



**Garden
Spot of
Colorado**

PORT COMMITTEE MEETING MINUTES

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, August 6, 2024 6:00 p.m.**

Lauren Roth
9/4/24

A. Call to Order – Meeting was called to order at 6:02 pm

B. Roll Call

- Lauren Roth – Chair - Here
- Carolyn Hobson – Vice Chair- Here
- Anna Murphy – Secretary – Not here
- Tim Grover - Here
- Callie West - Here
- Sean Henry – Not here
- Kari Wiesen - Here
- Audrey Roth, BYAC Liaison - Here
- Karl Ayers, Trustee Liaison - Here
- Keith Knoll, Staff Representative - Here

C. Approval of Minutes - Monday July 1, 2024

- L. Roth 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

- A member of the Platte Valley Hunting Retriever Club appeared to comment on Jaskowski Property. Chairperson Roth recommended that his comments be delayed until that Discussion Item.

E. Discussion Items

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

- The committee reviewed the 2nd concept plan from Wenk Associates. K. Knoll provided a location view on Google Earth for new committee member(s).
- Base Plan Features & Quantities: Based on feedback from last PORT meeting disc golf course relocated to east side of property where there are more hills. High HP and low LP elevation points indicated on plan.
- Circulation Plan has small paths established between disc golf holes, replacing free range travel. This addresses COL concerns about native grass being damaged. The path surfaces are crusher fines throughout all plans.
- Dog Park Plan A includes a 5-acre fenced, off leash dog park at NW corner which incorporates a 0.25 mi path and secondary paths of access to the dog park.

- Dog Park Plan B locates a larger 9-acre fenced, off leash dog park at NE corner. Disc golf course reduced from 35 to 23 acres.
- Accompanying photo images indicate optional features and activities such as enhanced wetlands, dock overlooks, linear mounds, dog agility features etc. Wenk is asking for yes or no interest.
- Current concept plan does not include demo of any existing buildings. The Town's needs for equipment storage and office space at the property are not yet established. K. Knoll reports that the Town is currently discussing a new, alternative location hub for equipment storage and office space. Public works and water are bursting out of their space. This location is not ideal due to its distance from town center.
- K. Knoll points out that space allocated for a working farm on the plan is small (11 acres). As a reference the planned Arboretum at Waggener Farm Park is approx. twice as large. Question for the committee: what is the priority of keeping farmland? COL would be satisfied with either ag use or native grasses.
- The existing revenue for irrigated farmland is approx. \$180/acre. Trustee Ayers points out that income from leased farmland is not an important revenue source for the Town so this should not be considered. Richardson brings in \$28K/year for farming leases.
- One positive impact of keeping a farming lease is the lessee/farmer could be required to maintain grasses and vegetation for the entire 80 acre property.
- **Parking Schemes.** Four possible parking schemes were reviewed. Comparisons were provided for three local disc golf courses with course size and parking capacity for each. A new disc golf course at Erie was previously identified as having insufficient parking - but that course isn't included in these comparisons.
- The committee voiced unanimous support for locating parking near entrance, and for avoiding overflow parking along street or elsewhere on the property. Some preference expressed for Scheme 3 with looped turnaround and ease of access for large equipment.
- All schemes include dedicated staff parking spaces even though that need is not yet established. If any buildings are demolished more parking spaces can be added.
- **Public comment during Jaskowski Property discussion:** Joe Soucek of the Platte Valley Hunting Retriever Club (PVHRC). Acknowledged that their input is coming late in the process.
- Retriever dog training is a historical activity on the property. Eileen Jaskowski was a founding member of PVHRC. When transferring the deed to the Town she required that retriever dog training be an allowed activity.
- Ponds at the property were intentionally designed to provide technical water training for retriever dogs. The shapes of the ponds were intentional. For example, the existing L shaped ponds were designed to allow for a handler to give dog commands while in the water, and the islands in the water were designed for handlers to train dogs to go in and out of water while retrieving floating dummies.
- The club was founded 1984 and still has some original members. Currently approximately 160 members with approx. 50 active members. Annual dues \$50/year. The club's purpose is training dogs primarily for water fowl retrieval and also some upland bird retrieval training. Their club activities run from March through September. Activities move dogs along a progression of "starting" dogs, onsite training, and hunting retrieval tests at the end of season to "finish" dogs. It is difficult to get test spots hence the large number of members vs active members.
- The club would like the opportunity to re-start training at Jaskowski property. It's difficult to find this type of technical water. The club is currently using two properties to meet as a group for training, both have 5 year leases. One is a property north of Platteville owned by Kirsty Powell DVM. This would be an additional property for group training. The club has 2M in liability insurance coverage. Club members have stickers on car mirrors to regulate use and protect property owners from liability.

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- Question: is Lon Hagler reservoir available for retriever dog training? Open to public with frequent use by people and dog walking. Dogs are allowed off leash only if training for hunting or actually hunting. Joe has not experienced interference or conflict with the public when training dogs there.
- Neither the enclosed arena or the fenced dog areas proposed on concept plans are appropriate for retriever dog training.
- Question: how much time needs to be allotted to dog training? Typically training once per week. If only one individual and dog they are on the property for approx. 1 hour. For a group of 3 trainers it would be closer to 2 hours. They use artificial guns called "poppers" that replicate the sound of gun shots.
- User fees cannot be charged due to no commercial use allowed. PVHRC can potentially help with grasslands and pond maintenance in exchange for using the ponds for training. Club members are readily available to provide more input.
- Discussion regarding logistics. Only established dog clubs and organizations can use property and ponds for dog training activities upon reservation. COL needs regulated use not free for all. Open for other dog clubs, police dog training, dog search & rescue etc. - multiple dog training uses.
- Past COL comments and PORT discussion has centered on dogs damaging wetlands. The committee acknowledged the value of learning about the historical retriever dog training on the property especially the use of intentionally designed ponds. COL needs to be similarly educated.
- Trustee Ayers noted that despite 4+ yrs of discussions with COL the Town has received little input from them about what activities can/cannot be allowed under the conservation easement. Hopefully providing them with a detailed concept plan for retriever dog training and disc golf activities will result in a more productive discussion.
- All present agreed that COL needs to be pressed for specifically what activities can be allowed on the property, along with the specific locations where they will be allowed on the property. Next step: Keith meets with COL next Wednesday.
- Both disc golf community & dog club have expressed willingness to contribute to maintenance of the property.

b. 2024 PORT Survey Results - Keith Knoll, Public Works Operations Manager

- The committee reviewed PORT Survey Report prepared by RRC Associates
- Trustees will review the report at their Aug. 27 meeting.
- 836 surveys received; 300 is considered a good response. Higher response rate from Town of B residents vs non-residents.
- Survey data was weighted using age, gender and Hispanic ethnicity from U.S. Census (reference report page 3). RRC states this results in only minor shifts.
- L. Roth asked for a graphic similar to 2016 survey with four boxes comparing Importance vs Needs Met to so the two surveys can be compared. K. Knoll will request from RRC.
- Some surprise expressed that both disc golf and bike park were ranked low. "If you build it they will come" was one comment, referencing bike park.
- "Other" has significant write in responses throughout survey. K. Knoll will provide summary of "other" write in comments at a later date.
- Extensive discussion among committee regarding the community identified need for an outdoor pool. This was a primary driver in creating the survey, and the survey results indicate an outdoor pool ranks as a high priority. Based on this, will the Trustees adjust the priorities at Richardson? On the existing plan for Richardson the pool/aquatic facilities are Phase III with completion projected

as much as 10 yrs. distant. The committee feels this delay does not meet the need expressed by community.

- Options for alternate, less expensive locations for an outdoor pool were discussed. This included an temporary solution of expanding the Rec Center aquatics facility by building an outside rectangular pool with swim lanes and multi uses while Richardson Park is being built. Infrastructure/plumbing already in place will save significant expense over a new location. Possible options for retractable walls to open the space between the indoor and outdoor aquatic areas. Temperature control and energy use may be concerns in our climate.
- Committee agreed an expansion at the Rec Center would be a short term “bandaid” approach unlikely to meet the current demand. L. Roth points out that the previous outdoor pool at Town Park had a 400 person capacity which was already inadequate at the time the pool was eliminated. It was noted some demand, although not quantified, is being met by metro districts and HOAs.
- Once ball fields at Town Park are relocated to Richardson, is this location an option for an outdoor pool? It could be completed sooner than Richardson. Requires further discussion by PORT committee.
- Question repeated from previous PORT meeting: why can’t pool/aquatics facility be moved to Phase I at Richardson? Response from Trustee Ayer: current plan is phased according to gradients, starting at highest elevation for most practical and least costly grading.
- Question repeated from previous PORT meeting: why not revisit relocating the aquatics facility to the top (north) of plan, where multi-use fields are currently located? Response from Trustee Ayer: the need for access to infrastructure could not be accommodates.
- Trustee Ayer explains that a pool at Richardson could get bumped earlier in terms of acquisition of funds, but that revising the plan would require 2-3 yrs and approx. 200K in expense.
- C. Hobson: what happens when Richardson needs expanding? Considering the multi million dollar cost of this project future expansion should be included in plans.

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

Keith Knoll, Public Works Operations Manager:

- Requested that Chair Roth write yearly report for 2023. To share at Trustees meeting in Sept or Oct.
- Committee membership terms coming up for A. Murphy, T. Grover, and C. West in Sept 2024. Reminder will be sent to them to reapply if desired in Aug; interviews in Sept.
- Town Park aiming for opening on Sept 7, including splash pad feature.
- North Berthoud Parkway trail out for bids. CDOT approval received. K. Knoll provides review of route on map.

Amanda Gustafson, Director of Recreation:

- Provided updates on upcoming events and schedules at Rec Center: end of summer bash, changing hours after school start, closures for annual maintenance and for repairs to weight room floor and repairs to pool slide, cracks and adding anchors between shallow & deep ends.

G. Committee updates

- C. West asked about status of repairs to two traffic islands on Third St. at Bimson and Indiana. Contractor has been hired for repairs.
- C. Hobson asked about the purpose of posts and painting of pavement at post office corner. This intersection was identified as higher than usual risk for pedestrians. The painting and posts, termed “tactical urbanism”, are intended to increase pedestrian safety and decrease vehicles speed.

- Question regarding Berthoud town signs on Highway 287 in both directions. Trustee Ayers reported that the Town has received CDOT approval to replace the signs. They're likely to go up in Sept or Oct.
- Trustee Ayers asked if town was contacted by scouts about bat houses? Yes, proposal has been sent on to supervisors.
- Trustee Ayers confirms these PORT committee recommendations that he will communicate to Trustees:
 - The committee recommends allowing dog training activities at Jaskowski property via a reservation system for established dog training clubs and organizations. No fee.
 - The committee recommends identifying options and planning for an outdoor pool ASAP while waiting for a planned, larger aquatic facility at Richardson.

H. Adjourn

- C. Hobson motioned to adjourn the meeting, and T. Grover seconded, all in favor. Meeting adjourned at 8:00 pm.

Next meeting September 4, 2024. If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.