



Board of Trustees Meeting Minutes

**807 Mountain Avenue
Town Board Meeting Room
Berthoud, Colorado 80513
Tuesday, August 11, 2026, at 6:30 PM**

8/11/2026 – 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
Community Development Director Anne Johnson
Director of Water Utilities, Ken Matthews

IV. Approval of the Agenda

Trustee Grace requested item "7. Adoption of New Municipal Code Section 4.9 Regarding Boards and Commissions - Ordinance 1388" be moved to the beginning of the Agenda.

Trustee Wing moved to approve the Agenda for the August 11, 2026 Town Board Meeting with the following amendment: Item "7. Adoption of New Municipal Code Section 4.9 Regarding Boards and Commissions - Ordinance 1388" be moved to the beginning of the Agenda. Trustee Grace seconded the motion. In a 7-0 voice vote, the motion Passed.

V. Citizen Participation

Marc Sexton spoke regarding the trees in Fickel Park and a program that allows people to purchase trees in memory of a loved one.

Sarah Lincoln spoke in favor of a bond to finance Mountain Vista Park.

Kathy O'Brien spoke regarding a high-speed chase and collision that damaged their property. O'Brien requested repairs to their yard, an adjustment to the speed limit, and the installation of barriers.

Marsha Heineke spoke regarding the need for a Senior Center in Berthoud and the challenges facing seniors in the Town.

VI. Scheduled Items and Estimated Times for Discussion

1. Consent Agenda

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. **(5 Min)**

Trustee Anderson requested item "a. July 28, 2026 Meeting Minutes" be removed from the Consent Agenda for individual consideration.

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

Trustee Anderson requested an amendment to the minutes under item "2. Appointment of Member to Planning Commission" to clarify that the recommendation for appointment was postponed after the interview committee learned of a second upcoming vacancy and determined that recommendations for both vacancies should be considered at the same time.

Trustee Wing moved to approve item "a. July 28, 2026 Meeting Minutes" with the revisions stated by Trustee Anderson. Mayor Pro-Tem Soricelli-Albrecht seconded the motion. In a 7-0 roll call vote, the motion Passed.

- a. July 28, 2026 Meeting Minutes
- b. Women's Equality Day Proclamation
- c. Amendment No. 1 to Lease Agreement with Northern Water for Water Department Office
- d. June 2026 Financial Information

7. Adoption of New Municipal Code Section 4.9 Regarding Board and Commissions - Ordinance 1388 (15 Min)

Clerk Samora provided an introduction to Ordinance 1388, including background information on the existing ordinances and resolutions governing the Town's Boards and Commissions and the benefits of consolidating them into a single ordinance.

Trustees inquired about staggered terms for commission members, coordination with the upcoming Citizens Academy, excused absences, and the proposed Public Arts Advisory Committee.

Mayor Karspeck opened the item to public comment.

No one spoke during public comment.

Mayor Karspeck closed the public comment.

Trustees discussed the bylaws and mission statements for the boards and commissions.

Trustee Wing moved to adopt Ordinance 1388, an Ordinance of the Town of Berthoud amending Chapter 4 of the Berthoud Municipal Code by the adoption of a new Section 4.9, titled "Boards and Commissions". Mayor Pro-Tem Soricelli-Albrecht seconded the motion. Trustee Murphy proposed an amendment requiring all committees and commissions to review the Ordinance in October and update their bylaws accordingly. Trustee Wing accepted the amendment to the motion. In a 7-0 roll call vote, the motion Passed.

2. Berthoud Main Street Agreement (15 Min)

Administrator Kirk provided an introduction to the proposed agreement with Berthoud Main Street, including the initial funding amount and annual requirements Berthoud Main Street must meet to maintain funding.

The Board inquired about utilizing Berthoud Main Street versus Town staff, metrics for measuring success, and timelines for deliverables.

Mayor Karspeck opened the item to public comment.

Marleene Buttice spoke regarding public perception of the group and stated that she did not believe Berthoud Main Street was ready to receive funding.

Ashley Mueller spoke in support of the agreement and the benefits of Main Street programs.

Whitney Way spoke in support of the agreement and addressed concerns regarding the program boundary.

Christine Torres spoke in support of the agreement and the events organized by Berthoud Main Street, and expressed support for utilizing Main Street rather than Town staff to coordinate these events.

Mayor Karspeck closed public comment.

The Board had further discussion regarding the program boundary.

Trustee Wing moved to approve the agreement between the Town of Berthoud and

Berthoud Main Street and authorize funding in an amount not to exceed \$50,000 for calendar year 2026, with the program boundary adjusted to extend north to Turner Avenue, south to Welch Avenue, east to 1st Street and west to Highway 287. 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).

The Board had discussion regarding Town liaisons to the Berthoud Main Street Board.

Trustee Wing moved to appoint Trustee Grace as the Board liaison and either Brian Dubois or Stephanie Horvath as the staff liaison to represent the Town as a non-voting ex-officio member of the Berthoud Main Street Board. Trustee Murphy seconded the motion. In a 7-0 roll call vote, the motion Passed.

3. Proposition 123 Update (15 Min)

Community Development Director Anne Johnson provided an update on the Town of Berthoud's commitment to Proposition 123 and recommended that the Board approve a second three-year commitment.

The Board inquired about the Town's proposed commitment, changes from the previous three-year commitment, and deed restrictions.

Mayor Karspeck opened the item to public comment.

Christine Torres spoke regarding a property that could potentially be used for attainable housing and discussed deed restrictions.

Marsha Heineke inquired about deed restrictions.

Mayor Karspeck closed public comment.

Trustee Anderson moved to commit to a second three-year commitment and direct staff to file an adjustment waiver as provided in the staff report. Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.

4. Resolution Supporting Local Planning Capacity Grant Application - Resolution 2026-19 (10 Min)

Community Development Director Anne Johnson provided an overview of Resolution 2026-19, supporting the Town's application for a grant that would be utilized to update the Town of Berthoud Comprehensive Plan.

Trustee Anderson moved to approve Resolution 2026-19, a Resolution of the Town of Berthoud supporting an application to the Department of Local Affairs for a Local Planning Capacity Grant to update the Berthoud Comprehensive Plan. Trustee Grace seconded the motion. In a 7-0 roll call vote, the motion Passed.

Mayor Karspeck called for a 5-minute break.

5. IGA for HICS Legacy Water Treatment Plant Engineering Services (20 Min)

Director of Water Utilities Ken Matthews provided a presentation on the need for a water treatment plant and the proposed partnership with several local communities and water providers.

The Board inquired about the budget, project deliverables, the proposed location of the water treatment plant, and support for potential new communities.

Mayor Karspeck opened the item to public comment.

No one spoke during public comment.

Mayor Karspeck closed public comment.

Mayor Pro-Tem Soricelli-Albrecht moved to approve the Intergovernmental Agreement among Central Weld County Water District, the Town of Berthoud, the City of Dacono, the Town of Frederick, the Town of Johnstown, the Town of Milliken, Left Hand Water District, and Little Thompson Water District, and authorize the Mayor to execute the Agreement on behalf of the Town. Trustee Wing seconded the motion. In a 7-0 roll call vote, the motion Passed.

6. Mountain Vista Park Project Financing Options

(45 Min)

Administrator Kirk provided information on the bond process, including differences in the timeline and financing compared to issuing Certificates of Participation (COP's). Kirk noted that, in order for the bond issue to be placed on the November ballot, a Special Meeting would need to be held on August 18, 2026, to consider approval of Intergovernmental Agreements with Weld and Larimer Counties.

The Board inquired about the cost of a coordinated election, the total cost difference between the financing options, and the process for initiative petitions.

Mayor Karspeck opened the item to public comment.

Angie Rhonke and Joe Rhonke spoke in support of the Mountain Vista Park project and encouraged the Board to proceed in a manner that would expedite the project.

Mayor Karspeck closed the item to public comment.

The Board had further discussion regarding the budget and the differences between bond and COP financing.

Trustee Wing moved to direct staff to proceed with the issuance of Certificates of Participation for the financing of the construction of Mountain Vista Park and to continue preparing the necessary documents for the issuance and closing of the COP's. Trustee Olbricht seconded the motion. In a 3-4 roll call vote, the motion Failed, with Trustee Anderson, Trustee Grace, Trustee Murphy, and Mayor Karspeck voting no.

Trustee Wing moved to direct staff to proceed with the necessary steps to place a bond measure on the November 2026 ballot for the financing of the construction of Mountain Vista Park, including preparation of the required Intergovernmental Agreements with

Larimer County and Weld County and development of the necessary ballot language. Trustee Grace seconded the motion. In a 6-1 roll call vote, the motion Passed, with Mayor Pro-Tem Soricelli-Albrecht having the dissenting vote(s).

8. Elected Official Reports

(20 Min)

a. Town Board -

Trustee Wing reported on the Strategic Planning session and discussed concerns regarding micromanagement. Wing also reported on the Motorcycle Rally event in Sturgis, SD and inquired about the possibility of hosting a large event in Berthoud.

Trustee Anderson reported on the recent Historic Preservation Advisory Committee meeting, including discussions regarding the previous walking tour and the upcoming walking tour with the Berthoud Historical Society, as well as water tower signage and the committee's goals. Anderson reported on the Library Book Sale on August 15, The Berthoud Historical Society Fundraiser on August 20, The Chamber of Commerce After-Hours event on August 27, and the Berthoud Habitat for Humanity Gala on October 10.

Trustee Grace reported on the recent National Night Out event. Grace also reported on the recent PORT Committee meeting, including an America in Bloom presentation and several member resignations, and relayed the Committee's recommendation that the Town Board make decisions and follow through with them. Grace discussed the potential for incorporating passive museums into the Town and reported on a meeting with ClearGov at the Colorado Municipal League (CML) conference.

Trustee Murphy requested that Ordinance 1388 regarding Boards and Commissions be sent to the various commissions and committees.

Mayor Pro-Tem Soricelli-Albrecht discussed challenges facing senior citizens, the recent citizen requests for a senior center and the relation to the Sonoco building project.

Trustee Wing inquired about Town expenditures on the Mountain Vista Park project to date, the gates in the Heron Lakes community, and the Town's available remedies regarding the lack of landscaping at the Heron Lakes entryway.

b. Mayor -

Mayor Karspeck provided updates on the Larimer County Behavioral Health Policy Council, the North Front Range Metropolitan Planning Organization, and on the Front Range Passenger Rail. Karspeck reported on the recent National Night Out event and the landscaping at Fickel Park.

c. Staff - Town Administrator, Attorney

Administrator Kirk reminded the Board of the upcoming Study Session on August 18 to discuss the Strategic Plan and the Special Meeting that will take place at 6:00 pm prior to the Study Session to consider Intergovernmental Agreements related to the bond for Mountain Vista Park. Kirk reported on the upcoming Civic Academy beginning September 17, 2026. Kirk reported on

property issues at Highway 287 and Berthoud Parkway and provided an update on County Line Road.

VII. Executive Session

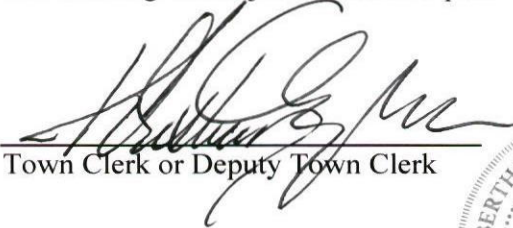
To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), concerning the Revere development.

Trustee Anderson moved to go into Executive Session to hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b), concerning the Revere development. Trustee Grace seconded the motion. In a 7-0 roll call vote, the motion Passed.

Trustee Grace moved to extend the meeting past 9:30 pm. Trustee Anderson seconded the motion. In a 7-0 voice vote, the motion Passed.

VIII. Adjourn

The meeting was adjourned at 9:45 pm.



Town Clerk or Deputy Town Clerk





May Somicelli-Albrecht, Mayor Pro-Tem