

**TOWN OF BENNETT, COLORADO**  
**BOARD OF TRUSTEES**  
**Regular Meeting**  
**June 11, 2019**

---

**1. CALL TO ORDER**

The Board of Trustees of the Town of Bennett met in regular session on Tuesday, June 11, 2019 at the Bennett Town Hall, 207 Muegge Way, 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

Trustees Present: Darvin Harrell - *Excused*  
Charles Bayley  
Neal Mancuso  
Rich Pulliam  
Larry Vittum  
Phyllis Webb

Staff Present: Deb Merkle, *Community Development Manager*  
Danette Ruvalcaba, *Assistant Director Administrative/Financial Services*  
Rachel Summers, *Deputy Town Administrator*  
Trish Stiles, *Town Administrator*  
Lynette White, *Town Clerk*

Public Present: Steven Vetter, Jennifer Tucker, Leila Schaub, Robert Quinn, Maurice Mertens, Chris McGranahan, Wes Price, Tisha Jackson, Jenn West, Mike Rocha, Dan Giroux, Susan Harris, Michelle Davis, Payton Davis, Karen Henry, Harry Deutsch, Michael Blumenthal

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Royce Pindell.

**3. APPROVAL OF AGENDA**

TRUSTEE PULLIAM MOVED, TRUSTEE VITTUM SECONDED to approve the agenda as presented. The Mayor declared the motion carried by unanimous vote.

**4. CONSENT AGENDA**

TRUSTEE VITTUM MOVED, TRUSTEE MANCUSO SECONDED to approve the consent agenda as presented. The Mayor declared the motion carried by unanimous vote.

**A. Approval of Minutes**

1. Action: Approval of May 21, 2019 Special Meeting Minutes
2. Action: Approval of May 28, 2019 Regular Meeting Minutes

**5. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

There were no public comments presented to the Board of Trustees.

**6. ACTION/DISCUSSION ITEMS**

**A. Bennett Gives Back Grant Recommendations and Award Presentation**

Danette Ruvalcaba, Assistant Director of Administrative and Financial Services, presented the Bennett Gives Back Grant Recommendations. Nine (9) applications were received and reviewed for the 2019 Grant Cycle. The applicant requests for their projects is as follows;

- Arapahoe County 4-H Program – Season Funding **\$3,000**
- Bennett Parks and Recreation District – Sponsored Pool Days **\$5,000**
- Bennett Parks and Recreation District – Low Income Memberships and Children Free Day Pass - **\$5,000**
- Tri-Valley VFW Post 8449 – HVAC Upgrade & Replacement **\$10,000**
- Bennett HS Athletics Department – Interactive Scoring Table **\$4,164.80**
- Bennett Cub Scout Pack 30 – New Pine Wood Derby Track **\$1,810.61**
- Bennett Boy Scout Pack 30 – Trailer Upgrade **\$1,530**
- CASA of Adams County **\$3,000**
- Reflective Resource Center – Growth **\$10,000**

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED that Arapahoe County 4H Program be awarded grant funding in the amount of \$3,000 for Seasonal Programing; Bennett Parks and Recreation District be awarded grant funding in the amount of \$5,000 for Sponsored Pool Days and \$5,000 for Low Income Memberships and Children Free Day Pass program; Tri-Valley VFW Post #8449 be awarded grant funding in the amount of \$10,000 for HVAC Upgrade and Replacement; Bennett High School Athletics Department be awarded grant funding in the amount of \$4,164.80 for an Interactive Scoring Table; Bennett Cub Scout Pack 30 be awarded grant funding in the amount of \$1,810.61 for a new Pinewood Derby Track; Bennett Boy Scout Pack 30 be awarded grant funding in the amount of \$1,530 for Trailer Upgrades; CASA of Adams County be awarded grant funding in the amount of \$3,000 for the Volunteer Advocate Program; and Reflective Resource Center be awarded grant funding in the amount of \$4,000 for center growth. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

**The Mayor declared a meeting recess at 7:12 p.m. The meeting was resumed at 7:22 pm.**

**B. Purchase Agreement**

Rachel Summers, Deputy town Administrator, presented and reviewed the purchase agreement for the purchase of property within the O.B.C Subdivision.

TRUSTEE MANCUSO MOVED, TRUSTEE PULLIAM SECONDED to approve Ordinance No. 698-19, an ordinance authorizing the payment of Town moneys for the Town's acquisition of property within the O.B.C. Subdivision. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

## 7. PUBLIC HEARING

### A. Case No. 18.14 – Bennett Ranch Rezoning

Mayor Pindell opened and continued the public hearing from May 28, 2019 on the proposed rezoning for the Bennett Ranch Property. The public hearing was opened at 7:22 p.m.

Lynette White, Town Clerk, stated that in accordance with State statute, notice of the public hearing was properly posted and published in the Eastern Colorado News, April 26, 2019 as Legal No. 2220.

Melissa Kendrick, Town Planner, introduced the applicant, Karen Henry, Henry Design Group and stated the purpose of the application is to consider rezoning 173.36 acres of land known as Bennett Ranch. The staff report addressed the Planning and Zoning Commission recommendation, referral comments from the Bennett School District, Bennett Watkins Fire Department, Colorado Department of Transportation, Town Administrator, Traffic and Town Engineers and our Town Attorney.

Karen Henry, Henry Design Group, provided an overview and discussed the overall plans for the location; which includes parcels for an additional Fire District location, 19-acre school site and a central park location within the development.

Chris McGranahan, LSC Transportation Consultants, reviewed the site's projected traffic impacts, projected total traffic volumes on area roadways and any recommended roadway improvements to mitigate traffic impacts.

Additional discussion was presented regarding utility plans, transportation, water, CDOT road improvements, and the home density.

There were no additional questions or comments presented by the public in attendance. The Mayor closed the public comment portion of the meeting and stated all application materials, board packet information and all Power Point and additional presentations be added to the record. There were no objections.

Mayor Pindell closed the public hearing on the proposed rezoning for the Bennett Ranch Property at 8:23 p.m.

TRUSTEE BAYLEY MOVED, TRUSTEE PULLIAM SECONDED that the Town of Bennett Board of Trustees adopt Ordinance No. 697-19, an ordinance approving a rezoning for the Bennett Ranch Property. Voting was as follows;

YES: Mancuso, Pindell, Pulliam, Webb, Bayley  
NO: Vittum  
EXCUSED: Harrell

The Mayor declared the motion carried by a five (5) to one (1) vote.

**8. TOWN STAFF REPORTS**

**Town Administrator**

Trish Stiles, Town Administrator, presented the following:

- Meeting with Adams County City Manager, Ray Gonzales
- Open Space acquisition along Kiowa Creek
- Signal placement at Marketplace Drive
- Underpass discussion with CDOT/UPRR
- Meeting to discuss Transportation IGA's with Adams County, Arapahoe County and CDOT
- CAIMP Meeting, Monday, July 1, 2019, 5:00 p.m.
- Colorado Municipal League Conference attendance, June 18 – 21, 2019

**Deputy Town Administrator**

Rachel Summers, Deputy Town Administrator, advised the Board discussions are being held to assist in the relocation of a day care facility to the Bennett Recreation Center site.

**Special Projects Coordinator**

Taeler Houlberg, Special Projects Coordinator, presented the Party in the Park Summer Concert Series events. The event kick-off is Thursday, June 13, 2019 at Trupp Park.

**Town Clerk**

Lynette White, Town Clerk, reviewed the following upcoming events and inquired if any Trustees would be interested in attending.

- Adams County Council of Governments (ADCOG) Executive Committee Breakfast hosted by Commerce City, Friday, June 14, 2019
- Arapahoe County Shareback Ceremony, Friday June 28, 2019, 8:30 a.m.

**9. TRUSTEE COMMENTS AND COMMITTEE REPORTS**

**Neal Mancuso**

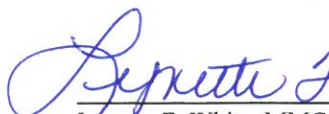
Trustee Mancuso informed the Board of his upcoming travel schedule. No specific dates were provided.

**Royce Pindell**

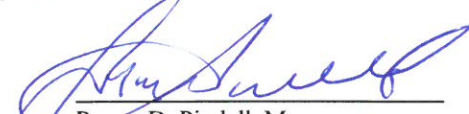
Mayor Pindell provided an update of the Metro Mayors Caucus meeting and informed the Board of his engagement.

**10. ADJOURNMENT**

TRUSTEE VITUM MOVED, TRUSTEE PULLIAM SECONDED to adjourn the meeting. The Mayor declared the motion carried by unanimous vote. The meeting was adjourned at 8:49 p.m.

  
Lynette F. White, MMC  
Town Clerk



  
Royce D. Pindell, Mayor