne Johnson, gave a presentation on Mountain Avenue development height restrictions.

Mayor Karspeck opened the item to public comment.  
Jessica Higgins, John Goreski, and Dave Melanson spoke during public comment.

Mina Cox spoke regarding the Initiative Petition agenda item.

5.VIII. Thompson School District Land Acquisition

Deputy Town Administrator, Jeremy Olinger, gave a presentation on the potential Thompson School District land acquisition.

6. ELECTED OFFICIAL REPORTS

Trustee Wing:

Wing discussed some of the locations shown on the geo-tour during the Mountain Ave height restriction item. Wing complimented the rest of the Board on how they communicate and make decisions.

Trustee Hardy:

Hardy provided an update on Berthoud Main Street and noted an upcoming meeting this Sunday. Hardy reported on Historic Preservation Advisory Committee discussions regarding downtown renovations.

Trustee Brodie:

Brodie reported that he will be providing breakfast to some of the Town staff departments.

Trustee Ayers:

Ayers reported on PORT Committee discussions regarding Richardson Park, the Arboretum, and Newell Farm Park. Ayers inquired about Bike Park signage and striping.

Trustee Albrecht:

Albrecht reported on Youth Advisory participation at the upcoming National League of Cities in Washington DC. Albrecht complimented the Board and staff on their professionalism and discussed lighting in downtown.

Mayor Karspeck:

Karspeck discussed lighting in downtown, board and committee handbooks, and trees in the Hammond neighborhood. Karspeck reported on an upcoming meeting with a Boulder Commissioner regarding a corridor study and safety improvements on 287. Karspeck noted the upcoming Winter Party for Town Staff and Trustees.

Administrator Kirk:

Kirk reported on the Open House on Wednesday, January 21st, and the Steering Committee for the Branding Assessment and on upcoming interviews for the Town Attorney position.

Attorney Smith:

Smith reported on Fair Campaign Practices Act restrictions in regard to the ballot questions.

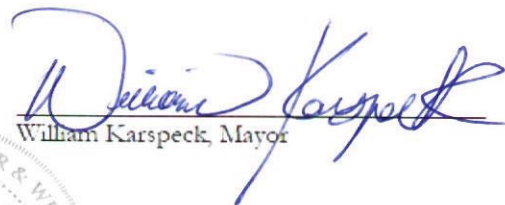
## 7. EXECUTIVE SESSION

**Trustee Wing moved to go into 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. And the following details are provided: Thompson School District Land Acquisition. Trustee Ayers seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.**

## 8. ADJOURN

The meeting was adjourned at 11:10 pm.

  
Town Clerk or Deputy Town Clerk

  
William Karspeck, Mayor

