



# Town Board of Trustees

Minutes

Tuesday, July 26, 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 - *excused*  
Donna Sus, Trustee

#### **Staff Present:**

Trish Stiles, Town Administrator  
Rachel Summers, Deputy Town Administrator  
Taeler Houlberg, Administrative Services Director  
Chad Bunger, Community and Economic Development Director  
Steve Hebert, Planning Manager  
Alison Belcher, Communications and IT Director  
Robin Price, Public Works Director  
Ricky Martinez, Assistant Public Works Director  
Daymon Johnson, Capital Projects Director  
Dan Giroux, Town Engineer  
Steve King, Special Events Coordinator  
Melinda Culley, Town Attorney  
Christina Hart, Town Clerk

**Public Present:**

Kathy Smiley  
Eric Rouse  
Larry Gayeski  
Jennifer Foster  
Michael White  
Dave Takada  
Robert Walter  
Walls Family  
Dan Grihnan  
Mark Zuber

**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 SUS SECONDED** to approve the agenda as presented:

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

Nays: None

Excused: Smith

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

**5. Consent Agenda**

Royce D. Pindell, Mayor

**Minutes:**

**TRUSTEE OAKLEY MOVED, TRUSTEE SMITH SECONDED** to remove the Civic Center Park Conceptual Plan. The consent agenda was approved as amended. The voting was as follows:

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

Nays: None

Excused: Smith

Royce D. Pindell, Mayor, declared the motion carried by unanimous vote. **1. Action:** Approval of July 12, 2022 Regular Meeting Minutes

**a. July 12, 2022 - Regular Meeting Minutes**

**b. Civic Center Park Conceptual Plan**

**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. Case No. 21.47 - Les Schwab Tire Center Final Development Plan

Resolution No. 925-22 - A Resolution Approving the Les Schwab Tire Center Final Development Plan

##### **Minutes:**

Royce D. Pindell, Mayor, opened the public hearing on Case No. 21.47 - Les Schwab Tire Center Final Development Plan.

The public hearing was opened at 7:20 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 July 8, 2022. Legal #2670.

Steve Hebert, Planning Manager, reported to the Trustees the applicant is proposing a 9,544 square-foot building with a showroom, office, restrooms, employee break room and a six-bay service area for servicing vehicles and storing tires. The facility would include 34 parking spaces. The location of the proposed final development plan is 1036 South First Street.

##### **PUBLIC COMMENTS**

No public comments were presented.

The public hearing was closed at 7:33 p.m.

**TRUSTEE OAKLEY MOVED, TRUSTEE DAMBROSKI SECONDED** to approve Resolution No. 925-22 - A resolution approving the Les Schwab Tire Center Final Development Plan subject to the condition set forth on Exhibit A. The voting was as follows:

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

Nays: None

Excused: Smith

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

**b. Case No. 22.12 - Walls Subdivision Final Plat and Case No. 22.13 - Walls Industrial Rezoning**

Steve Hebert, Planning Manager

**Minutes:**

Royce D. Pindell, Mayor, opened the public hearing on Case No. 22.12 - Walls Subdivision Final Plat and Case No. 22.13 - Walls Industrial Rezoning.

The public hearing was opened at 7:36 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 July 1, 2022. Legal #2666.

Steve Hebert, Planning Manager, reported to the Trustees the applicant is proposing subdividing 104.27 acres into two lots. Lot 1 is 15 acres and Lot 2 is the remaining 89.27 acres. The property is located at the northeast corner of Kiowa-Bennett Road and I-70. The applicant has also submitted an application Case No. 22.13, to rezone the 15-acres Lot 1 to I-Industrial District. The proposed near-term use of Lot 1 is an outdoor recreation vehicle (RV) storage lot. A future conditional use permit (CUP), reviewed by the Planning and Zoning Commission and Board of Trustees, and site plan review by the Zoning Administrator, will be required for the RV facility.

**PUBLIC COMMENTS**

Michelle Zuber, 1997 N. Kiowa-Bennett Rd., expressed her concerns about water runoff onto their property.

The public hearing was closed at 7:33 p.m.

**TRUSTEE OAKLEY MOVED, TRUSTEE DAMBROSKI SECONDED** to approve Resolution No. 926-22 - A resolution approving a final plat for the Walls Subdivision subject to the conditions of Exhibit A. The voting was as follows:

Ayes: Sus, Barden, Dambroski, Oakley, Pindell

Nays: Harrell

Excused: Smith

Royce D. Pindell, Mayor, declared the motion carried 5 ayes and 1 nay.

**c. Case No. 22.12 - Walls Subdivision Final Plat and Case No. 22.13 - Walls Industrial Rezoning**

Steve Hebert, Planning Manager

**Minutes:**

**TRUSTEE OAKLEY MOVED, TRUSTEE BARDEN SECONDED** to approve

Ordinance No. 752-22 - An ordinance approving a rezoning for Lot 1 of the Walls Subdivision. The voting was as follows:

Ayes: Barden, Dambroski, Oakley, Pindell, Sus

Nays: Harrell

Excused: Smith

Royce D. Pindell, Mayor, declared the motion carried 5 ayes and 1 nay.

## 7. Action/Discussion Items

### a. Request for Proposal (RFP) 22-009 - Highway 79 and I-70 Interchange and Ramp Improvements

#### Minutes:

Daymon Johnson, Capital Projects Director, presented RFP 22-009 Highway 79 and I70 interchange and ramp improvements to the Board.

**TRUSTEE BARDEN MOVED, MAYOR PRO TEM HARRELL SECONDED** to authorize the Mayor and the Town of Bennett to enter into a standard Town contract agreement with Duran Excavating, Inc. in an amount not to exceed \$2,257,565 for the construction and improvements of the Highway 79 and I-70 Interchange and Ramp Improvements project. The voting was as follows:

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

Nays: None

Excused: Smith

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

### b. Request for Proposal (RFP) 22-011 - Phase 1 Recycled Water Pipeline - Segment 2

#### Minutes:

Robin Price, Public Works Director, presented RFP 22-011 Phase 1 Recycle Water Pipeline - segment 2 to the Board.

**TRUSTEE BARDEN MOVED, TRUSTEE DAMBROSKI SECONDED** to authorize the Mayor and the Town of Bennett to enter into a standard Town contract agreement with Dan's Custom Constructionn, Inc. in an amount not to exceed \$597,724 for the Phase 1 Recycled Water Pipeline - Segment 2. The voting was as follows:

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

Nays: None

Excused: Smith

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

### c. Adams County Shared Services Lease - 2022 Intergovernmental Agreement (IGA)

Ordinance No. 753-22 - An Ordinance Approving the Intergovernmental Agreement Between Adams County and the Town of Bennett for an Office Lease at the Bennett Shared County Service Center

#### Minutes:

Rachel Summers, Deputy Town Administrator, presented the Adams County Shared Services Lease - 2022 Intergovernmental Agreement to the Board.

**TRUSTEE OAKLEY MOVED, TRUSTEE BARDEN SECONDED** to approve Ordinance No. 753-22 - An ordinance approving the Intergovernmental Agreement between Adams County and the Town of Bennett for an office lease at the Bennett Shared County Service Center. The voting was as follows:  
Ayes: Harrell, Oakley, Pindell, Sus, Barden, Dambroski  
Nays: None  
Excused: Smith  
Royce D. Pindell, Mayor, declared the motion carried by unanimous vote.

## 8. Town Administrator Report

### Minutes:

- Ms. Stiles expressed her gratitude to Rachel Summers for covering during the absence of the Town Administrator. "I'm very happy to be back."
- The water re-determination and variance documents are complete.
- Transportation Incentive Program (TIP). Arapahoe County contacted Ms. Stiles reporting they have a small amount of funds. Ms. Stiles will be presenting to Adams County to make a request for additional funding to cover the gap. The Adams County vote is scheduled for Thursday, August 4, 2022.
- Arapahoe County Fair "Boots not Suits" is scheduled for Thursday, July 28, 2022.
- Upcoming Town events - August 2 from 5:00 p.m. to 7:00 p.m. - Community Night Out at Town Hall

## 9. Trustee Comments and Committee Reports

Mayor and Trustees

### Minutes:

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

- Shout out to Town Staff for producing a successful State of the Town event.

#### **Donna Sus, Trustee, reported on the following:**

- Echoed Trustee Oakley's sentiments regarding State of the Town. It was a great event.
- Attended the Comfort Inn and Suites ribbon cutting. Would like to donate her raffle prize for a Bennett Days giveaway.

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

- Thanked Staff for producing a great video for State of the Town.

## 10. Adjournment

### Minutes:


**TRUSTEE BARDEN MOVED, MAYOR PRO TEM HARRELL SECONDED** to adjourn the meeting. The meeting was adjourned at 9:05 p.m. Voting was as follows:  
Ayes: Oakley, Pindell, Sus, Barden, Dambroski, Harrell

Nays: None

Excused: Smith

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

**Minutes Approved:**

DocuSigned by:  
  
D458792134FB463...  
Royce D. Pindell, Mayor

DocuSigned by:  
  
00366DAA7ED246D...  
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.

---

Contact: Christina Hart (chart@bennett.co.us 1303-644-3249 X1001) | Minutes published on 08/02/2022, adopted on 08/09/2022