



# Town Board of Trustees

Tuesday, July 12, 2022 at 7:00 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. Call to Order

Royce D. Pindell, Mayor

### a. Roll Call

## 3. Pledge of Allegiance

Royce D. Pindell, Mayor

## 4. Approval of Agenda

Royce D. Pindell, Mayor

## 5. Consent Agenda

Royce D. Pindell, Mayor

### a. June 28, 2022 - Regular Meeting Minutes

#### Attachments:

- **June 28, 2022 - Regular Meeting Minutes** (June\_28\_\_2022\_-\_Regular\_Meeting\_Minutes.pdf)

## 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. 22.15 - Kiowa Creek Annexations No. 1, 2 and 3

Steve Hebert, Planning and Economic Development Manager

Resolution No. 922-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 1 and Finding the Area Proposed to be Annexed Eligible for Annexation

Resolution No. 923-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 2 and Finding the Area Proposed to be Annexed Eligible for Annexation

Resolution No. 924-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 3 and Finding the Area Proposed to be Annexed Eligible for Annexation

Ordinance No. 747-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 1 to the Town of Bennett, Colorado

Ordinance No. 748-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 2 to the Town of Bennett, Colorado

Ordinance No. 749-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 3 to the Town of Bennett, Colorado

#### Attachments:

- **Public Hearing Script** (0\_-\_Kiowa\_Creek\_Public\_Hearing\_Script\_\_reopen\_.pdf)
- **Staff Report Case No. 22.15 - Kiowa Creek Annexations No. 1, 2 and 3** (1\_-\_KCP\_Annex\_StaffReport\_BoT\_07\_12\_22\_FINAL.pdf)
- **PowerPoint Presentation Case No. 22.15 - Kiowa Creek Annexations No. 1, 2 and 3** (2\_-\_KiowaCreekAnnex\_BoardPresentation\_07\_12\_22\_FINAL.

pdf)

- **Letter of Intent/Narrative** (3\_-\_Ltr\_of\_Intent\_\_VA\_-12-06-21.pdf)
- **Annexation Petitions** (4\_-\_KiowaCreek\_AnnexationPetitions\_no.1\_2\_3.pdf)
- **Annexation Maps** (5\_-\_Kiowa\_Creek\_Annexation\_Maps\_1\_2\_3.pdf)
- **Annexation Impact Report** (6\_-\_Annexation\_Impact\_Report\_-\_Kiowa\_Creek\_1-27-22\_\_002\_.pdf)
- **Comprehensive Plan Guiding Principle Commentary** (7\_-\_Kiowa\_Creek\_Comprehensive\_Plan\_Principles\_Commentary.pdf)
- **Kiowa Creek Traffic Memorandum** (8\_-\_KCP\_TIS\_June\_2022.pdf)
- **Combined Staff and Referral Agency Comments** (9\_-\_KC\_Annex\_CombinedReferralComments.pdf)
- **Bennett 2021 Comprehensive Plan** (10\_-\_2021\_Comp\_Plan\_Town\_of\_Bennett\_Reduced.pdf)
- **Resolution No. 922-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 1 and Finding the Area Proposed to be Annexed Eligible for Annexation** (11\_-\_Reso.\_No.\_922-22\_-\_Kiowa\_Creek\_Elig\_Reso\_1.pdf)
- **Resolution No. 923-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 2 and Finding the Area Proposed to be Annexed Eligible for Annexation** (12\_-\_Reso.\_No.\_923-22\_-\_Kiowa\_Creek\_Elig\_Reso\_2.pdf)
- **Resolution No. 924-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Kiowa Creek Annexation No. 3 and Finding the Area Proposed to be Annexed Eligible for Annexation** (13\_-\_Reso.\_No.\_924-22\_-\_Kiowa\_Creek\_Elig\_Reso\_3.pdf)
- **Ordinance No. 747-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 1 to the Town of Bennett, Colorado** (14\_-\_Ord.\_No.\_747-22\_-\_Kiowa\_Creek\_Annex\_Ord\_1.pdf)
- **Ordinance No. 748-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 2 to the Town of Bennett, Colorado** (15\_-\_Ord.\_No.\_748-22\_-\_Kiowa\_Creek\_Annex\_Ord\_2.pdf)
- **Ordinance No. 749-22 - An Ordinance Approving an Annexation Known as the Kiowa Creek Annexation No. 3 to the Town of Bennett, Colorado** (16\_-\_Ord.\_No.\_749-22\_-\_Kiowa\_Creek\_Annex\_Ord\_3.pdf)
- **Suggested Motion** (17\_-\_suggested\_motion.pdf)

**b. Case No. 22.16 - Kiowa Creek Planned Development - PD Zoning**

Steve Hebert, Planning and Economic Development Manager

Ordinance No. 750-22 - An Ordinance Zoning Property Annexed to the Town of Bennett Known as the Kiowa Creek Annexation No. 1, 2 and 3 and Approving an Outline Development Plan for Such Property

**Attachments:**

- **Staff Report Case No. 22.16 - Kiowa Creek Planned Development - PD Zoning** (0\_-\_KCP\_Zoning\_StaffReport\_BoardHrng\_7\_12\_22\_FINAL.pdf)

- **PowerPoint Presentation Case No. 22.16 - Kiowa Creek Planned Development - PD Zoning** (1\_KiowaCreek\_Zoning\_Board\_Presentation\_07\_12\_22\_FINAL.pdf)
- **Land Use Application** (2\_-\_BF\_KCP\_Application\_\_1\_.pdf)
- **Letter of Intent/Narrative** (3\_-\_Ltr\_of\_Intent\_\_VA\_-12-06-21\_\_1\_.pdf)
- **Kiowa Creek Outline Development Plan (ODP)** (4\_-\_KC-ODP\_REV2\_0630\_22.pdf)
- **Comprehensive Plan Guiding Principles Commentary** (5\_-\_Kiowa\_Creek\_Comprehensive\_Plan\_Principles\_Commentary\_\_1\_.pdf)
- **Kiowa Creek Traffic Memorandum** (6\_-\_KCP\_TIS\_June\_2022.pdf)
- **Combined Staff and Referral Agency Comments** (7\_-\_KC\_Annex\_ODP\_CombinedReferralComments\_\_1\_.pdf)
- **Bennett 2021 Comprehensive Plan** (8\_-\_2021\_Comp\_Plan\_Town\_of\_Bennett\_Reduced.pdf)
- **Ordinance No. 750-22 - An Ordinance Zoning Property Annexed to the Town of Bennett Known as the Kiowa Creek Annexation No. 1, 2 and 3 and Approving an Outline Development Plan for Such Property** (9\_-\_Ord\_No\_750-22\_-\_Kiowa\_Creek\_Zoning\_Ord.pdf)
- **Suggested Motion** (10\_-\_suggested\_motion.pdf)

**c. Case No. 22.17 - Bennett Farms Annexations No. 1 and 2**

Steve Hebert, Planning and Economic Development Manager

Resolution No. 920-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Bennett Farms Annexation No. 1 and Finding the Area Proposed to be Annexed Eligible for Annexation

Resolution No. 921-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Bennett Farms Annexations No. 2 and Finding the Area Proposed to be Annexed Eligible for Annexation

Ordinance No. 744-20 - An Ordinance Approving an Annexation Known as the Bennett Farms Annexation No. 1 to the Town of Bennett, Colorado

Ordinance No. 745-22 - An Ordinance Approving an Annexation Known as the Bennett Farms Annexation No. 2 to the Town of Bennett, Colorado

**Attachments:**

- **Public Hearing Script** (0\_-\_Bennett\_Farms\_Public\_Hearing\_Script\_\_reopen\_.pdf)
- **Staff Report Case No. 22.17 - Bennett Farms Annexations No. 1 and 2** (1\_-\_BFarms\_Annex\_StaffReport\_BoT\_07\_12\_22a.pdf)
- **PowerPoint Presentation Case No. 22.17 - Bennett Farms Annexations No. 1 and 2** (2\_-\_BennettFarms\_Annex\_Board\_Presentation\_07\_12\_22\_\_1\_

.pdf)

- **Letter of Intent/Narrative** (2\_-\_Ltr\_of\_Intent\_\_VA\_-12-06-21\_\_1\_.pdf)
- **Annexation Petitions** (3\_-\_BennettFarms\_Annex\_Petitions\_1\_2.pdf)
- **Annexation Maps** (4\_-\_Bennett\_Farms\_AnnexMaps\_1\_2.pdf)
- **Annexation Impact Report** (5\_-\_Annexation\_Impact\_Report\_-\_Kiowa\_Creek\_BFarms\_1-27-22.pdf)
- **Comprehensive Plan Guiding Principle Commentary** (6\_-\_Bennett\_Farm\_s\_and\_the\_Comprehensive\_Plan\_Principles.pdf)
- **Bennett Farms Traffic Memorandum** (7\_-\_Bennett\_Farms\_Traffic\_Study\_2022-06-03\_\_1\_.pdf)
- **Combined Staff and Referral Agency Comments** (8\_-\_Bennett\_Farms\_Annex\_CombinedReferrals.pdf)
- **Bennett 2021 Comprehensive Plan** (9\_-\_2021\_Comp\_Plan\_Town\_of\_Bennett\_Reduced\_\_1\_.pdf)
- **Resolution No. 920-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Bennett Farms Annexation No. 1 and Finding the Area Proposed to be Annexed Eligible for Annexation** (10\_-\_Reso.\_No.\_920-22\_-\_Bennett\_Farms\_Elig\_Reso\_1.pdf)
- **Resolution No. 921-22 - A Resolution Concerning a Petition for the Annexation of Property to the Town of Bennett, Colorado, Known as the Bennett Farms Annexations No. 2 and Finding the Area Proposed to be Annexed Eligible for Annexation** (11\_-\_Reso.\_No.\_921-22\_-\_Bennett\_Farms\_Elig\_Reso\_2.pdf)
- **Ordinance No. 744-20 - An Ordinance Approving an Annexation Known as the Bennett Farms Annexation No. 1 to the Town of Bennett, Colorado** (12\_-\_Ord.\_No.\_744-22\_-\_Bennett\_Farms\_Annex\_Ord\_1.pdf)
- **Ordinance No. 745-22 - An Ordinance Approving an Annexation Known as the Bennett Farms Annexation No. 2 to the Town of Bennett, Colorado** (13\_-\_Ord.\_No.\_745-22\_-\_Bennett\_Farms\_Annex\_Ord\_2.pdf)
- **Suggested Motion** (14\_-\_suggested\_motion.pdf)

**d. Case No. 22.18 - Bennett Farms PD - Planned Development District Zoning**

Steve Hebert, Planning and Economic Development Manager

Ordinance No. 746-22 - An Ordinance Zoning Property Annexed to the Town of Bennett Known as the Bennett Farms Annexation No. 1 and 2 and Approving an Outline Development Plan for Such Property

**Attachments:**

- **Staff Report Case No. 22.18 - Bennett Farms PD - Planned Development District Zoning** (0\_-\_BFarms\_Zoning\_StaffReport\_BoardHrng\_07\_12\_22\_v2.pdf)
- **PowerPoint Presentation Case No. 22.18 - Bennett Farms PD - Planned Development District Zoning** (1\_-\_BennettFarms\_Zoning\_Board\_Presentation\_07\_12\_22.pdf)
- **Land Use Application** (2\_-\_BF\_KCP\_Application\_\_2\_.pdf)
- **Letter of Intent/Narrative** (3\_-\_Ltr\_of\_Intent\_\_VA\_-12-06-21\_\_2\_.pdf)

- **Bennett Farms Outline Development Plan (ODP)** (4\_-\_BF-ODP\_REV2\_063022.pdf)
- **Comprehensive Plan Guiding Principles Commentary** (5\_-\_Bennett\_Farms\_and\_the\_Comprehensive\_Plan\_Principles.pdf)
- **Bennett Farms Traffic Memorandum** (6\_-\_Bennett\_Farms\_Traffic\_Study\_2022-06-03.pdf)
- **Combined Staff and Referral Agency Comments** (7\_-\_Bennett\_Farms\_Annex\_Zoning\_CombinedReferrals.pdf)
- **Bennett 2021 Comprehensive Plan** (8\_-\_2021\_Comp\_Plan\_Town\_of\_Bennett\_Reduced\_\_1\_.pdf)
- **Ordinance No. 746-22 - An Ordinance Zoning Property Annexed to the Town of Bennett Known as the Bennett Farms Annexation No. 1 and 2 and Approving an Outline Development Plan for Such Property** (9\_-\_Ord.\_No.\_746-22\_-\_Bennett\_Farms\_Zoning.ord.pdf)
- **Suggested Motion** (10\_-\_suggested\_motion.pdf)

**e. Annexation, Development and Vested Rights Agreement (Bennett Farms and Kiowa Creek)**

Ordinance No. 751-22 - An Ordinance of the Board of Trustees of the Town of Bennett, Colorado Approving an Annexation, Development and Vested Rights Agreement for the Bennett Farms and Kiowa Creek Annexations Pursuant to Article 68 of Title 24 C.R.S., and Authorizing Execution of Such Agreement  
Steve Hebert, Planning and Economic Development Manager

Melinda Culley, Town Attorney

**Attachments:**

- **Public Hearing Script** (Script\_-\_Vested\_Rights\_Agmt.pdf)
- **Staff Report Annexation, Development and Vested Rights Agreement (Bennett Farms and Kiowa Creek)** (1\_-\_Staff\_Report.pdf)
- **Proposed Annexation, Development and Vested Rights Agreement** (2\_-\_Annexation\_Agreement\_-\_Kiowa\_Creek\_\_Bennett\_.pdf)
- **Ordinance No. 751-22 - An Ordinance of the Board of Trustees of the Town of Bennett, Colorado Approving an Annexation, Development and Vested Rights Agreement for the Bennett Farms and Kiowa Creek Annexations Pursuant to Article 68 of Title 24 C.R.S., and Authorizing Execution of Such Agreement** (4\_-\_Ord.\_No.\_751-22\_-\_Annexation\_Development\_and\_Vested\_Rights.pdf)
- **Suggested Motion** (suggested\_motion.pdf)

**7. Action/Discussion Items**

**a. Highway 79 & I-70 EB Ramp Interchange Signalization & Reconstruction - Third Party Inspections Services**

Daymon K. Johnson, Capital Projects Director

**Attachments:**

- **Staff Report Highway 79 & I-70 EB Ramp Interchange Signalization & Reconstruction - Third Party Inspections Services** (0\_-\_Staff\_Report\_-\_State\_Highway\_79\_\_I-70\_EB\_Off\_Ramp\_Interchange\_Signalization\_and\_Recon

struction\_3rd\_Part\_Inspection\_-\_7.5.22\_-\_Dj-\_thredline.pdf)

- **Yeh and Associates, Inc. Proposal** (1\_-\_Yeh\_\_Associates\_Proposal\_-\_5.5.22.pdf)
- **Yeh and Associates, Inc. Cost Breakdown** (2\_-\_Yeh\_\_Associates\_Proposal\_Cost\_Breakdown\_-\_5.5.22.pdf)
- **RockSol Consulting Group, Inc. Proposal** (3\_-\_Rock-Sol\_-\_Proposal\_for\_I-70\_\_Hwy\_79\_Interchange\_-\_5.24.22.pdf)
- **Suggested Motion** (4\_-\_suggested\_motion.pdf)

**b. Request for Proposal (RFP) 22-008 - Town of Bennett Park Video Surveillance**

Alison Belcher, Communications and IT Director

Adam Meis, IT and Communications Manager

**Attachments:**

- **Staff Report Request for Proposal (RFP) 22-008 - Town of Bennett Park Video Surveillance** (0\_-\_TownofBennett\_StaffReport\_RFP22008\_ParkVideoSurveillance\_Update.pdf)
- **Request for Proposal (RFP) 22-008** (1\_-\_TOB\_RFP\_22-008\_Town\_of\_Bennett\_Park\_Video\_Surveillance.pdf)
- **Request for Proposal (RFP) 22-008 Addendum 1** (2\_-\_TOB\_RFP\_22-008\_Town\_of\_Bennett\_Park\_Video\_Surveillance\_Addendum1\_Update.pdf)
- **Request for Proposal (RFP) 22-008 Addendum 2** (3\_-\_TOB\_RFP\_22-008\_Town\_of\_Bennett\_Park\_Video\_Surveillance\_Addendum2.pdf)
- **Stone Security Request for Proposal (RFP) Response** (6\_-\_Final\_RFP\_Response\_-\_Town\_of\_Bennett\_Park\_Video\_Surveillance\_-\_Stone\_Security\_-\_6.27.22.pdf)
- **Paladine Technologies Request for Proposal (RFP) Response** (5\_-\_22-008\_Town\_of\_Bennett\_Park\_Video\_Surveillance\_-\_Paladin\_Response.pdf)
- **Stone Security Revised Bid** (4\_-\_Q33807-01\_Park\_Video\_Surveillance\_-\_Support\_Option.pdf)
- **Paladine Technologies Revised Bid** (7\_-\_Town\_of\_Bennett\_-\_Park\_Surveillance\_-\_AVA\_-\_Quads\_No\_Speakers\_Q\_177569.pdf)
- **Suggested Motion** (8\_-\_suggested\_motion.pdf)

**8. Town Administrator Report**

Trish Stiles, Town Administrator

**9. Trustee Comments and Committee Reports**

Mayor and Trustees

**10. Adjournment**

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.

