



**Garden
Spot of
Colorado**

to
Keith

PORT COMMITTEE MEETING MINUTES

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Wednesday, October 2, 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
- Callie West – Here
- Kari Weisen – Here
- Sean Henry – Here
- *Vacant* – Not Here
- Audrey Roth, BYAC Liaison – Here
- Karl Ayers, Trustee Liaison – Here
- Keith Knoll, Staff Representative – Here

Annual appointments

- C. Hobson motioned to keep current positions: L. Roth as Chair, C. Hobson as Vice Chair, and A. Murphy as Secretary. C. West seconded. All in favor. Motion carried.

C. Approval of Minutes – Wednesday, September 4, 2024

- There were no additions or edits to the minutes. C. West motioned to approve the Wednesday, September 4, 2024 PORT Committee meeting minutes. A. Roth seconded. All in favor. Minutes were approved.

D. Public Comment – Non-Discussion Items

- Sarah Lincoln said an amphitheater was a priority item in the PORT survey results. She said Newell Farm Park would be the perfect place for an additional amphitheater, and if another was added, they could have festivals with two different stages. She noted plans are not complete with Farmstead. On-street parking could be made available, and neighbors are used to the farm concert. Future neighbors could be warned about it in advance.

Debrief from joint PORT committee and Trustee study session (Tuesday, October 1, 2024)

- K. Knoll thanked PORT committee members for attending the Berthoud trustee study session on Oct. 1. He summarized the top two priorities/outcomes of this meeting were to 1) start working on a design for the outdoor pool at Waggener Farm Park and 2) continue working on the arboretum. The arboretum is a priority with its all-encompassing community amenities. With the future Ludlow property development at the SW corner of Berthoud Pkwy and Mountain Ave., there will be an opportunity to complement the outdoor space and make connections to this development. The priority was to focus on the PORT survey results and needs of the town vs. regional draw amenities. As such, Richardson is on hold for now, as it's expensive, and the Town has other priorities. Trails and open space ranked high in the PORT survey, and there will be continued work on trail connections.
- K. Ayers noted the community (PORT survey) and PORT committee feedback was well-received by staff.

E. Discussion Items

a. Jaskowski Property Conceptual Design – Keith Knoll, Public Works Operations Manager

- K. Knoll said Colorado Open Lands (COL) addressed the use of ponds for irrigation and also said they could put disc golf and nets on the property. K. Knoll shared revised conceptual designs, showing disc golf on the East side (away from the ponds) and a possible working farm on the West side.
- Question about the topography of Jaskowski. K. Knoll noted it's pretty flat.
- Question about how much acreage is currently being farmed. 50-60 acres.
- Question about whether staff could find someone to lease as little as 11 acres of farmland. This should not be a problem.
- Question about the possibility of creating wetlands in the proposed agriculture area. S. Henry noted from his professional work experience that creating wetlands is challenging.
- A point was raised that there has been a loss of agriculture in and around this area. Keeping farming on this property is a way to preserve the heritage of the town. PORT consensus was to keep the farming on the west side of the property. K. Knoll to assess the actual amount of acreage that will be ag land, as this was a point of confusion from the drawings.
- Would landscaping along fence line remain if ag use? Probably not.
- Question whether the proposed trail would change if there was a working farm on the west side of the property. PORT recommended to have a longer trail/road running the perimeter of the property for greater enjoyment by user, to utilize the full acreage of the property, and to accommodate equipment access for farming.

- Regarding the building situation, question about whether the indoor arena could be turned into rec space. This not allowed for the easement. Town staff like the barn, but it blocks view from the road. PORT recommended that staff do what's best based on their needs for additional building space.
- PORT consensus was to keep disc golf on the property and to coordinate with local disc golf organizations to assist with design and infrastructure development to keep costs down.
- With a recent prioritization of the outdoor pool and arboretum, PORT recommended prioritizing Jaskowski property below these two but still keep it as a priority as trails and open space were ranked high on the PORT survey. Staff will continue working on a Jaskowski conceptual design and then present to the Trustees. Newell farm (20-30 acres of open space but visible on the edge of Town), Town Park Phase II, and land purchases along the Little Thompson River corridor are other projects that were noted for future consideration.
- It was noted the owner primarily purchased the Jaskowski property as a retriever training facility, but it has also served as ag land (primarily hay that gets cut). Question about whether there has been any clarification from COL on dogs in the pond? This is still being explored but dogs will likely be allowed on a restricted basis to ensure they aren't destroying habitat (spp., wetlands).
- Two members from the Platte Valley Hunting Retriever Club (PVHRC), Curt Lacy and David Heldt, arrived late to the meeting but were allowed to provide comment on Jaskowski. They noted there are not a lot of places that offer this amenity for dog training, and it is unique to the area (the next closest property would be in Kearsey, CO, east of Fort Lupton). This would be a big draw and benefit for club members who are located mostly in major Northern Colorado towns.
- Question about how the logistics of potentially having dog training at Jaskowski. K. Knoll noted the Town would charge a small fee to recoup staff and maintenance costs, but this would not be a commercial enterprise. Also, because this is a conserved property and conservation of the wetlands is the most important part, there would likely be limitations to the amount of time in the wetlands. PVHRC reps noted that dogs are well-behaved and can stay out of the open water if needed. *stay out of vegetation wetland*
- PVHRC said water and some land would be fantastic for training. They also noted PVHRC has their own insurance, and their club was willing to support with maintenance if landowners agree. They don't use live ammunition; rather, a shotgun with poppers (to get the dog accustomed to the sound). They estimated groups of 5-6 people would use the property for training a couple of days during the week; training days could be between 25-30 people, 1x/month for a 3-4m period. They could support with signage. PORT supported continued discussion with PVHRC and COL on how to minimize impact of wetlands and getting in/out of ponds. PVHRC members exchanged contact information with K. Knoll.

b. Berthoud Arboretum Concepts – Keith Knoll, Public Works Operations Manager

- K. Knoll noted staff are calling the Arboretum "The Garden Spot." Staff have met with Wenk over the past couple of months to continue developing the conceptual design. The Town is expecting to purchase the field (7.5 acres at the school). K. Knoll presented the latest conceptual plans from Wenk. The expanded parking lot would be paved and would lead to a nice entrance, full of flowers and an alley of

deciduous trees. They are trying to fit different eco regions in Colorado and want to have a variety of different trees and grasses. Most of the landscape will be grassland. They would also like to have some experimental varieties. Concerns were raised about the success of the alpine and subalpine areas. Suggestion to consult with staff and horticulturalists to find plants that have a higher probability of success, so money is not wasted.

- Question about whether the SW end of the arboretum will have wildflowers as previously discussed. K. Knoll noted Waggener was seeded with wildflowers with little success. It was suggested to first establish grassland, then wildflowers. K. Knoll noted they are planning to start adding vegetation already next year on the property. It was noted that it will take time to establish this arboretum, so any efforts to start now with this process are appreciated.
- Question about the necessity of moving dirt to create mounds/hills, as costs are continuing to rise. It was noted that people want sledding hills, and there is 15 feet in total elevation change between the max high and low points proposed currently. This will create additional interest.
- K. Knoll said figuring out irrigation on a ~32-acre arboretum is going to be the biggest challenge (pipes vs. pressurized system).
- Staff are looking into what it would take to get some troll artwork in the arboretum.
- The current design for the event lawn (0.4 acres) is aiming to hold ~1-2k people. A smaller space within the lawn can hold ~250 people. There would be space for food truck parking. Staff are looking into black fencing around the perimeter to keep the event closed and minimize staff labor for events, temporary vs. permanent restrooms, and different bandshell/elevated platform setups.
- Question about whether this investment is necessary, as there are also possibilities to implement something at Newell Farm. This event lawn would be more multi-purpose, which is common with other parks (e.g., Sculpture Park at Centerra). This could be a reservable amenity. For example, this could be a space for wedding events, and a special event permit would be required. The Town could also program events out of there.
- Discussion about whether to consider an indoor kitchen, such as what as Izaak Walton Park in Longmont, CO has. It was noted that caterers often bring in their own "kitchen".
- Question about whether slope of land, bandshell elevation, and acoustics were taken into consideration. Yes, the designs take this into consideration.
- PORT liked the direction of the proposed children's garden. Suggestion to consider tailoring play areas to the ecology of the area (e.g., grassland, farming, alpine, etc...).
- The North area was under consideration as a community garden plot, but staff would like something more finished. They are considering grassland and trees planted throughout. Staff are not currently considering fruit trees due to pests such as Japanese beetles and the fact that they can attract animals. They are also considering having a demo garden focused on xeric landscaping. Northern Water and the CSU flower garden were mentioned as examples of other successful demo gardens in the area. There could be an opportunity to partner with Garden-in-a-box and/or to have Northern Water review the plans/plantings.
- Staff are working to expedite implementation of a crosswalk (flashing lights a.k.a. rapid rectangular flashing beacons or RRFBs) at the west entry. Staff are also working with WENK on the Southwest entry to make it more focal, with a nice

entrance. Suggestion to make sure the design is part of a larger network of trails, with Ludlow and Gateway Park trail connections nearby.

- Concerns were raised about Hwy. 56 and Berthoud Pkwy. This is under CDOT purview.
- The idea to have a crop circle is still under consideration, with a possible irrigation wheel and swings. Addition of sunflowers is currently under consideration; it was noted that birds will destroy a field when seeds mature.
- Final comments included the different, broken-down areas seemed quite ambitious, plantings can and will happen over time, and simplification could lead to cost savings. PORT expressed overall support for the general direction of the arboretum.

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

- K. Knoll
 - The PORT committee report will be presented at the Nov. 12 Town Board meeting. L. Roth will compile the committee report with support from K. Knoll, and C. Hobson will present.
 - Town Park is opened and will host Oktoberfest scheduled for this Saturday (natural fencing will help alleviate staff work). The concrete at the splash pad was fixed (re-poured and re-opened) but is now closed for the winter.
 - A contractor will begin work on the trail project at N. Berthoud Pkwy. in a couple of weeks.
 - PORT agreed to cancel the January 2025 PORT meeting, as it falls on New Year's Day.

G. Committee updates

- A. Roth – BYAC met this morning. They are deciding what to present to the board about changes to the bylaws and are looking into planning a D.C. trip.
- L. Roth – Question about whether there are any plans to add lights to the pickleball courts. Staff are currently not planning on it. Parks are officially closed from dusk until dawn. The Berthoud Bike Park lights are on until 9:00pm.
- A. Murphy – Thanked K. Knoll and staff for a great Town Park opening and for a great “Berthoud Bike Park” sign on Hwy 56.
- K. Ayers – Thanks to PORT committee members for making to the meeting last night. There was good, direct feedback and communication. The survey was huge and helped drive the projects that the community wanted forward. He will continue to ask PORT to join study sessions when appropriate.

H. Adjourn

- C. Hobson motioned to adjourn the meeting, and C. West seconded, all in favor. Meeting adjourned at 8:03pm.

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

C. West (sub chair)
11/6/24