



# Town Board of Trustees

Minutes

Tuesday, May 24, 2022 at 7:00 pm

**PLEASE SILENCE ALL CELL PHONE AND ELECTRONIC DEVICES.  
THANK YOU.**

## 1. Meeting Information

207 Muegge Way, Bennett, CO 80102

## 2. Call to Order

Royce D. Pindell, Mayor

### a. Roll Call

#### **Minutes:**

#### **Present:**

Royce D. Pindell, Mayor  
Darvin Harrell, Mayor Pro Tem  
Kevin Barden, Trustee  
Steve Dambroski, Trustee  
Whitney Oakley, Trustee  
Denice Smith, Trustee  
Donna Sus, Trustee

#### **Staff Present:**

Trish Stiles, Town Administrator  
Taeler Houlberg, Administrative Services Director  
Danette Ruvalcaba, Town Treasurer, Finance Director  
Alison Belcher, Communications and IT Director  
Adam Meis, IT and Communications Manager  
Sara Aragon, Community Development Manager  
Dan Giroux, Town Engineer  
Mike Heugh, Town Traffic Engineer  
Steve King, Special Projects Coordinator  
Melinda Culley, Town Attorney  
Christina Hart, Town Clerk

#### **Public Present:**

Kathy Smiley

Sylvie Camino  
Cory Tipton  
Mike Talcott  
Nick Kooyman  
Jahn Castillo

### 3. Pledge of Allegiance

Royce D. Pindell, Mayor

**Minutes:**

The Pledge of Allegiance was led by Royce D. Pindell, Mayor.

### 4. Approval of Agenda

Royce D. Pindell, Mayor

**Minutes:**

**MAYOR PRO TEM HARRELL MOVED, TRUSTEE OAKLEY SECONDED** to approve the agenda as presented:

Ayes: Dambroski, Harrell, Oakley, Pindell, Smith, Sus, Barden

Nays: None

Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.

### 5. Consent Agenda

Royce D. Pindell, Mayor

**a. May 10, 2022 - Regular Meeting Minutes**

**Minutes:**

**TRUSTEE OAKLEY MOVED, TRUSTEE SUS SECONDED** to approve the consent agenda as amended adding Best Practices of Action Minutes. The voting was as follows:

Ayes: Harrell, Oakley, Pindell, Smith, Sus, Barden, Dambroski

Nays: None

Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.

**A. Action: Approval of May 10, 2022 Regular Meeting Minutes**

**B. Action: Approval to change from summary minutes to action minutes for the public meeting minutes**

## Public Comments on Items Not Scheduled for Public Hearing

The Board of Trustees welcomes you. Thank you for joining us for our Town of Bennett Board of Trustees Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under

advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

## Regular Business

### 6. Public Hearing

#### a. QuikTrip Corporation - New Fermented Malt Beverage License Application

**Minutes:**

Royce D. Pindell, Mayor, called the matter of the application for a new fermented malt beverage license at 1190 South First Street, Bennett, Colorado under the business name QuikTrip Corporation doing business as QuikTrip #4216 to order.

The public hearing was opened at 7:04 p.m.

Christina Hart, Town Clerk, stated that in accordance with Colorado State Statute, notice of the public hearing was properly posted and published in the Eastern Colorado News on May 13, 2022. Legal #2645.

Christina Hart, Town Clerk, QuikTrip Corporation, d/b/a QuikTrip #4216, submitted the completed DR8403 Colorado Fermented Malt Beverage License application for a new fermented malt beverage license on January 20, 2022. All requirements for a new fermented malt beverage license have been met.

Mike Talcott, QuikTrip Real Estate Project Manager, reported to the Trustees, QuikTrip is anticipating the Bennett location to open in September 2022.

Nick Kooyman, Division Operations Manager for the Denver Division, reported to the Trustees that he will oversee all store operations.

Sylvie Camino, Liquor Licensing Professionals dba LiquorPros, reported to the Trustees LiquorPros performed the survey of the needs and desires of the neighborhood regarding the fermented malt beverage application.

**PUBLIC COMMENTS**

No public comments were presented.

The public hearing was closed at 7:35 p.m.

**TRUSTEE BARDEN MOVED, TRUSTEE DAMBROSKI SECONDED** to approve a fermented malt beverage license for QuikTrip #4216 at 1190 South First Street

in Bennett, Colorado thereby licensing QuikTrip #4216 to sell off-premise fermented malt beverages. The voting was as follows:

Ayes: Oakley, Pindell, Smith, Sus, Barden, Dambroski, Harrell

Nays: None

Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.

## 7. Action/Discussion Items

### a. 2022 First Quarter Finance Report

**Minutes:**

Danette Ruvalcaba, Town Treasurer, Finance Director, presented the 2022 First Quarter Finance Report.

No action was needed.

### b. Update to Section 18-10-60 of the Bennett Municipal Code

Ordinance No. 741-22 - An Ordinance Amending Chapter 18 of the Bennett Municipal Code Regarding Exemptions from Building Permits

**Minutes:**

Discussion and possible action on Ordinance No. 741-22 - An ordinance amending Chapter 18 of the Bennett Municipal Code regarding exemptions from building permits.

**MAYOR PRO TEM HARRELL MOVED, TRUSTEE OAKLEY SECONDED** to approve Ordinance No. 741-22 - An ordinance amending Chapter 18 of the Bennett Municipal Code regarding exemptions from building permits. The voting was as follows:

Ayes: Pindell, Smith, Sus, Barden, Dambroski, Harrell, Oakley

Nays: None

Royce D. Pindell, Mayor, declared the motion passed unanimously.

### c. Request for Proposal (RFP) 22-005 - Kiowa Bennett Concrete Trail Extension

**Minutes:**

Discussion and possible action on RFP 22-005 - Kiowa Bennett Concrete Trail Extension.

**TRUSTEE BARDEN MOVED, TRUSTEE OAKLEY SECONDED** to authorize the Mayor and the Town of Bennett to enter into a standard Town contract agreement with Kuhn Construction Inc. in an amount not to exceed \$231,435.81 for the Kiowa Bennett Concrete Trail Extension. The voting was as follows:

Ayes: Smith, Sus, Barden, Dambroski, Harrell, Oakley, Pindell

Nays: None

Royce D. Pindell, Mayor, declared the motion passed unanimously.

### d. Arapahoe County Intergovernmental Agreement (IGA) - Opioid

## **Abatement**

### **Minutes:**

Discussion and possible action on the Arapahoe County IGA – Opioid Abatement.

**TRUSTEE OAKLEY MOVED, TRUSTEE SUS SECONDED** to enter into an Intergovernmental Agreement with Arapahoe County titled the “Opioid Abatement”. The voting was as follows:

Ayes: Sus, Barden, Dambroski, Oakley, Pindell, Smith

Nays: Harrell

Royce D. Pindell, Mayor, declared the motion passed 6 votes to 1.

## **8. Town Administrator Report**

### **Minutes:**

- The Broker Lunch and Business Appreciation events on May 12, 2022 were very successful. JD’s Liquor sponsored the Business Appreciation.
- In observance of Memorial Day on Monday, May 30, Town Hall will be closed.
- The Town’s Annual Clean-Up Day event is scheduled for June 25, 2022.
- Permit fees will be reduced during the month of June.
- The ADCOG sub-regional forum is scheduled for May 25th and will be virtual.
- Will attend the DOLA Energy Impact Fund on June 2, 2022.

## **9. Trustee Comments and Committee Reports**

Mayor and Trustees

### **Minutes:**

#### **Whitney Oakley, Trustee, reported on the following:**

- Attended the May I-70 Corridor Chamber of Commerce Lunch and Learn.
- Scheduled to attend a meeting with CDOT regarding the Loves Truck Stop Private, Public, Partnership discussion.

#### **Kevin Barden, Trustee, reported on the following:**

- Shout-out to Public Works Assistant Director Ricky Martinez for his due diligence.

#### **Royce D. Pindell, Mayor, reported on the following:**

- Thanked Staff for organizing the Broker Lunch and Business Appreciation.

**10. Executive Session**

- a. For the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. 24-6-402(4)(e); Copeland Acquisition**

**Minutes:**  
**TRUSTEE OAKLEY MOVED, TRUSTEE BARDEN SECONDED** to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators under C.R.S. 24-6-402(4)(e); Copeland Acquisition and the Bennett Fire Department agreement. Voting was as follows:  
Ayes: Barden, Dambroski, Harrell, Oakley, Pindell, Smith, Sus  
Nays: None  
Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.  
  
The Board went into executive session at 9:13 p.m.

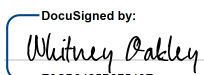
- b. Return to Open Meeting**

**Minutes:**  
The Board came out of executive session at 10:15 p.m.

- c. Report from Executive Session**

**Minutes:**  
Royce D. Pindell, Mayor, announced that the Board has been in executive session and the following persons participated via hybrid in that session: Royce D. Pindell, Mayor, Trish Stiles, Trustee Dambroski, Trustee Oakley, Melinda Culley, Trustee Smith, Trustee Barden, Trustee Sus, Mayor Pro Tem Harrell, Dan Giroux, Danette Ruvalcaba, and Christina Hart. Mayor Royce D. Pindell asked if there were any matters not included in the motion for an executive session or violations of the Open Meetings Law, and if so, that these concern be stated for the record.  
  
No concerns were presented.

**11. Adjournment**

**Minutes:**  
**MAYOR PRO TEM HARRELL MOVED, TRUSTEE SMITH SECONDED** to adjourn the meeting. The meeting was adjourned at 10:16 p.m. Voting was as follows:  
Ayes: Dambroski, Harrell, Oakley, Pindell, Smith, Sus, Barden  
Nays: None  
Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.  
**Minutes Approved:**  
  
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Whitney Oakley, Trustee

DocuSigned by:

*Christina Hart*

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Christina Hart, Town Clerk

Individuals with disabilities who need auxiliary aids in attending the meeting may request assistance by contacting the Town Hall at 207 Muegge Way, Bennett, CO 80102-7806, (303) 644-3249. Please give notice at least 48 hours in advance of the meeting to allow for enough time in making the necessary arrangements.

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Contact: Christina Hart (chart@bennett.co.us 1303-644-3249 X1001) | Minutes published on 06/09/2022, adopted on 06/14/2022