

TOWN OF BENNETT, COLORADO
BOARD OF TRUSTEES
Regular Meeting
March 27, 2018

1. CALL TO ORDER

The Board of Trustees of the Town of Bennett met in regular session on Tuesday, March 27, 2018 at the Bennett Shared Services Building, 355 So. 1st Street, Bennett, Colorado. Mayor Royce Pindell called the meeting to order at 7:00 p.m. The following persons were present upon the call of the roll:

Mayor: Royce Pindell

Mayor Pro Tem: Rich Pulliam

Trustees Present: Darvin Harrell
Grider Lee
Neal Mancuso
Larry Vittum - *Excused*
Phyllis Webb

Staff Present: Melinda Culley, *Town Attorney*
Daymon Johnson, *Public Works Director*
Melissa Kendrick, *Town Planner*
Trish Stiles, *Town Administrator*
Lynette White, *Town Clerk*

Public Present: Steven Vetter, Kay McClure, David Stockman, Tom Richardson, John Vitella, Eric Tuin

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Rich Pulliam.

3. APPROVAL OF AGENDA

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED to **Move Consent Agenda, B. Resolutions, 2. Resolution No. 701-18 to B. Action/Discussion Items, 3.** The Mayor declared the motion carried by unanimous vote.

4. CONSENT AGENDA

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED to approve the Consent Agenda as amended. Voting was as follow;

YES: Harrell, Lee, Mancuso, Pindell, Pulliam, Webb
NO: None
EXCUSED: Vittum

The Mayor declared the motion carried by unanimous vote.

A. Approval of Minutes

1. Action: Approval of Regular Meeting Minutes of February 27, 2018

B. Resolution(s)

1. Action: Approval of Resolution No. 700-18, a resolution designating the Public Place for posting of Notices of Public Meetings of the Bennett Board of Trustees

5. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kay McClure, 1155 Antelope Drive West, presented the following items to the Board of Trustees; addition of the fire status to the Town website, requiring builders to place covers on dumpsters during construction, addition of signs designating open space, and the replacement of property markers. The Mayor referred the items to Town Staff for follow-up. .

6. REGULAR BUSINESS

A. Public Hearing(s)

1. Case No. 17.08RP – Brothers Four Subdivision Third Addition

Mayor Pindell opened the public hearing on Case No. 17.08RP, a public hearing on a final plat for Brothers Four Subdivision 4th Addition at 7:15 pm.

Lynette White, Town Clerk, advised the public hearing was posted and published in accordance with State statute in the Eastern Colorado News on March 2, 2018.

Melissa Kendrick, Town Planner, presented the staff report and reviewed the application to replat seven (7) lots in the Brothers Four Subdivision 3rd Amendment in order to develop twenty-four (24) townhomes for the Board. Tom Richards and Dave Stockman of Dato Investments responded to questions from the Board of Trustees regarding maintenance, Fire Department access and utility easement.

Mayor Pindell closed the public hearing on Case No. 17.08RP, a public hearing on a final plat for Brothers Four Subdivision 4th Addition at 8:00 pm.

Resolution No. 698-18 - A Resolution Approving a Final Plat for the Brothers Four Subdivision 4th Addition

TRUSTEE PULLIAM MOVED, TRUSTEE LEE SECONDED to approve Resolution No. 698-18, a resolution approving a final plat for the Brothers Four Subdivision 4th Addition. Voting was as follows;

YES:	Harrell, Lee, Mancuso, Pindell, Pulliam, Webb
NO:	None
EXCUSED:	Vittum

The Mayor declared the motion carried by unanimous vote.

2. Case No. 17.12RP – Penrith Park Amendment #2 – Final Plat

Mayor Pindell opened the public hearing on Case No. 17.12RP, a public hearing on a final plat for Penrith Park Amendment No. 2 at 8:05 pm.

Lynette White, Town Clerk, advised the public hearing was posted and published in accordance with State statute in the Eastern Colorado News on March 2, 2018.

Melissa Kendrick, Town Planner, presented the staff report on the application to replat the Penrith Park amended subdivision from 132 lots to 175 lots for single family detached homes and reviewed the proposed final plat for the Board. Ms. Kendrick reviewed the referral comments received from IREA, Bennett Fire Protection District, Town Engineer, Town Traffic Engineer, Town Hydrologist and the Town Attorney.

Recommendations

Staff finds that the proposed replatting is in compliance with the provisions of Section 16-4-380. Specifically, staff believes the application complies with criteria established for the Board of Trustees to consider as detailed in this report. Based upon the attached resolution, the Planning Commission recommendation and staff findings, staff is recommending the case favorably to the Board of Trustees based upon the following conditions of approval:

- 1) Developer shall execute a Subdivision Improvement Agreement and Amended Annexation Agreement in forms acceptable to the Town prior to recording of the Final Plat.
- 2) Add a plat note as follows: "This plat supersedes and replaces the unrecorded Penrith Park 2nd Amended Replat, which was approved by the Bennett Board of Trustees on October 23, 2007 but which was never recorded."
- 3) Provide an updated title commitment, dated no later than one month prior to submitting final documents for recording.
- 4) Make other minor modifications as directed by the Town Planner, Attorney, and Engineer

John Vitella, Penrith Park Joint Ventures, provided additional details on site improvements, market responsibility and the anticipated construction to begin summer of 2018.

Mayor Pindell closed the public hearing on Case No. 17.12RP, a public hearing on a final plat for Penrith Park Amendment No. 2 at 8:45 pm.

Resolution No. 699-18 - A Resolution Approving a Final Plat for Penrith Park Amendment #2

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED to approve Resolution No. 699-18, a resolution approving a final plat for Penrith Park Amendment No. 2. Voting was as follows;

YES:	Lee, Mancuso, Pindell, Pulliam, Webb, Harrell
NO:	None
EXCUSED:	Vittum

The Mayor declared the motion carried by unanimous vote.

B. Action/Discussion Items

1. Future Park Playground Equipment Purchase – Star Playgrounds

TRUSTEE PULLIAM MOVED, TRUSTEE LEE SECONDED to approve the construction contract between the Town of Bennett and Star Playgrounds for the Future Park Playground Equipment purchase and authorize the Mayor to execute the agreement. Voting was as follows;

YES: Lee, Mancuso, Pindell, Pulliam, Webb, Harrell
NO: None
EXCUSED: Vittum

The Mayor declared the motion carried by unanimous vote.

2. Well No. 8 – Pump Repair

Daymon Johnson, Public Works Director, presented the bids received for the Well No. 8 Pump Repair and Rehabilitation. Bids were received from the following:

Layne Christensen Company	\$99,051.00
Hydro Resources	\$100,465
Colorado Pump Service	\$88,867

Mr. Johnson stated the recommendation of Town Staff is Colorado Pump Service & Supply in an amount of \$88,867.00.

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED to approve the bid received from Colorado Pump Service & Supply for the Well No. 8 Repair and Rehabilitation in an amount not to exceed \$88,867.00. Voting was as follows;

YES: Mancuso, Pindell, Pulliam, Webb, Harrell, Lee
NO: None
EXCUSED: Vittum

The Mayor declared the motion carried by unanimous vote.

3. Resolution No. 701-18 – A Resolution Approving an Amendment to the Professional Services Agreement between the Town of Bennett and Charles Abbott Associates, Inc.

TRUSTEE PULLIAM MOVED, TRUSTEE WEBB SECONDED to approve Resolution No. 701-18, a resolution approving an amendment to the Professional Services Agreement between the Town of Bennett and Charles Abbott Associates, Inc. Voting was as follows;

YES: Pulliam, Pindell, Webb, Harrell, Lee, Mancuso
NO: None
EXCUSED: Vittum

The Mayor declared the motion carried by unanimous vote.

7. TOWN STAFF REPORTS

Town Administrator

Trish Stiles, Town Administrator, provided the following;

- Update on Sub-Regional allocations
- Part-time Administrative position
- Town Hall Grand Opening, April 11, 2018

Public Works Director

Daymon Johnson, Public Works Director, reviewed the following;

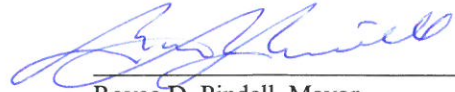
- Parks Supervisor, Robin Price
- Attendance at GIS Conference, April 9 – 11, 2018

8. ADJOURNMENT

TRUSTEE MANCUSO MOVED, TRUSTEE VITTUM SECONDED to adjourn the meeting. The Mayor declared the motion carried by unanimous vote. The meeting was adjourned at 9:40 p.m.



Lynette F. White, CMC
Town Clerk



Royce D. Pindell, Mayor