



## **Board of Trustees Meeting Minutes**

**807 Mountain Avenue  
Town Board Meeting Room  
Berthoud, Colorado 80513  
Tuesday, May 26, 2026, at 6:30 PM**

5/26/2026 – Minutes

### **I. Call to Order**

Mayor Karspeck called the meeting to order at 6:31 PM.

### **II. Pledge of Allegiance**

Mayor Karspeck led the Pledge of Allegiance.

### **III. Roll Call**

The following Board members were present:

Trustee Karen Anderson  
Trustee Casey Grace  
Trustee Sean Murphy  
Trustee Arno Olbricht  
Trustee Brett Wing  
Mayor Pro-Tem May Soricelli-Albrecht  
Mayor Will Karspeck

The following staff members were present:

Town Attorney Kendra Carberry  
Town Administrator Chris Kirk  
Town Clerk Christian Samora  
Deputy Town Clerk Lexi Dovel  
Larimer County Sheriff Deputy Zack Anderson  
Administrative Technician Ethan Clemens  
Project Engineer Daniel Buendia  
Community Engagement Manager Stephanie Horvath

Mayor Karspeck called for a moment of silence for Berthoud Fire Lieutenant Ken Bradley, who sustained serious injuries in an auto accident.

### **IV. Citizen Participation**

Zell Cantrell, Managing Director of True Life Companies spoke about affordable housing and well setbacks during public comment. Cantrell requested that the Town reconsider oil and gas well setback in the Development Code and provided proposed revisions to the Town Clerk.

Kim and Tony Armstrong of Berthoud spoke about BATS and RAFT during public comment. The Armstrongs expressed concern regarding RAFT's ability to accommodate riders in the same way that BATS does.

David Malanson of Berthoud spoke about oil and gas-well setbacks and election results regarding development during public comment. Malanson encouraged the Board to review HUD standards regarding oil and gas well setbacks and to look at development at a slower pace.

## **V. Scheduled Items and Estimated Times for Discussion**

### **1. Consent Agenda**

**(5  
Min)**

Consent Agenda items are considered to be routine by the Town Board and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, an item may be removed from the Consent Agenda and considered separately.

Trustee Murphy requested item "b. May 12, 2026, Meeting Minutes" be removed from the consent agenda for additional consideration and discussion.

Trustee Wing requested item "d. Property Lease - 821 Mountain Avenue" be removed from the consent agenda for additional consideration and discussion.

**Trustee Anderson moved to combine and approve the items on the Consent Agenda with exception of items "b." and "d." Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.**

Mayor Karspeck indicated that Items "b." and "d" will be considered following item 4.) Town Branding - Creative Committee Recommendations.

The Board approved the following items from the Consent Agenda:

- a. May 26, 2026 Meeting Agenda
- c. May 2026 Board Report
- e. FRA: Crossing Safety Program / Railroad Crossing Elimination Grant Program

### **2. Tree Advisory Committee Presentation Regarding Arboretum (45 Min)**

Tree Advisory Committee members Kathy Mitchell and Paul Buckener gave a brief presentation regarding the Berthoud Arboretum. The presentation included background information regarding the proposed park, an overview of what an arboretum is, and how it can benefit the community.

### **3. Berthoud Arboretum Discussion (20 Min)**

The Board discussed the Arboretum regarding funding, water supply, and grants. Daniel Buendia, Project Engineer, addressed any questions and provided additional details regarding the Berthoud Arboretum project.

Mayor Karspeck opened the item to public comment.

The following members of the public spoke during public comment regarding the Arboretum Project:

Christopher Freeman  
David Changnon  
Susie Changnon  
Carolyn Hobson  
Sandra Nickerson  
Mary Jane Hogen  
Jane Vielehr  
John Simon  
Ann Karspeck and Charles Gracenstein  
Jessica Higgens  
Kate Bolton

Mayor Karspeck closed public comment.

Following additional discussion, the following motion was made:

**Trustee Anderson moved to direct the Town Administrator to review the Berthoud Arboretum project costs, reduce the costs to bring the project within budget, and advise the Board of Trustees of the success of the reductions and what will be included or excluded as a result. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 7-0 roll call vote, the motion Passed.**

Mayor Karspeck called for a 10-minute break.

#### **4. Town Branding - Creative Committee Recommendations (30 Min)**

Community Engagement Manager Stephanie Horvath and Katy McLaughlin from Locality Studio gave a presentation and provided background information regarding the branding initiative. The presentation included information regarding the project history, stakeholder involvement, findings, and proposed graphic designs. Horvath and McLaughlin addressed any questions and provided details regarding how the elements in each logo represent the community.

Amy Pilla, Berthoud Community Library District CEO, provided further information regarding the Creative Committee decision-making process while serving on the Creative Committee.

The Board discussed the Creative Committee recommendations for updating the Town branding initiative and were supportive of the first option presented, incorporating both the "Where Good Things Grow" and "Garden Spot of Colorado" taglines.

**b. May 12, 2026 Meeting Minutes**

The Board of Trustees Further discussed item "b. May 12th, 2026 Meeting Minutes", previously removed from the Consent Agenda.

Trustee Murphy requested that his motion made during the May 12th meeting regarding Berthoud Main Street be reviewed for accuracy.

Mayor Pro-Tem Soricelli-Albrecht discussed missing deliverables that should be included in the Berthoud Main Street MOU. Attorney Carberry indicated that the approval of minutes is an opportunity to correct clerical errors, and that the Board may schedule a future discussion regarding the Berthoud Main Street MOU.

Following discussion regarding needed corrections to the May 12th, 2026 Meeting Minutes, Clerk Samora indicated that the meeting recording will be reviewed and the Minutes will be placed on the next meeting agenda for consideration.

**Trustee Anderson moved to continue item b. May 12th, 2026 Meeting Minutes to the next Board meeting. Trustee Murphy seconded the motion. In a 7-0 roll call vote, the motion Passed.**

**d. Property Lease - 821 Mountain Avenue**

The Board of Trustees further discussed Item "d. Property lease 821 Mountain Avenue", previously removed from the Consent Agenda.

Mayor Karspeck opened the item for public comment.

Ann Karspeck spoke during public comment regarding the proposed lease for 821 Mountain Avenue. Karspeck spoke regarding the budget for the lease over the next ten years. Karpseck also expressed concern regarding a loss of sales tax revenue over a period of ten years.

Mayor Karspeck closed public comment.

**Mayor Pro-Tem Soricelli-Albrecht moved to extend the meeting past 9:30 PM, through Elected Official reports. Trustee Murphy seconded the motion. In a 7-0 voice vote, the motion Passed.**

After additional discussion, the following motion was made:

**Trustee Wing moved to approve Item d., a property lease between the Town of Berthoud and BVSC, LLC for a property located at 821 Mountain Ave. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 7-0 roll call vote, the motion Passed.**

**5. Elected Official Reports**

**(20 Min)**

a. Town Board -

Trustee Olbricht had no report.

Trustee Grace inquired about the timeline for updating the April 28, 2026 meeting minutes. Clerk Samora indicated that the April 28, 2026 minutes have been revised and will be posted by the end of the week. Trustee Grace spoke regarding meeting minutes becoming condensed compared to older meeting minutes, and the possibility of creating a more detailed minute-taking method for future use. The Board of Trustees were supportive of scheduling a work session to discuss meeting operations and to investigate solutions for improving public access to meeting recordings and indexing.

Trustee Grace spoke regarding resident feedback regarding the bills paid report and if the document could be searchable. Trustee Grace inquired about the operational status of the Town's splashpad.

Trustee Murphy thanked all parties involved for the veteran memorial banner program. Trustee Murphy discussed setting the scope of meeting mechanics for a future discussion.

Trustee Anderson discussed the historic preservation walk, the Roam and Rummage event, and Habitat for Humanity's participation.

Trustee Wing spoke regarding the delays in the reconstruction of N County Line Road 1 and inquired about potential legal actions the town has available to ensure a timely completion of the project. Administrator Kirk indicated that the Town is using all available remedies to expedite construction. Attorney Carberry indicated that additional discussion should be saved for an Executive Session. Trustee Wing inquired about the potential for a business located in the Town of Windsor opening a second location in Berthoud. Administrator Kirk stated that there is not anything that can be shared publicly. Trustee Wing inquired regarding a water transaction between the Town of Erie and the Town of Berthoud. Kirk indicated that it will be addressed at a future meeting. Trustee Wing requested an agenda item in the future regarding only purchasing future vehicles from American companies with the support of two other Trustees.

Trustee Anderson inquired about the UC Health land purchase near I-25. Administrator Kirk indicated that the Town has not spoken to UC Health regarding the property and that public land records indicate the property was purchased.

Mayor Pro-Tem Soricelli-Albrecht spoke regarding the MOU for Berthoud Main Street from the May 12, 2026 meeting, expressing concerns on moving too fast, the language, and wanting to revisit the topic. Administrator Kirk indicated that staff is working through the language with Berthoud Main Street and the Town Board will have another opportunity to weigh in before approval.

Mayor Pro-Tem Soricelli-Albrecht spoke regarding regional economic development and how the Town is connecting with drawing people in and connecting with other organizations.

Mayor Pro-Tem Soricelli-Albrecht thanked Mayor Karspeck and Scott Slaugh for their memorial service in honoring veterans.

**b. Mayor -**

Mayor Karspeck reported on 9News interview for the Memorial Day event and the veteran banners along Mountain Avenue. Mayor Karspeck passed a card around for Lieutenant Bradley. Mayor Karspeck spoke about Congressman Evans event celebrating the paving of County Road 7 from Mead to Berthoud. Mayor Karspeck provided a reminder for Berthoud Day on June 6, 2026.

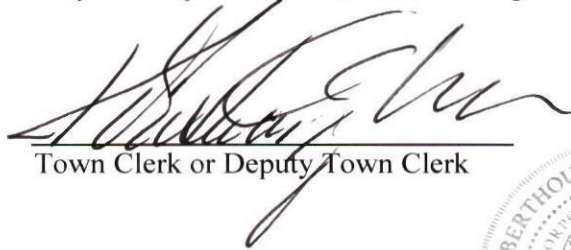
**c. Staff - Town Administrator, Attorney**

Town Administrator Kirk did not have a report to share.

Town Attorney Carberry did not have a report to share.

**VI. Adjourn**

Mayor Karspeck adjourned the meeting at 10:35 PM.

  
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Town Clerk or Deputy Town Clerk

  
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May Soricelli-Albrecht, Mayor Pro-Tem

