



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING MINUTES

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Monday, July 1, 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 (*virtual*)
- Tim Grover – Here
- Callie West – Here
- Vacancy – Not here
- Sean Henry – Here
- Audrey Roth, BYAC Liaison – Here
- Karl Ayers, Trustee Liaison – Here
- Keith Knoll, Staff Representative – Here

*Lauren Roth
8/6/24*

C. Approval of Minutes – Wednesday, June 5, 2024

- T. Grover motioned to approve the minutes from the previous PORT committee meeting. C. Hobson seconded. All in favor. Minutes were approved.

D. Public Comment – Non-Discussion Items

- No public comment

E. Discussion Items

- a. Jaskowski Property Concept Review** – Keith Knoll, Public Works Operations Manager.

- K. Knoll noted the Town took on the Jaskowski property in the early 2000s, and it is an open, undeveloped space but comes with many deed restrictions. In 2022, PORT compiled a list of ideas for the property, and staff met with Wenk Associates at the beginning of this year to prepare some conceptual designs based on both PORT and Colorado Open Lands (COL) feedback. Town staff also recently met with COL regarding the conceptual designs and the process. K. Knoll noted COL and the Town need to agree on what areas they need to stay out of.
- K. Knoll gave a brief overview of the property and conceptual plans, noting the buildings currently on the property include the arena, garage, farmhouse, and apartment. There are multiple little ponds on the property with farmland. Disc golf, trails, and dog training, were previously discussed ideas. An art studio was included by Wenk Associates in the conceptual design though not previously discussed or advocated for by PORT.
- K. Knoll noted from the Town's perspective, dog training seems like a lot to manage, in part due to potential water quality issues should dogs be playing in water, a risk with off-leash dogs and management of closures due to dog trainings.
- K. Knoll noted the property is not utilizing the amount of water it has. There are approximately 60 shares of water, and only 1-2 are being utilized by the current farmer who is raising hay. There are ~1.5 miles of trails in the design.
- According to the deed, structures within the building envelope may be demolished and re-built. The apartment was highlighted as one structure which staff recommend should be demolished. The house is currently not being utilized but will likely stay for now. The discussion is ongoing about whether the large arena barn should also be demolished. The barn is currently being used by the Town for storage, but it is far away from where staff would like it, and there are safety/security issues with storing town equipment on public land. The arena could be demolished to make room for more parking, should more parking spaces be deemed necessary. K. Knoll noted equipment needs for the town will grow as the town grows and staff are currently exploring a unified public works building. Suggestion for staff to consider whether to keep arena based on Town need and need for parking.
- Included in the designs are various lengths of disc golf courses (e.g., 18-hole and 36-hole). PORT was previously in support of pursuing the option of disc golf on the property. The actual course, if approved, would not be designed until the construction documents (CD) phase of design, and K. Knoll reported a timeline of at least 3-4 years for this property. Two Berthoud locals, a father and his daughter, the Junior Disc Golf World Champion, were present in the audience to advocate for the disc golf course on this property, providing a lot of background and information on disc golf. They noted there are multiple disc golf courses across the state. Aggie Greens is a popular course in Fort Collins, and the

fairway is mowed. They noted sometimes this course is dusty some years and full of grass other years. The benefit of Jaskowski is the unique terrain and the ability to water grass (e.g., native grass) and to create and mow fairways. Concerns were raised that native vegetation and wetlands will get disturbed. S. Henry noted he is familiar with COL, and one could anticipate pushback from COL on a disc golf course, especially if the course runs through native vegetation and wetlands, riparian corridors, and/or nesting habitat. We need a better understanding of what areas on Jaskowski would need to be avoided. Having a wildlife management proposal could be helpful.

- The two disc golf representatives noted disc golf courses can be moved (e.g., the cage can move around), but this is not ideal. Keeping the course watered will help maintain vegetation. K. Knoll noted the Town would like to irrigate from the ponds and possibly expand them. S. Henry noted even though the wetlands on the property are not wet all the time, they would be considered jurisdiction wetlands. Should there be any modifications to the wetlands, a Section 404 permit would be required, which is expensive. Suggestion to avoid permitting if possible. He also noted the State of Colorado passed a bill, signed by the Governor, regarding dredge and fill permitting. This is another layer of environmental protection.
- Question on whether there is currently a map that defines the boundaries of the wetlands. No, an environmental consultant would have to be hired to map this and would be expensive to map the whole property.
- Question on whether the course could be moved around the perimeter of the property to preserve the wetlands areas? Yes, this could be possible, as well as just a single course (18-hole) option.
- Disc golf representatives highlighted the strong presence of the disc golf community in Colorado and across the U.S. This is a growing sport, and there is a need for high-level disc golf in the area, a place where skills can be honed. Jaskowski is an ideal property for a disc golf course, and representatives were supportive of wetland conservation. Local disc golf clubs are ready and willing to raise money for equipment (e.g., tee pads, baskets, etc.). They noted there are disc golf courses in Fort Morgan along the Platte River. Two 18-hole courses could be combined to create one big 18-hole course. They noted a company called Disc Golf Park does professional disc golf course design, and as local Berthoud residents, they would be willing to help with the design. Disc golf is a respectful sport with a strong community and camaraderie, and it is customary to wait for those walking on trails before completing a hole. Edora has a disc golf course at a park which also has pickleball courts, and there's room for everyone. Signage provides awareness of the course. They noted additional parking in place of the arena would be very helpful. For example,

Erie just built a course and realized their parking lot wasn't big enough.

- The deed states the property can be used for agriculture but is not required. One PORT member requested to continue to include agriculture as part of the property. A fenced dog park was also included in the Wenk design. Previous concerns about mixing off-lease dogs with families, kids, and others walking the trails were mentioned. Question regarding having a dog park next to the road. COL had some concerns about heavy usage with a dog park (impacts to native grass), as well as the intensity of activities (including trails and disc golf) in the pond, wetland, and riparian areas. COL wanted to know what alternative plans the Town had to minimize impacts. Suggestion to plant additional trees on the property (and water them). Disc golf representatives noted there are far more dog parks than disc golf courses.
- Question about plans for disc golf at other properties (e.g., Richardson, Knieval). There is currently no plan at Richardson, but the terrain is not as appealing as Jaskowski.
- PORT supports disc golf but a better understanding of the restrictions on the property is needed. The East side of the property is more desirable and there is more space to create a disc golf course.
- PORT suggested continuing to seek more concrete answers from COL, including asking COL if there is any place on the property they would be OK to have a disc golf course, as well as the best location for a dog park.
- PORT feedback included continuing to pursue disc golf, the loop trail, continue the leased farming, and ensure adequate parking.
- PORT requested to have Wenk revisit their draft and drop suggestions that were not requested. Less use, more focus.

F. Staff updates

- K. Knoll –
 - The concept design of cemetery will be shared with the board in July. He noted the blocks are uneven, and the layout is unique. How do we blend so it doesn't look like two different cemeteries? They are looking into offering more upright areas. Flat sections require a lot of maintenance as well, as grass grows over the top. The highlight of the cemetery is creating a memorial garden area with a flagpole, some armed forces features, a three-foot raised wall and possibly adding a walking trail.
 - The target opening date for Town Park is mid-August 2024.
 - Interviews for the vacant PORT position will be held next Monday.
 - The PORT committee agreed to re-schedule to the August 7 PORT meeting to Tuesday, August 6.
 - There were a total of 857 responses for the PORT survey, with only 50 open responses. This was well above the expected turnout. Results will be discussed at the next PORT committee meeting.

G. Committee updates

- C. West – Question regarding traffic islands on 3rd street. Concrete blocks are all heaved up with weeds. There was a water break and some repairs going on. K. Knoll to check on this.
- L. Roth – Question on whether there is a timeline for lights on the pickleball courts. The poles were place on the courts for possible future installation of lights; however, this has not been discussed internally.
- C. Hobson – She noted she met with gentleman and Mayor on disc golf.

H. Adjourn

- C. West motioned to adjourn the meeting, and C. Hobson seconded, all in favor. Meeting adjourned at 7:46pm.

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