



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING MINUTES

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Wednesday, February 6, 2024 - 6:00 p.m.**

This is an IN-PERSON meeting at the location and time noted above

You may also join virtually using Zoom

Phone: 1-346-248-7799 or 301-715-8592

Web: www.zoom.us/join

Use this Meeting ID: 602 408 1190

A. Call to Order – Meeting was called to order at 6:01PM.

B. Roll Call

- Lauren Roth – Chair – Here
- Carolyn Hobson – Vice Chair – Here
- Anna Murphy – Secretary – Here
- Tim Grover – Here
- Callie West – Here
- Kristle White – Not Here
- Sean Henry – Not Here
- BYAC Liaison – *Vacant*
- Karl Ayers, Trustee Liaison – Here
- Keith Knoll, Staff Representative – Here

C. Approval of Minutes – Wednesday, January 3, 2024

- T. Grover motioned to approve minutes from the previous PORT committee meeting. C. Hobson seconded. No discussion. All in favor.

D. Public Comment – Non-Discussion Items

- No public comment.

E. Discussion Items

- a) Richardson (Mountain Vista Park) Phase 1– Keith Knoll, PWOM**


3/6/24

- K. Knoll provided an update on Richardson (Mountain Vista Park - MVP), noting the newest update includes all artificial turf ball fields. Contractors have been working on pricing and phasing of the park. The full site plan includes ball fields that can be painted for use as multi-purpose fields. Waggener Farm Park is currently covering the needs for fields. K. Knoll shared the current phasing for MVP. The cost estimate for the first phase is \$28M and would include ball fields and a pump house for watering purposes; \$22M for the second phase and would include additional ball fields, and \$36M for the third phase and would include an aquatics/water park area. Staff are currently working to get the price down. It was noted that construction costs will continue to rise over time. Phase 1 will be taken to the Town Board in February 2024 for direction and input. K. Knoll noted the playground and aquatics are still being designed and shared a preliminary rendering of the playground. The playground area is unique and works alongside a hill with a water feature. Shade structures over the bleachers were removed from the ball field plans due to cost savings. Renderings include addition of trees for shade. It was noted the bike park was initially opened with minimal shade, but there are now plans to add a pavilion.
- PORT committee members noted that Phase 3 includes a “water park” type of aquatics concept. They noted previous comments by the committee on the community need for a “competition size” lap pool (meter-size pool, with minimum six lanes, possibly a diving board and children’s play area). K. Knoll noted that since the initial planning, 4-5 developments have pools, but they are private and smaller than meter-size pools. He also noted that an outdoor pool is a three-month amenity.
- PORT committee members reiterated the Berthoud Recreation Center (BRC) already has a lazy river feature. There is also a water feature planned at Town Park. BRC, however, only has a few lap lanes. One committee member noted there are up to six kids in a lane for swimming practice at BRC, which is too many; kids are also going to Thompson Valley H.S. to swim. Another committee member noted they have now moved from Berthoud to Chilson Rec Center in Loveland, CO for lap swimming, and they met five other swimmers from Berthoud using this rec center. PORT committee members expressed that they would like to see a pool and not another water park. They noted a pool meets the needs of all ages. The current setup is not conducive to conducting swim programs. The importance for kids to gain a safety skill of learning how to swim was noted. It was also noted that Berthoud is growing. K. Knoll noted the concerns from the PORT committee.
- Question about expanding Waggener Farm Park with an outdoor pool. It was noted this was discussed, but the discussion was dropped.
- Question over whether the Bein baseball fields could be replaced with a regular pool? Question on the timeline for Town park, whether there could be an outdoor pool there. Current plan for Town Park (phase 2) is to have an open area for live music and vendors, possibly Berthoud days.
- A committee member noted community members are still frustrated/disappointment about the removal of the Town Park pool, there is a perception/belief by some community members that the Town will be replacing this pool at in the near to mid future. It was noted that people don’t understand where we’re at in the planning process.

- Question and discussion over whether a pool could be prioritized over ball fields? It was noted that ball fields have been discussed since 2008. One committee member noted that four ball fields replacing two fields at Town Park is sufficient and suggested that phasing for the pool could happen sooner.
- Question on the source of funding for this and whether the Town will have money for this project. K. Knoll noted that Phase 1 could start bidding in 2024; Phase 2 would be 4-5 years out; Phase 3 would be 7-10 years. Because of money being spent and potential blowback/risk of disappointment, it would best to get people's feedback.
- Question on the source of the water shares. These would be same shares of water that are going to Waggener.
- The committee again discussed the benefits and drawbacks of artificial turf. Question on the cost of artificial turf. It is more expensive on the front end, but there are long term savings including less maintenance and staff, less water use, predictable/consistent use of fields/few to no cancellations due to weather/storms, multi-purpose use, and they are ready to use. The need for high quality turfgrass was mentioned as well. Drawbacks that were noted include that turf retains heat. Turf will be sprayed to keep it cool. In addition, turf is not as aesthetically pleasing with so much manmade product. Town staff are weighing concerns regarding heat and quality/type of materials.
- Question on the number of playgrounds in town and if more playgrounds are needed. Playground at MVP would be beneficial for use of siblings of children that are playing games at nearby fields.
- Question on how much grading is needed to make the ballfield ready and how dirt is acquired and moved around. Costs of dirt were noted for the Arboretum project.
- There was a survey on Bike Park and Arboretum. Richardson was part of the 2018 survey.
- Swimmers would be willing to show up for a meeting to advocate for the swimming community. It was noted that the pickleball constituents fought for courts even though it wasn't on the docket.
- PORT Committee unanimously recommended the Town consider revising plans from an aquatics/water park concept to a competition pool and unanimously recommended the Town conduct a survey to understand the current community priorities and sentiment, specifically around a pool.

b) Jaskowski Property Conceptual Design – Keith Knoll, PWOM

- The main idea for the property included the potential for a dog training club, trail walking, possible addition of disc golf, and continuing ag use of the property. The addition of a disc golf course on the property is not clearly stated on the deed but is still under consideration. Colorado Open Lands (COL) noted the course design currently negatively impacts the wetland areas on the property but did not say it was not a possibility. Town staff will get with Wenk consultants and see a design rendering put together by them. Suggestion to first understand from COL the scope of the wetlands then seek input from the local disc golf club on the course design.
- Question about the boundaries of the wetlands. The south portion can stay wet a bit more than other areas and can be avoided with disc golf. The ponds are

currently 3-4' deep and were made for dog training, and there is discussion about whether these smaller ponds could become one pond. The downside to consolidating ponds is that it could restrict dog training or trails. Jaskowski is currently utilized by police for dog training, ag dog training (can smell diseases in crops), and the retrieving group of dogs. Dog training would need to be conducted at a separate time from public access to the property.

- There is concern that the only use for this property would be open space. The current discussion is that the main house could be renovated for an unknown purpose. The storage garage would be kept for town maintenance, the apartment/kennel would be demolished to possibly add a public restroom. The large arena would be demolished for a parking lot.
- Brief discussion about how to irrigate the farmland. Addition of native grass to keep everything established was brought up. A tree farm/orchard area was suggested. The property currently has 60-70 shares of water, which is a lot of water. Irrigation water could be stored in the ponds; there is also the possibility of having an irrigation pumphouse.
- K. Knoll noted comments from S. Henry (not present) regarding Jaskowski, his suggestion for consideration for trails and habitat enhancements, as well as minimizing human disturbance to wetlands.

F. Staff updates – Parks, Open Space, Recreation, Trails

- K. Knoll noted the pickleball courts are open but there is still some work to do. Town Park is progressing. There is currently a 13' hole where the balance tank goes in for the splash pad. The community garden renovation is being finalized. They are working with Berthoud Local on the design. There are different areas to display different types of gardening.

G. Committee updates

- C. Hobson noted that people who have a Berthoud address but don't live in city limits have to pay extra for a Berthoud Rec Center pass. Question on how many people are impacted by this and what is the impact on the bottom line. It was noted that those that aren't in city limits do not pay city taxes. The 1% sales tax covers the maintenance of the rec center.
- L. Roth asked if there was something neighbors living near the bike park should be doing if they see people going into the bike park when it is closed. K. Knoll said homeowners are not expected to go outside of their daily activities. There are currently signs out when the bike park is closed due to poor conditions and noted most of the time, people are going to the pump track. Could just pump track be opened? This may cause temptation to ride around other areas of the park. K. Knoll noted staff are looking into fencing options.

H. Adjourn

- T. Grover motioned to adjourn meeting; C. West seconded, all in favor. Meeting adjourned at 7:42PM.

Next meeting: Wednesday, March 6, 2024 - 6:00 pm. If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.