

TOWN OF BENNETT, COLORADO
BOARD OF TRUSTEES
Regular Meeting
July 23, 2019

1. CALL TO ORDER

The Board of Trustees of the Town of Bennett met in regular session on Tuesday, July 23, 2019 at the Bennett Town Hall, 207 Muegge Way, Bennett, Colorado. Mayor Royce Pindell called the meeting to order at 7:02 p.m. The following persons were present upon the call of the roll:

Mayor: Royce Pindell

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

Staff Present: Taeler Houlberg, *Assistant to Town Administrator*
Melinda Culley, *Town Attorney*
Melissa Kendrick, *Town Planner*
Deb Merkle, *Community Development Manager*
Trish Stiles, *Town Administrator*
Lynette White, *Town Clerk*

Public Present: Monica Perez, Crystal Elliott, Donna Golston, Natriece Bryant, LeeAnn Morning, Steven Vetter, Linda Burry, David Murphy, Daniel Jennings, Bill Mahar, Verne Ullrich, Will Rogers, Bruce Rahmani

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 July 9, 2019 Regular Meeting Minutes

B. Proclamation

1. Action: Approval of Town of Bennett Proclamation – Commitment to Partnership with the U.S. Census Bureau for the 2020 Census

5. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no comments on items not scheduled for public hearing presented to the Board of Trustees.

6. PUBLIC HEARING

A. Case No. 19.01FDP – Comfort Inn & Suites Final Development Plan

Mayor Royce Pindell reopened Case No. 19.01FDP, continued from June 25, 2019, a public hearing to consider approval of a final development plan for Comfort Inn & Suites. The public hearing was reopened at 7:05 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, May 31, 2019 as Legal No. 2235.

There were no disclosures presented by the Board of Trustees.

Melissa Kendrick, Town Planner, introduced the applicant, Will Rogers, and presented the application, to consider a final development plan for a seventy-nine (79) room, four (4) story hotel at Bennett Crossing. The site, located north of I-70 is 2.37 acres in size, Lot 10, Block 1 in Bennett Crossing Filing No. 1, and the referral comments from Bennett Watkins Fire Rescue, IREA, Traffic and Town Engineers were reviewed.

Ms. Kendrick stated Town Staff finds that the proposed FDP is in compliance with the provisions of Sections 16-2-35 and 16-2-470, of the Bennett Municipal Code. Specifically, staff believes the application complies with criteria established for the Board of Trustees to consider as detailed in the town Planner's staff report. Based upon the resolution and staff findings, staff is recommending the case favorably to the Board of Trustees based upon the following conditions of approval, which are included in the resolution:

1. Prior to issuance of the first building permit for the property, an easement agreement to accommodate shared access for southern properties is required and shall be recorded. Revise the FDP to label and depict such access easement.
2. Revise the FDP to depict and label sight distance triangles at proposed accesses on applicable FDP sheets
3. Prior to final approval of the FDP and prior to the issuance of the first building permit for the property, the applicant shall furnish to the Town water rights or cash in lieu thereof as required by the Town's ordinances, resolutions, rules, and regulations of the Town.
4. Fire Department approval is required for all FDC, fire hydrant locations and fire apparatus setbacks.
5. Revise FDP sheet numbers to be consistent. Some sheets are labeled Sheet ____ of 9 while others are labeled Sheet ____ of 10.
6. Make other minor modifications as directed by the Town Planner, Attorney, and Engineer.

Case No. 19.01FDP – Comfort Inn & Suites Final Development Plan (continued)

Will Rogers, Associated Architects, Ltd., discussed the building elevations, colors, materials to be utilized, placement of the hotel signage, landscaping of the property, and the parking lot reduction request.

Bruce Rahmani, Owner, Colorado Hospitality, informed the Board Comfort Inn & Suites is owned by Choice Hotels, who provides the standards for building and the room design of its hotels. Mr. Rahmani anticipates that 15 – 20% of the business will be generated due to their visibility from the highway; additional items addressed included truck parking, meeting room(s), and accessibility.

Discussion by the Board of Trustees included the requested reduction in parking spaces, building design, location access, sidewalk installation, and connection to trails.

Mayor Pindell closed the public hearing on Case No. 19.01FDP, a public hearing to consider a final development plan for Comfort Inn & Suites at 7:45 p.m.

Resolution No. 759-19 – A Resolution Approving a Final Development Plan for Comfort Inn & Suites

TRUSTEE PULLIAM MOVED, TRUSTEE VITTUM SECONDED to approve Resolution No. 759-19, a resolution approving a final development plan for Comfort Inn & Suites. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

7. ACTION/DISCUSSION ITEMS

A. Town of Bennett Parks Master Plan Update

Bill Mahar, Norris Design Inc., presented the Parks, Trails, and Open Space Master Plan and reviewed with the Board the purpose, process, the importance of stakeholder engagement to establish priorities. Mr. Mahar stated that feedback from attendance at Engage, Shape, Build events, have indicated the need for pedestrian routes with a focus on connecting the Cordella neighborhood, adding additional trees and benches for shaded areas.

Our community would also like to see amenities and programs that include community gardens, walking & biking trails disc golf and public art.

Future growth areas were reviewed and how our parks would be integrated into future developments.

B. Amending Bennett Municipal Code – Open Container Regulations

Ordinance No. 700-19 – An Emergency Ordinance Amending the Town’s Open Container Regulations to Allow Consumption of Alcohol During Certain Town Sponsored Events

TRUSTEE BAYLEY MOVED, TRUSTEE VITTUM SECONDED to adopt Ordinance No. 700-19, an emergency ordinance amending the Town’s open container regulations to allow consumption of alcohol during certain town sponsored events. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

C. Intergovernmental Agreement for Sharing Costs of Census Liaison Position in Adams County

Resolution No. 760—19 – A Resolution Approving an Intergovernmental Agreement for the Sharing of Costs of a Census Liaison Position in Adams County

TRUSTEE PULLIAM MOVED, TRUSTEE MANCUSO SECONDED to approve Resolution No. 760-19, a resolution approving an intergovernmental agreement for the sharing of costs of a Census Liaison Position in Adams County. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

8. TOWN STAFF COMMUNICATION

Trish Stiles

Trish Stiles, Town Administrator, presented the following;

- Adams County Open Space Grants
- Arapahoe County Open Space Grant \$99,000 – Future Park Phase II
- Commended Ricky Martinez on repair of a manhole preventing debris from flowing into the wastewater treatment facility and water theft prevention
- Discussion with Purecycle regarding O.R.C. position
- Sales Tax Oversight Committee Meeting scheduled for August 13, 2019
- Update to request from resident regarding placement of light pole by IREA – the IREA policy has been changed and they no longer place lights in alley ways. Town Staff was asked to review the current IREA franchise agreement
- Update on Adams and Arapahoe County TIP meetings
- Requested cancellation of the Board Meeting after Bennett Days, Tuesday, September 10, 2019

Taeler Houlberg

Taeler Houlberg, Assistant to the Town Administrator, discussed the following;

- United States 2020 Census engagement plan
- Eastern Plains Summer Concert Series, Party in the Park, Thursday, August 8, 2019

9. TRUSTEE COMMENTS AND COMMITTEE REPORTS

Larry Vittum

Trustee Vittum reviewed the Denver Regional Council of Governments (DRCOG) meeting on the budget and transportation funding.

Rich Pulliam


Trustee Pulliam provided an update on his attendance at the Arapahoe County Executive Committee Breakfast hosted by the City of Englewood.

10. 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 9:04 p.m.


Lynette F. White, MMC
Town Clerk




Royce D. Pindell, Mayor