



Board of Trustees - Study Session

Tuesday, July 11, 2023 at 5:45 pm

PLEASE SILENCE ALL CELL PHONE AND ELECTRONIC DEVICES.

THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/82969043900>

Meeting ID: 829 6904 3900

Passcode: 166365

One tap mobile

+13462487799

2. Bennett Gives Back Awards

Danette Ruvalcaba, Director of Finance

3. Community and Economic Development Department Update

Greg Thompson, AICP, Community and Economic Development Director

Attachments:

- **Community and Economic Development Department Update (0_-7-11-23_C__ED_Department_Update.pdf)**

Contact: Christina Hart (chart@bennett.co.us 303-644-3249 x1001) | Agenda published on 07/07/2023 at 10:28 AM

DEPARTMENT PROGRESS REPORT



TO: Mayor and Town of Bennett Board of Trustees
FROM: Greg Thompson, AICP, Community and Economic Development Director
DATE: July 11, 2023
SUBJECT: Community and Economic Development Department Update

Department Summary

The last six months have seen a changing Community and Economic Development Department but one which still provides excellent customer service, is improving processes for customers, suggesting changes to Codes, all while making adjustments from a personnel standpoint.

A variety of changes are anticipated in the next six months, including changes to the Landscape portion of the Zoning Code and Subdivision Regulations, personnel, making further improvements to the processes we administer and continued positive connection with community members. The final draft of the Department's Strategic Plan will be completed this summer and will be presented to the Board of Trustees.

Staffing Updates

The Community and Economic Development Department has seven FTEs, six currently filled. The Department has promoted from within for the new Director and the Community Development Manager positions. We have also extended an offer to a new Planning Manager who will start later this month and will eventually replace Steve Hebert.

Division Updates & Milestones

Economic Development Division Update

At the current time, we have an open position in this Division for the only employee that is assigned to it. Now that we have filled the Planning Manager position, we can focus on what this Economic Development role will be for the Town. Savannah Vickery was the Economic Development and Special Events Coordinator at your last update in January. She was promoted to Community Development Manager. We interviewed several people this spring in an effort to fill the role, but were ultimately unsuccessful. Economic Development is a highly competitive employment market. We are dedicating time over the next few months to strategize our needs in this Division to get the best-suited individual for the Town's needs.

Business Retention

As the new Director, I have been learning more about the existing businesses and ways the Town's efforts can better support our business community. Over the next few months, efforts will be made to meet with Bennett businesses to learn more about them. I have also been making several contacts with economic development partners within the region, including CORE Electric Cooperative, Rocky

Mountain Partnership (RMP), AC-REP, I-70 Chamber of Commerce, peers at Adams County Community and Economic Development Department, City of Brighton, Town of Lochbuie and Staff at Colorado's Office of Economic Development and International Trade. These regional partnerships will be invaluable in creating programs and resources to meet the business community's needs.

In October, the Board of Trustees approved a property lease and economic development incentive package for Open and Affordable Dental to expand their surface parking lot and medical practices in the community. The incentive agreement and lease have been executed and their plans have been approved. We anticipate receiving the signed plans from the applicant any day, allowing them to begin construction on the parking lot itself.

Business Recruitment

The Town secured an advertisement in the State's "Colorado Business Come to Life" campaign in the Site Selection magazine. The ad was combined with other Colorado communities and economic development organizations as part of 10,000 printed magazines sent to international site selector companies in 2023, bundled in a special feature in the Site Selection magazine in January 2023 and presented at several trade expos throughout the year. Rachel and Trish attended the ISCS conference and reported on numerous attractive business opportunities interested in Bennett. We heard great feedback from some franchises and their desire to locate in Bennett but we are having a challenging time with franchisees. This may be an opportunity to incentivize local entrepreneurs to invest in Bennett.

Celebration of Businesses

The Economic Development Division needs to work with the Bennett Asian Café to set up an opportunity to celebrate their opening via a ribbon cutting. Les Schwab is anticipating an opening this summer that will also need a grand opening celebration! These commercial developments continue to be a catalyst for our thriving community as we compete in the region.

Planning Division Update

Chapter 16 Updates

The Planning Division continues to spearhead review and updates to the zoning regulations in Chapter 16 of the Bennett Municipal Code. Updates to Article III of Chapter 16 - Sign Regulations are anticipated to come before the Board of Trustees in the next month. Other anticipated changes in the next six months include the addition of a land use (teacherages), the Landscape portion of the Code and the Subdivision Regulations.

Current Planning Updates

In the first half of 2023, the following applications were brought forward for public review, including:

1. Updated the Town's 3-Mile Plan
2. Farmers and Merchants Bank Final Development Plan
3. Rezoning for a portion of Bennett Ranch from C to R-3
4. Muegge Farms Filing No. 7 Final Plat and Final Development Plan
5. Wall Conditional Use Permit
6. Updates were made to the Planning & Zoning Commission By-Laws

The Town Staff continues to be cautious about our land development and construction projects, acknowledging the recent hikes in interest rates that directly impact loans and may provide for an economic slowdown in permit activity locally. While the Economic Development and Planning Divisions consistently get legitimate inquiries for both residential and non-residential developments, we work to balance capital investments and land development costs so that Bennett can continue to compete for smart growth that is occurring in the region.

Transportation decisions that impact development is being guided by the recently adopted Bennett Master Transportation Plan. This plan provides guiding policies for the location and design of future roads and roadway improvements throughout the Town and our growth areas.

Community Development Division Update

Homes are under construction in Muegge Farms and Bennett Village. Certificates of Occupancy have been issued for the model homes.

Construction is under way for three commercial sites, including Les Schwab Tire, the Farmers and Merchant Bank and Best Box Self-Storage. It is anticipated the Walls RV Storage facility and the parking lot for Open and Affordable Dentistry will begin construction in the near future.

Permit Summary

In the first six months of 2023, 225 permits were issued with a total valuation of \$46,097,645. By comparison, the first six months of 2022 saw a total of 272 permits which increased Bennett’s property valuation by \$12,513,751. The significant increase in valuation is due to larger commercial projects in 2023, such as the Best Box Storage facility and Farmers and Merchants Bank. Lennar has been issued 84 Residential – New permits in 2023, compared to the 21 Residential – New permits pulled in the first six months of 2022. The 2022 permits were to finish out the Skyview subdivision.

The Town also had a reduced building permit fee month in June.

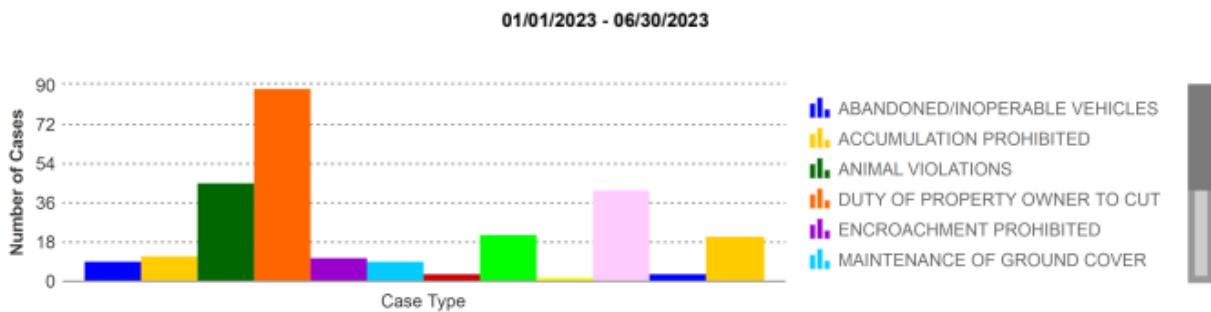
The permits issued by the Town include the following monthly totals for the first 6 months of 2023:

Monthly Totals	
January	33
February	18
March	42
April	56
May	41
June	35

Permit Type		Permit Type	
Residential - Alteration/Remodel	7	Commercial – Alteration/Remodel	2
Residential - Landscaping	5	Commercial - New Tenant/Finish	3
Residential - New	84	Commercial Quick Permit/Outdoor	6
Residential - Outdoor	4	Commercial Site Work	1
Residential - Solar	37	Sign	2
Residential - Quick Permit	46	Temporary Use	1
Fence	3	Utility Infrastructure	5
Residential New Master Plan	3	Commercial Site Work	1
Grading	1	Right-of-Way	14

Community Service Division Update

The Community Service Officers continue to provide quarterly updates to the Board, along with the Adams County Sheriff’s Office, Arapahoe County Sheriff’s Office and the Municipal Court. Community Services provides animal control and code enforcement for the Town and first responder services in support of the Adams County and Arapahoe County Sheriff’s office who provide law enforcement for the Town. The first six months of this year, the Officers made community outreach and Antelope Hills patrols two of their priorities. The graph below shows the top three types of cases the Officers worked on which includes weeds, animals and snow/ice removal.



From January 1 through June 30, 2023 the CSOs incurred 261 cases, 188 that are closed with 73 still active. This translates into a 72% closure rate. Additionally, Officer Zimmerman and Officer Buono have had over 270 contacts with town residents where Bennett branded items and/or business cards were handed out. These contacts have included complaint receipt, ordinance education, violation issuance, general questions and general public relations.