



**Garden
Spot of
Colorado**

**MEETING OF THE TOWN BOARD
Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Tuesday, November 12, 2024, 6:30 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: 210 035 9423

The Town Board may take action on any of the following agenda items as presented or modified prior to or during the meeting and items necessary or convenient to effectuate the agenda items.

1. Meeting Called To Order - Mayor William Karspeck
2. Pledge Of Allegiance - Mayor William Karspeck
3. Roll Call - Mayor William Karspeck
4. Citizen Participation
5. Scheduled Items And Estimated Time For Discussion

5.I. Consent Agenda

Introduction by: Christian Samora

Documents:

[MEMO RE CONSENT AGENDA.PDF](#)
[A. NOVEMBER 12, 2024, MEETING AGENDA.PDF](#)
[B. OCTOBER 22, 2024, MEETING MINUTES.PDF](#)
[C. SEPTEMBER 2024 FINANCIAL INFORMATION.PDF](#)

5.II. Historic Preservation Advisory Committee Report

Introduction by: Historic Preservation Advisory Committee

Documents:

[MEMO RE HPAC ANNUAL UPDATE PRESENTATION.PDF](#)

5.III. Historic Preservation Advisory Committee Appointments

Introduction by: Town Board

Documents:

[MEMO RE COMMITTEE APPOINTMENTS.PDF](#)
[HPC VOLUNTEER APPLICATIONS.PDF](#)

5.IV. Progressive Design Build Contract For BNR Improvements To The Water Reclamation Facility

Introduction by: Ken Matthews

Documents:

[MEMO RE PROGRESSIVE DESIGN BUILD CONTRACT.PDF](#)
[PHASE 1A BNR IMPROVEMENTS.PDF](#)
[FINAL DBIA CONTRACT.PDF](#)

5.V. A Little Help Funding Request

Introduction by: Chris Kirk

Documents:

[MEMO RE A LITTLE HELP CONSULTING SERVICES AGREEMENT.PDF](#)
[CONSULTING SERVICES AGREEMENT - A LITTLE HELP-DRAFT.PDF](#)

5.VI. Fickel Farms 5th Filing Neighborhood Master Plan - Public Hearing

Introduction by: Tawn Hillenbrand

- I. Fickel Farms 5th Filing Neighborhood Master Plan
Resolution 2024-14 - A Resolution of the Town of Berthoud Board of Trustees approving a Neighborhood Master Plan for a development known as the "Fickle Farm 5th Filing" Development" in the Town of Berthoud.
- II. Fickel Farms 5th Filing Change of Zone
Ordinance 1345 - An Ordinance amending the Zoning Map of the Town of Berthoud to rezone the Fickel Farm 5th Filing property previously zoned to Planned Unit Development to Urban Residential District.

Documents:

[MEMO RE FICKEL FARM NMP COZ.PDF](#)
[01 FICKEL FARM 5TH NMP COZ TBT STAFF REPORT.PDF](#)
[01.1 FICKEL FARM 5TH NMP COZ TBT STAFF REPORT ATTACHMENTS.PDF](#)
[02 FICKEL FARM 5TH NMP RESOLUTION 14.PDF](#)
[03 FICKEL FARM 5TH COZ ORDINANCE 1345.PDF](#)

5.VII. River Trails Annexation, Zoning, And Neighborhood Master Plan- Public Hearing

Introduction by: Anne Johnson

- I. River Trails Neighborhood Master Plan
Resolution 2024-15 - A Resolution of the Town of Berthoud Board of Trustees Approving a Neighborhood Master Plan for a development known as the "River Trails Development" in the Town of Berthoud.
- II. River Trails Change of Zone

Ordinance 1348 - An Ordinance Amending the Zoning Map of the Town of Berthoud to establish the zoning of property known as the "River Trails Annexation Numbers 1, 2 and 3" newly annexed to the Town of Berthoud

III. River Trails Findings of Fact

Resolution 2024-16 - A Resolution of the Board of Trustees of the Town of Berthoud setting forth findings of fact and determinations regarding the eligibility for annexation of the River Trails Annexation Numbers 1, 2, and 3 pursuant to C.R.S. 31-12-110.

IV. River Trails Annexation

Ordinance 1347 - An Ordinance of The Board of Trustees if the Town of Berthoud Annexing Property Known as the "River Trails Annexation Numbers 1, 2 and 3" to the Town of Berthoud

Documents:

[MEMO RE BOARD INFORMATION SHEET RIVER TRAILS ANNEXATION FINAL.PDF](#)

[00B STAFF REPORT.PDF](#)

[00C DRAFT PC MINUTES 2024 10 24.PDF](#)

[01 RESOLUTION 2024.12.PDF](#)

[02 APPLICATION FORM.PDF](#)

[03 ANNEXATION IMPACT REPORT.PDF](#)

[03B ANNEXATION PETITION 1.PDF](#)

[03C ANNEXATION PETITION 2.PDF](#)

[03D ANNEXATION PETITION 3.DOC.PDF](#)

[04 ANNEXATION MAP.PDF](#)

[04 COZ MAP.PDF](#)

[04A COZ NARRATIVE.PDF](#)

[06A NMP NARRATIVE.PDF](#)

[06B NMP MAP.PDF](#)

[07 PRELIMINARY TRAFFIC IMPACT STUDY.PDF](#)

[08 RIVER TRAILS - MINERALS.PDF](#)

[09 RIVER TRAILS - MINERAL NOTIFICATIONS.PDF](#)

[10A REFERRAL LTWD.PDF](#)

[10B REFERRAL COUNTY ENGINEERING.PDF](#)

[10C REFERRAL SCHOOL DISTRICT.PDF](#)

[10D REFERRAL CPW.PDF](#)

[11A SPO COMMENTS CULLIGAN 2024 08 26.PDF](#)

[11B SPO COMMENTS CULLIGAN NO 2 2024 08 26.PDF](#)

[11C SPO COMMENTS FLYNN 2024 08 26.PDF](#)

[11D SPO COMMENTS HERSHMAN 2024 08 26.PDF](#)

[11E SPO COMMENTS PERRY 2024 08 26.PDF](#)

[11F SPO COMMENTS PERRY D 2024 08 26.PDF](#)

[11G SPO COMMENTS RILEY 2 2024 08 30.PDF](#)

[11H SPO COMMENTS RILEY 2024 08 30.PDF](#)

[11I SPO COMMENTS SEWCZAK 2024 08 26.PDF](#)

[11J SPO COMMENTS STONER 2024 08 26.PDF](#)

[11K SPO COMMENTS STONER 2024 08 27.PDF](#)

[11L SPO COMMENTS STONER JOYCE 2024 08 26.PDF](#)

[11M SPO COMMENTS STONER JOYCE 2024 08 28.PDF](#)

[11N STONER RE SIGN POSTING 2024 10 15.PDF](#)

[11O SPO COMMENT PERRY 2024 10 21.PDF](#)

[11P SPO COMMENT FLYNN 2024 10 22.PDF](#)

11Q SPO COMMENT FLYNN 2024 10 22 ATTACHMENT.PDF
11R SPO COMMENT STONER 2024 10 23.PDF
11S SPO COMMENT STONER 2024 10 23 ATTACHMENT 1.PDF
11T SPO COMMENT STONER 2024 10 23 ATTACHMENT 2.PDF
11U SPO COMMENTS PERRINE 2024 11 04.PDF
11V SPO COMMENTS JIRKOVSKY 2024 11 05.PDF
11W SPO COMMENTS STONER 2024 11 06.PDF
12A ANNEXATION FINDINGS OF FACT.PDF
12B ANNEXATION ORDINANCE RIVER TRAILS.PDF
13 NMP RESOLUTION.PDF
14 COZ ORDINANCE.PDF
15 SIGN POSTING.PDF
16A NOTICE MAILING.PDF
16B NOTICE MAILING LIST.PDF
17 NEWSPAPER PUBLICATION.PDF

5.VIII. Natural Medicine Moratorium - Public Hearing

Introduction by: Erin Smith

Documents:

MEMO RE NATURAL MEDICINE MORATORIUM.PDF
ORDINANCE 1349 RE NATURAL MEDICINE MORATORIUM.PDF

6. Elected Official Reports

1. Town Board - Tim Hardy, May Albrecht, Sean Murphy, Karl Ayers, Chris Kurtz, and Brett Wing
2. Mayor - William Karspeck
3. Staff - Town Administrator, Attorney

7. Adjourn

The order of agenda items listed above is approximate and intended as a guideline for the Town Board. Individuals needing special accommodation may request assistance by contacting the Town Clerk 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.