Garden Spot of Colorado

Board of Trustees Meeting Minutes

807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, July 28, 2026, at 6:30 PM

7/28/2026 – 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 Kathryn Sellars
Town Administrator Chris Kirk
Town Clerk Christian Samora
Deputy Town Clerk Lexi Dovel
Larimer County Sheriff Sergeant Justin Williamson
Planning Manager Tawn Hillenbrand
Project Engineer Daniel Buendia

IV. Approval of the Agenda

Trustee Wing moved to approve the Agenda. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 7-0 voice vote, the motion Passed.

V. Citizen Participation

Marsha Heineke spoke regarding the need for a senior center in the Town of Berthoud.

VI. 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 Wing moved to combine and approve the items on the Consent Agenda. Trustee Anderson seconded the motion. In a 7-0 roll call vote, the motion Passed.

- **a.** July 14, 2026 Meeting Minutes
- **b.** July 2026 Board Report
- **c.** Serenity Ridge Drainage Improvements Bid Award

2. Appointment of Member to Planning Commission (10 Min)

Trustees Anderson and Murphy reported on the interview conducted for the Planning Commission vacancy. Trustee Anderson noted that only one applicant appeared for their interview and that there would be an additional vacancy on the Planning Commission in the near future. Trustee Murphy stated that he would discuss advertising for commission and committee vacancies further during his Trustee report.

Trustees Anderson and Murphy recommended postponing any appointment to the Planning Commission due to the upcoming additional vacancy and requested the Town Clerk advertise for both vacancies, with recommendations for appointment to be considered at the same time.

3. Tundra Flats — Denial of Neighborhood Master Plan and Change of Zone (15 Min)

Planning Manager Tawn Hillenbrand introduced the resolution and ordinance regarding the denial of the Tundra Flats Neighborhood Master Plan and Change of Zone application.

The Board inquired about the Town's rezoning and application procedures.

Trustee Wing moved to approve Resolution 2026-18, a Resolution of the Town of Berthoud Board of Trustees denying the application for approval of a Neighborhood Master Plan for the property known as Tundra Flats. Trustee Anderson seconded the motion. In a 7-0 roll call vote, the motion Passed.

Trustee Wing moved to approve Ordinance 1387, an Ordinance of the Town of Berthoud denying the application to rezone the property known as Tundra Flats from Planned Unit Development to Neighborhood Commercial. Mayor Pro-Tem Soricelli-Albrecht seconded

the motion. In a 7-0 roll call vote, the motion Passed.

- **a.** Denial of Neighborhood Master Plan with Findings — Resolution 2026-18
- **b.** Denial of Change of Zone with Findings — Ordinance 1387

4. Berthoud Arboretum Cost Reduction Update (60 Min)

Project Engineer Daniel Buendia presented an overview of the staff recommendations for cost reductions to the Berthoud Arboretum park project.

The Board inquired about changes to lighting, water and wastewater funding, sponsorship and grant opportunities, property maintenance, the trail system, the number of trees, and the potential pond structure.

Mayor Karspeck opened the item to public comment.
Natalie Peitsmeyer read a motion from the Tree Advisory Committee expressing support for the project.
Christine Torres of the Berthoud Historical Society spoke in support of the project and its potential partnerships with local non-profit organizations.
Mayor Karspeck closed public comment.

The Board had further discussion on the proposed reductions.

Trustee Wing moved to authorize staff to finalize a contract with Golden Triangle Construction for future Board consideration, inclusive of all originally designed Arboretum amenities. Trustee Olbricht seconded the motion. In a 3-4 roll call vote, the motion Failed, with Trustee Anderson, Trustee Grace, Trustee Murphy, and Mayor Pro-Tem Soricelli-Albrecht voting no.

Trustee Grace moved to authorize staff to finalize a revised construction contract with Golden Triangle Construction for future Board consideration, inclusive of the recommended cost reductions as presented and outlined in the staff summary, while also pursuing phased implementation and collaboration with the Tree Advisory Committee and other partners to restore the removed amenities where feasible. Trustee Anderson seconded the motion. In a 6-1 roll call vote, the motion Passed, with Trustee Wing having the dissenting vote.

5. Mountain Vista Park Cost Reduction and Financing (90 Min)

Administrator Kirk provided an overview of the history of the Mountain Vista Park project and staff's recommended cost reductions.

The Board inquired about fund balances and funding sources for this project, as well as projected revenue from the park amenities. The Board also inquired about the cost estimates for the proposed reductions and the potential for future additions.

Mayor Karspeck opened the item to public comment.
Woody Geoghegan spoke in support of the project and urged the Board to make a timely decision.
Carolyn Hobson of the PORT Committee spoke in support of the project and COP financing.
Christine Torres spoke in support of the project and COP financing.
Lauren Roth of the PORT Committee spoke in support of the project, opposed the addition of turf on two baseball fields, commented on admission costs, and requested that the baseball fields at Town Park be retained.
Alex Hoime spoke in support of the project, emphasizing the need for baseball fields.
Mayor Karspeck closed public comment.

The Board had further discussion regarding costs and funding.

Trustee Wing moved to accept the cost reductions in the Phase 1 scope of Mountain Vista Park as outlined in the staff report. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 6-1 roll call vote, the motion Passed, with Trustee Murphy having the dissenting vote(s).

Trustee Anderson moved to direct staff to prepare a design contract with DTJ Design for revisions to the construction plans for approval at a future meeting. Trustee Wing seconded the motion. In a 6-1 roll call vote, the motion Passed, with Trustee Murphy having the dissenting vote(s).

Trustee Wing moved to direct staff to prepare a construction contract with ECI Site Construction. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. After further Board discussion, Trustee Wing withdrew the motion.

Trustee Murphy moved to direct staff to cease all work with ECI Site Construction and to give a 30-day notice to terminate the CMGC contract with ECI Site Construction for pre-construction services and to explore hard bid options. Trustee Grace seconded the motion. In a 2-5 roll call vote, the motion Failed, with Trustee Anderson, Trustee Olbricht, Trustee Wing, Mayor Pro-Tem Soricelli-Albrecht, and Mayor Karspeck voting no.

Trustee Wing moved to direct staff to prepare a construction contract with ECI Site Construction. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 5-2 roll call vote, the motion Passed, with Trustee Murphy and Trustee Grace having the dissenting vote(s).

Mayor Pro-Tem Soricelli-Albrecht moved to formally establish the maximum available construction budget for Phase 1 of Mountain Vista Park at $43.5 Million, including contingencies and soft costs, increasing the current budget for the project from $38.5 Million. Trustee Wing seconded the motion. In a 6-1 roll call vote, the motion Passed, with Trustee Murphy having the dissenting vote(s).

Trustee Wing moved to direct staff to prepare the resolution necessary to formally authorize the issuance of Certificates of Participation. Mayor Pro-Tem Soricelli-Albrecht

seconded the motion. Trustee Anderson suggested amending the motion to direct staff to prepare the resolution necessary to formally authorize the issuance of Certificates of Participation and to prepare information for the Board on financing through bond issuance. Trustee Wing accepted the amendment. In a 6-0 roll call vote, the motion Passed, with Trustee Murphy abstaining.

6. Elected Official Reports (20 Min)

a. Town Board -

Trustee Murphy discussed marketing and public notification for committee and commission vacancies. Clerk Samora provided additional information regarding the advertising process. Murphy requested a future agenda item to discuss the delay in Arboretum funding until 2030. More than three trustees expressed support for the request. Murphy raised concerns regarding the Tree Advisory Committee's attendance policy and requested a review of the resolution governing committees and commissions. Clerk Samora stated an updated ordinance regarding committees and commissions will be presented at the next meeting. Murphy reported on the recent Tree Advisory Committee meeting, including discussions regarding the Arboretum, proposed cemetery plantings, the removal of a tree at Town Park, and the committee's upcoming report to the Board of Trustees.

Trustee Grace reported on the recent PORT Committee tour of Town-owned parks and requested a future discussion on a data center moratorium.

Trustee Olbricht thanked Town staff for their work.

Trustee Wing thanked Trustee Grace for her recommendation to continue the Arboretum and Mountain Vista Park items from their original meeting date. Wing inquired about the new Work Session schedule. Administrator Kirk confirmed that a Work Session will be held every third Tuesday through the end of the year. Wing discussed the excess tax revenue for the fire district.

Mayor Pro-Tem Soricelli Albrecht requested an agenda item to discuss a golf cart pathway study. More than three trustees were in support of the idea.

Trustee Wing reported on the recent Longmont Cruise Night event.

Trustee Anderson reported on the upcoming Library Book Sale on August 15th, the Library Literary Festival September 19th-21st, and the Habitat for Humanity Hoedown Annual Gala on October 10th.

Trustee Murphy provided an update on recent conversations with CDOT regarding the 9th Street and Mountain Avenue crossing.

b. Mayor -

Mayor Karspeck reported on a meeting with county commissioners and the school district regarding a roadway tax and necessary courthouse expansions.

c. Staff - Town Administrator, Attorney

Staff did not share a report.

VII. Adjourn

The meeting was adjourned at 10:43 pm.

Town Clerk or Deputy Town Clerk

William Karspeck, Mayor

TOWN OF BERTHOUD LARIMER & WELD COUNTIES
INCORPORATED OCT. 3, A.D. 1888
SEAL
COLORADO