



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE TOWN BOARD

Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, January 12, 2021 6:30 p.m.

This was a VIRTUAL MEETING hosted by Zoom

REGULAR MEETING CALLED TO ORDER – Mayor William Karspeck at

I. PLEDGE OF ALLEGIANCE – Mayor William Karspeck

Mayor Karspeck led the Pledge of Allegiance.

II. ROLL CALL – Mayor William Karspeck

The following Board Members were present:

William Karspeck, Mayor
Maureen Dower, Mayor Pro-Tem
Jeff Hindman, Trustee
Tim Hardy, Trustee
Lonnie Stevens, Trustee
Mike Grace, Trustee
May Soricelli, Trustee

The following Board Members were not present

The following were also present:

Chris Kirk, Town Administrator
Christian Samora, Town Clerk
Erin Smith, Town Attorney

III. CITIZEN PARTICIPATION

IV. SCHEDULED ITEMS

1. Consent Agenda

(Christian Samora)

Consent Agenda items are 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, that item should be removed from the Consent Agenda and considered separately.

- a) January 12, 2021 Meeting Agenda
- b) December 8, 2020 Meeting Minutes
- c) December 15, 2020 Meeting Minutes
- d) Resolution 2021-01 Designating Official Posting Places
- e) November 2020 Financial Information

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

2. Incentive Policy, Including Sign and Façade Grants

(Walt Elish)

The changes reflect the suggestions the Board made at your October 13, 2020 meeting. More specifically, the amendments include:

- 1. Page 4: Under the Eligibility Requirements, added the wording “(3) create a live-work mixed use development.”
- 2. Page 4: Under Meet the Following Criterion #5 added the sentence “. This requirement may be waived at the Town’s discretion for projects that include redevelopment of an existing property.”

3. Page 5; Under Possible Incentives, added a Sign Improvement paragraph “Sign Improvements: The Sign Improvement Program is intended to improve the quality and appearance of signage along the Mountain Avenue Corridor and other areas of Town by providing financial assistance to business owners for improvements made to new and existing commercial signage. The intent of this program is for owners to utilize attractive and approved signage for their business and existing business owners to upgrade outdated and legal non-confirming signage by improving the appearance and functionality of signage on commercial buildings. Priority will be given to those businesses located within the Mountain Avenue Corridor Overlay District. Applicants are eligible to receive financial reimbursements of up to 100% of verified, qualified expenditures, not to exceed \$2,000, towards Town approved, permitted exterior signage, new signage or upgrading existing sign(s), subject to annual appropriations.”

Trustee Hindman moved to approve the 2021 Primary Employer and Commercial and Retail Development Incentive Policy. Trustee Grace seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

3. Adoption of FEMA Flood Insurance Maps

(Curt Freese)

Noah Nemmers, PE with Baseline also spoke.

Trustee Grace moved to approve Resolution 2021-2, a resolution of the Town Board of the Town of Berthoud, approving the National Floodplain Insurance Maps by Reference. Trustee Stevens seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

4. Heron Lakes Common Master Plan

(Curt Freese)

This request was tabled on the December 8, to the January 12, 2021 meeting to better resolve a few issues mostly related to traffic. The Applicant is requesting Neighborhood Master Plan approval on 9.07 acres (with an additional 4.88 acres slated for future commercial development) at the Southwest corner of Berthoud Parkway and Grand Market Avenue for a commercial subdivision. The Neighborhood Master Plan is a conceptual design of the development, which depicts what the applicant envisions for the overall development, including zoning, transportation, pedestrian network, parks, open space, subdivision identity standards and other amenities.

Stephanie Hanson with Ripley Design Licensed Landscape Architect gave a presentation.

Mayor Karspeck opened it up for public comment. The Following commented...

Karl Ayers of Berthoud

Suzanne Kley of Berthoud

Trustee Hindman moved to approve the Neighborhood Master Plan finding it satisfies the criteria of Section 30-6-106 G of the Town’s Development Code found on pages 4-5 of the Staff Report, with the following conditions:

- 1. Any future site plans with drive-thru shall be sited to reduce their impacts from the road with berms and landscaping.**
- 2. A trail connection to the Heron Lakes Townhomes (HL 7th Filing), must be explored with a preliminary plat submittal.**
- 3. Future architecture is complimentary to the surrounding uses and shall utilize high quality materials and finishes.**
- 4. Provide a pedestrian trail connection along Berthoud Parkway and into the interior of the development from the south or east.**
- 5. Provide a pedestrian safety light at the roundabout pedestrian crossing.**

Trustee Stevens seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

5. PK Berthoud #1 and #2 Annexation

(Curt Freese)

This is a request for an Annexation Trails at Creekside. There are two annexations requested, named PK #1 4.47 acres (Northwest on the property), and PK#2 35.82 acres (Southeast) which are both requesting R-1 zoning. These annexations were part of the original Hicks Farm but were not part of the Overlook PUD or the previously submitted 2019 Berthoud 160 rezoning request which was denied by the Board.

Jim Birdsall with TB Group spoke about PK #2 and their partnership with PK #1.

Mayor Karspeck opened it up for public comment. The following commented...

Claire Schlamp property owner for PK #1 spoke.

Trustee Hindman motioned to adopt resolution 2021-2 a resolution setting forth the findings of fact and determination regarding the eligibility for annexation of PK #1 and #2 annexation pursuant to C.R.S 31-12-110. The motion was not seconded.

Mayor Pro Tem Dower motioned to adopt resolution 2021-2 Board of Trustees Town of Berthoud, setting forth the findings of fact and determination regarding the eligibility for annexation of PK #1 annexation pursuant to C.R.S 31-12-110, excluding PK #2. Trustee Grace seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Mayor Pro Tem Dower motioned to adopt Ordinance 1287 an ordinance of the Board of Trustees Town of Berthoud that annexing property known as PK #1 and striking all references to PK #2 in the annexation to The Town of Berthoud, Colorado. Trustee Stevens seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Hindman motioned to adopt resolution 2021-4 a resolution setting forth the findings of fact and determination regarding the eligibility for annexation of PK #2 annexation pursuant to C.R.S 31-12-110. Trustee Grace seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

Trustee Hindman motioned to adopt Ordinance 1288 an ordinance of the Board of Trustees Town of Berthoud that annexing property known as PK #2 and striking all references to PK #1 in the annexation to The Town of Berthoud, Colorado. Trustee Stevens seconded the motion. In a 6-0 roll call vote, THE MOTION CARRIED.

V. ELECTED OFFICIALS REPORTS

Trustee Stevens: had a couple of questions for staff. He wanted to know if we could speed up the Comp Plan process because many things are relative to the comp plan. He also wanted to know the tentative date and time for the Sheriff's review. His last comment was that they are 80% done with heavy construction on fourth along Mary's Farm. He stated that he liked that the builder tied in the feel of Mary's Farm and is pleasantly surprised with what they are putting there.

Trustee Hardy: stated he has seen some interesting comments on social media about the dog park. He said kudos on getting that fixed and that there has been positive feedback. He stated he is seeing some positive comments on the Rec Center, but there is still some naysayer stuff out there. He feels that will change once we get further along in the build. He also stated that it was nice to see all the changes and the bike path being built along the west side of Waggener Farm Park. There are some comments and questions involving Spartan Avenue going over to Mary's Farm and when that is going to happen. He is looking forward to 2021, hoping that we can get back to some normalcy, back all together in the same room, although he tends to like the zoom meetings a little bit. He restated that he is looking forward to 2021 and what it is going to bring for us and feels we have a good team here. He is looking forward to what we can accomplish this year.

Trustee Grace: Had nothing to report.

Trustee Hindman: stated Happy New Year to everyone. The PORT meeting was last Wednesday. Keith gave a great overview to the PORT Committee of all of the initiatives that we are going to be doing in the upcoming budget, which he thinks was really eye opening to a lot of the PORT members that did not know all the that is going on. Berthoud Reservoir is about to open, even though it does not have any electricity. He stated the trail is nice even without electricity and the view is spectacular. There was a lot of discussion and very positive feedback about the dog park, and he really commends staff. He did not realize it but the day after we approved that expenditure, they did that work, and the original cost estimate, was discussed at a previous board meeting was \$50,000, and they got it done for \$22,000. That was a great fix. He has been over there twice with his dog and it is a night and day difference. He would echo what Tim said the trail that north, south connection on the west side of Waggener is a huge addition to our trail network and will really make a difference. Especially when we get the part between the carwash and Spartan built later this year with the grant.

In addition, he stated he really wanted to thank Chris and Keith. There were some concerns about snow removal in front of the businesses on the 300 block, basically from 2nd Street to 5th Street, on the south side of Mountain Avenue. It does not get much sun. So in front of City Star in front of the liquor store and Film Club and in front of the bank across from Kofe, the burrito place staff has really stepped up and are getting the snow off of there before it gets packed down by cars. The last snowstorm, those gutters were clean the day after the storm, it was awesome.

Mayor Pro Tem Dower: Stated she is looking forward to getting a Comp Plan Overview review. She agreed with Trustee Stevens.

She mentioned back in December Stan Sheer, who was the former Thompson School District Superintendent, passed away on December 1, 2020 a couple of days after his wife from COVID. It is really devastating he was a great guy, did an excellent job with the Thompson School District. She personally was very saddened when she read the news. COVID is for real, and it does kill people and it killed a former Superintendent Stan Sheer, and his wife. She wanted to let everyone know, for people to keep their family in their thoughts.

She wants to make sure the sign code is coming up. To make sure that there are not any holes in our codes, that we cannot fix.

She would like to have our code enforcement officer, please start looking at the temporary signs and banners that are hanging down on Mountain Avenue. She stated we need to enforce what codes, we do have, and it appears that we are getting a little bit lax. She would like to see some of the banners and such, the temporary banners that have been up for more than two weeks would like us to enforce our own guidelines. She stated we just approved a new program to help support businesses with new signs and helping them with improving their frontage. It should not be too big of a deal to, to help them put up appropriate signage.

She wanted to mention that she wanted the Trustees to think about maybe we can bring it up as a topic, and that is to do a pause on development on new development proposals, not including anything that is already in process. She feels we should wait to development approvals until we have our Comp Plan done.

Youth Advisory Commission, have decided that with COVID, it's been difficult to move things forward so they are going to start meeting twice a month instead of once a month, because they are, that dedicated and they want to get stuff done. It is going to be the first and third, Thursdays, of the month, and the kids appreciate public participation.

Mayor Karspeck: Wanted to reiterate what everyone was saying looking forward to a great 2021 and felt tonight was one of their better moments.

Berthoud over the holidays got an unexpected gift of \$6.5 million for I-25, specifically for a bus stop. It will be in Thursday, he does not really know 100% how this all happened, he just thought we were supposed to be the first, if not the second to get this type of bus stop. He gave a little bit of history on it. He thinks that is a huge thing for us to have. It also shows how quickly CDOT can act and that they really value public transportation. This is going to be 100% funded which he could not have dreamed of happening in his time on the Board. He looked at the prices for regular standard fare to Union Station is ten dollars and if you are a senior six dollars and fifty cents. From Union Station you can get to DIA and to Grand Junction or Colorado Springs. He does not know what the expected completion date is but will get back to us as soon as he knows.

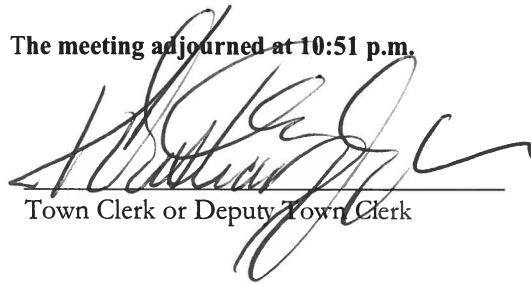
The other Board acknowledged Mayor Karspeck stating Good Job. Mayor Karspeck reiterated that a lot goes to CDOT Transportation Commission for stepping up to get this done.

Town Administrator Kirk: Had nothing to report.

Attorney Smith: Had nothing to report.

VI. ADJOURN

The meeting adjourned at 10:51 p.m.



Town Clerk or Deputy Town Clerk



William Karspeck, Mayor



