

**TOWN OF BENNETT, COLORADO**  
**BOARD OF TRUSTEES**  
**Regular Meeting**  
**August 28, 2018**

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**1. CALL TO ORDER**

The Board of Trustees of the Town of Bennett met in regular session on Tuesday, August 28, 2018 at the Bennett Town Hall, 207 Muegge Way, Bennett, Colorado. Mayor Royce Pindell called the meeting to order at 7:07 p.m. The following persons were present upon the call of the roll:

Mayor: Royce Pindell

Trustees Present: Darwin Harrell  
Neal Mancuso  
Charles Bayley  
Rich Pulliam  
Larry Vittum  
Phyllis Webb

Staff Present: Trish Stiles, *Town Administrator*  
Deb Merkle, *Community Development*  
Monica Rosenbluth, *Butler Snow, LLP*  
Christina Hart, *Town Clerk Pro-Tem*

Public Present: Grider Lee, James Hayes, Suzanne Meintzer, Mary Jo Dorgherty, Tom Brinkman, Michelle Forbis, Bob Frachetti

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Royce Pindell.

**3. APPROVAL OF AGENDA**

MAYOR PRO TEM 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 for the removal of Item B on the Consent Agenda. The Consent Agenda was approved as amended. The Mayor declared the motion carried by unanimous vote.

**A. Approval of Minutes**

1. Action: Approval of August 14, 2018 Regular Meeting Minutes

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

Grider Lee, 467 Valley Way, Bennett, Colorado, thanked the Town Board and Trish Stiles for the completion of Future Park as well as comments regarding the new water tower.

## 6. REGULAR BUSINESS

### A. Public Hearing

#### 1. Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4 Service Plan

Mayor Pindell opened the public hearing, for consideration of, the Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4 Service Plan and A Resolution Of The Town Of Bennett Approving The Service Plan For Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4 at 7:16 pm.

Christina Hart, Town Clerk Pro Tem, advised the public hearing was posted and published in accordance with State Statute, in the Eastern Colorado News on August 31, 2018.

Monica Rosenbluth, Town Attorney, summarized the proposed metro district service plan. The Service Plan is in substantial compliance with the Model Service Plan adopted by the Town of Bennett.

Suzanne Meintzer, McGeady Becker Law Firm, representative of organizers of Muegge Farms, presented the Service Plan.

Mayor Pindell closed the public hearing on Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4 Service Plan at 7:21 pm.

#### **Resolution No. 723-18 – A Resolution Of The Town Of Bennett Approving The Service Plan For Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4**

TRUSTEE MANCUSO MOVED, MAYOR PRO TEM PULLIAM SECONDED to adopt Resolution No. 723-18, A Resolution Of The Town Of Bennett Approving The Service Plan For Muegge Farms Metropolitan District Nos. 1, 2, 3 and 4. Voting was as follows;

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

The Mayor declared the motion carried by a vote of six (6) to one (1).

#### 2. Worthman Section 27 Metro District

Mayor Pindell opened the public hearing, for consideration of, the Resolution No. 722-18 – A Resolution of the Town of Bennett approving the Service Plan For Section 27 Metropolitan District. at 7:31 pm.

Christina Hart, Town Clerk Pro Tem, advised the public hearing was posted and published in accordance with State Statute, in the Eastern Colorado News on August 31, 2018.

Monica Rosenbluth, Town Attorney, summarized the proposed Section 27 Metro District service plan. One district in compliance with State Statute, Town of Bennett street policy and Town of Bennett model service plan. Mill levy requirements are in compliance.

Suzanne Meintzer, McGeady Becker Law Firm, representative of organizer of Worthman Section 27 Metro District, presented the Service Plan. The district will comprise of 21.4 acres to include 130 single family residential units or 325 residents. Metro District 27 includes proposed sub-district for alley loaded garages; metro district would operate and maintain the alley way units.

Mayor Pindell closed the public hearing on Worthman Section 27 Metro District at 7:42 pm.

**Resolution No. 722-18 – A Resolution Of The Town Of Bennett Approving The Service Plan For Section 27 Metropolitan District**

TRUSTEE BAYLEY MOVED, TRUSTEE MANCUSO SECONDED to approve Resolution No. 722-18, A Resolution Of The Town Of Bennett Approving The Service Plan For Section 27 Metropolitan District Nos. 1, 2, 3 and 4. Voting was as follows;

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

The Mayor declared the motion carried by a vote of four (4) to three (3).

**3. Penrith Park Metropolitan District Service Plan Amendment**

Mayor Pindell opened the public hearing, for consideration of, the Resolution No. 724-18 – A Resolution of the Town of Bennett Approving the Amended and Restated Service Plan For Penrith Park Metropolitan District at 7:45 pm.

Christina Hart, Town Clerk Pro Tem, advised the public hearing was posted and published in accordance with State Statute, in the Eastern Colorado News on August 3, 2018.

Monica Rosenbluth, Town Attorney, summarized the proposed Amended and Restated Service Plan for Penrith Park Metropolitan District.

Suzanne Meintzer, McGeedy Becker Law Firm, representative of organizer of Penrith Park Metropolitan District, updated the board of trustees with proposed amended and restated service plan of clerical updates to correct errors and update the maximum amount of mill levy from 50 mills to 55.277 mills.

Mayor Pindell closed the public hearing on Penrith Park Metropolitan District Service Plan Amendment at 8:00 pm.

**Resolution No. 724-18 – A Resolution Of The Town Of Bennett Approving The Amended And Restated Service Plan For Penrith Park Metropolitan District**

TRUSTEE MANCUSO MOVED, MAYOR PRO TEM PULLIAM SECONDED to approve Resolution No. 724-18, A Resolution Of The Town Of Bennett Approving The Amended and Restated Service Plan For Penrith Park Metropolitan District. Voting was as follows;

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

The Mayor declared the motion carried by a vote of six (6) to one (1).

**B. Action/Discussion Items**

**1. Independent Contractor Agreement By And Between The Town Of Bennett & Aqua Engineering**

Trish Stiles, Town Administrator, reported on a grant approved by DOLA, for a Capital Asset Inventory Master Plan (CAIMP) study. Pilot program will include a financial study, discovering needs within the master plan. RFP's, by two respondents, were submitted to the Town of Bennett in July 2018. Town Staff reviewed the RFP's and is recommending the RFP and contract be awarded to Aqua Engineering.

Bob Frachetti, Aqua Engineering, summarized that the Master Plan would include 5 areas:

- Water Utilities
- Wastewater Utilities
- Roads/Streets
- Storm water Utilities
- Buildings

The GIS (Geographical Information System) will assist in building a platform for an updated comprehensive plan. The main tasks of review are:

- Inventory of assets
- Assess and analyze inventory
- Develop Capital Improvement Plan
- Financial model and plan

The program slated to begin September 2018 with a completion date of spring 2019 with an approximate cost of \$250,400.00.

**Resolution No. 725-18 – A Resolution Approving An Independent Contractor Agreement By And Between The Town Of Bennett And Aqua Engineering Consultants, LLC For Professional Consulting Services.**

MAYOR PRO TEM PULLIAM MOVED, TRUSTEE VITTUM SECONDED to Approve Resolution No. 725-18, A Resolution Approving An Independent Contractor Agreement By And Between The Town Of Bennett And Aqua Engineering Consultants, LLC For Professional Consulting Services, not to exceed \$250,400.00. Voting was as follows;

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

The Mayor declared the motion carried by unanimous vote.

**7. TOWN STAFF REPORTS**

**Town Administrator**

Trish Stiles, Town Administrator, provided the following report;

- Northglenn Justice Center Grand Opening September 11, 2018 at 5:30 pm
- September 11<sup>th</sup> board meeting canceled
- SM Rocha assisting with TIP application
- CDOT agreement of occurrence received – CDOT contribution \$500,000.00
- Upcoming Events: Bennett Days Parade and Pedal The Plains
- Limited services at Town Hall on September 10, 2018
- November 7, 2018 – Transportation Engage, Shape, Build @ Bennett Community Center 6:00 pm – 7:30pm
- Water tank is at full capacity
- DOLA Administrative Grant of \$25,000 awarded for Public Works Facility Design

**Town Clerk**

Christina Hart, Town Clerk Pro Tem, presented the following;

- Bennett Days Board Lunch Sept. 9 at Bennett Recreation Center

**Court Clerk**

Christina Hart, Bennett Municipal Court Clerk, report on the following:

- New legislative update effective August 2018; Advisement for Veteran's

**8. TRUSTEE COMMENTS AND COMMITTEE REPORTS**

**Neal Mancuso**

Trustee Mancuso provided the following report:

- Expressed gratitude for the service of John McCain and asked for a moment of silence.
- Unavailable on September 9

**Larry Vittum**

Trustee Vittum provided the following report:

- DRCOG August meeting canceled

**Rich Pulliam**

Mayor Pro Tem Pulliam provided the following report:

- Unavailable September 8

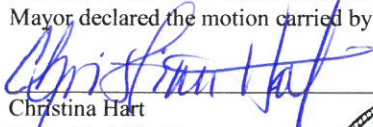
**Royce Pindell**

Mayor Pindell provided the following report:

- Will attend the Colorado Air & Space Port celebration at Wings Over The Rockies; Front Range Airport status upgrade
- September 8 assisting with fireworks
- Unavailable September 13 – 14

**9. ADJOURNMENT**

MAYOR PRO TEM PULLIAM MOVED, TRUSTEE VITTUM SECONDED to adjourn the meeting. The Mayor declared the motion carried by unanimous vote. The meeting was adjourned at 8:58 p.m.

  
Christina Hart  
Town Clerk Pro Tem  
Town of Bennett



  
Royce D. Pindell, Mayor