



Town Board of Trustees

Tuesday, August 9, 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. July 26, 2022 - Regular Meeting Minutes

Attachments:

- **July 26, 2022 - Regular Meeting Minutes** (07-26-2022_-_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. Tri-Valley Veterans of Foreign Wars (VFW) Post 8449 Special Events Liquor License

Christina Hart, Town Clerk

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Tri-Valley Veterans of Foreign Wars (VFW) Post 8449 Special Events Liquor License** (1_-_Staff_Report_-_VFW_Special_Event_Permit.pdf)
- **DR8439 Application for a Special Events Liquor License** (2_-_DR8439_Application_for_a_Special_Event_Liquor_License.pdf)
- **Diagram of Premises** (3_-_Diagram_of_the_Premises.pdf)
- **Certificate of Good Standing** (4_-_Certificate_of_Good_Standing.pdf)
- **Findings and Decision** (5_-_Findings_and_Decisions.pdf)
- **Suggested Motion** (6_-_Suggested_Motion.pdf)

b. Case No. 22.22 - Love's Filing No. 1 Subdivision Final Plat

Resolution No. 927-22 - A Resolution Approving a Final Plat for Love's Filing No. 1
Steve Hebert, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Case No. 22.22 - Love's Filing No. 1 Subdivision Final Plat** (1_-_Loves_Filing_1_FinalPlat_StaffReport_BoT_08_09_22_FINAL__1_.pdf)
- **PowerPoint Presentation Case No. 22.22 - Love's Filing No. 1 Subdivision Final Plat** (1-PP_Love_s_FinalPlat_FDP_CUP__StaffPresentation_BoT_08_09_22_FINAL.pdf)
- **Land Use Application** (2-Land_Use-Minor_Sub_Div_Application.pdf)
- **Land Owner's Authorization** (3-Owner_s_Authorization__Muegge_Farms_-_Bennett_CO_4.8.2022__00217404xAC517_.PDF)
- **Letter of Intent/Narrative** (4-Letter_of_Intent.pdf)
- **Love's Filing No. 1 Final Plat** (5-FINAL_PLAT_VacantTract_10.96ac.pdf)
- **Love's Traffic Memorandum** (6-Loves_Travel_Stop_Bennett_CO_Traffic_Memo_July_2022.pdf)

- **Town of Bennett and CDOT MOU** (7-Executed_-_MOU_Love_s_Truck_Parking_Public_Private-Partnership_Project.pdf)
- **Proposed Improvements to Marketplace Drive** (8-SH_79_and_Marketplace_Ultimate_Layout_Exhibit_-_5.11.21.pdf)
- **Combined Staff and Referral Agency Comments** (6-Combined_Referral_Comments_Love_s_FinalPlat.pdf)
- **Planning and Zoning Commission Resolution No. 2022-12** (10-P_Z_Commission_Resolution_No._2022-12.pdf)
- **Resolution No. 927-22 - A Resolution Approving a Final Plat for Love's Filing No. 1** (11-_Resolution_Love_s_Filing1_FinalPlat_reso_927-22.pdf)
- **Suggested Motion** (12_-_suggested_motion.pdf)

c. Case No. 22.24 - Love's Conditional Use Permit for Expanded Truck Parking

Resolution No. 928-22 - A Resolution Approving the Love's Conditional Use Permit for Expanded Truck Parking

Steve Hebert, Planning Manager

Attachments:

- **Staff Report Case No. 22.24 - Love's Conditional Use Permit for Expanded Truck Parking** (0_-_Loves_CUP_StaffReport_BoT_08_09_22_FINAL__1_.pdf)
- **PowerPoint Presentation Case No. 22.24 - Love's Conditional Use Permit for Expanded Truck Parking** (1-Love_s_FinalPlat_FDP_CUP__StaffPresentation_BoT_08_09_22_FINAL__1_.pdf)
- **Land Use Application** (2-Land_Use-CUP_Application.pdf)
- **Letter of Intent/Narrative** (3-Letter_of_Intent__1_.pdf)
- **Site Plan** (4-CUP_LOVE_S_PARKING_LOT_EXPANSION_BENNETT_CO-SITE_PLAN_08_02_22.pdf)
- **Love's Traffic Memorandum** (5-Loves_Travel_Stop_Bennett_CO_Traffic_Memo_July_2022.pdf)
- **Town of Bennett and CDOT MOU** (6-Executed_-_MOU_Love_s_Truck_Parking_Public_Private-Partnership_Project.pdf)
- **Proposed Improvements to Marketplace Drive** (7-SH_79_and_Marketplace_Ultimate_Layout_Exhibit_-_5.11.21.pdf)
- **Combined Referral Agency Comments** (8-Combined_Referral_Comments_Love_s.pdf)
- **Planning and Zoning Commission Resolution No. 2022-13** (9-P_Z_Commission_Resolution_No._2022-13.pdf)
- **Resolution No. 928-22 - A Resolution Approving the Love's Conditional Use Permit for Expanded Truck Parking** (10-Love_s_CUP_reso_928-22__1_.pdf)
- **Suggested Motion** (suggested_motion.pdf)

d. Case No. 22.23 - Love's Truck Stop Final Development Plan, Amendment No. 4, for Expanded Truck Parking, Fuel Station Additions and Landscape Changes

Resolution No. 929-22 - A Resolution Approving the Love's Final Development Plan, Amendment No. 4

Steve Hebert, Planning Manager

Attachments:

- **Staff Report Case No. 22.23 - Love's Truck Stop Final Development Plan, Amendment No. 4, for Expanded Truck Parking, Fuel Station Additions and Landscape Changes** (0_-_Loves_FDP_StaffReport_BoT_08_09_22_FINAL_2_.pdf)
- **PowerPoint Presentation Case No. 22.23 - Love's Truck Stop Final Development Plan, Amendment No. 4, for Expanded Truck Parking, Fuel Station Additions and Landscape Changes** (1-Love_s_FinalPlat_FDP_CUP_StaffPresentation_BoT_08_09_22_FINAL_2_.pdf)
- **Land Use Application** (2-Land_Use-FDP_Application.pdf)
- **Letter of Intent/Narrative** (3-Letter_of_Intent_2_.pdf)
- **Final Development Plan** (4-FDP_Plans_18x24.pdf)
- **Revised Landscape Plan** (5-LOVE_S_FDP-REVISED_LANDSCAPE_PLANS_08_02_22.pdf)
- **Love's Traffic Memorandum** (6-Loves_Travel_Stop_Bennett_CO_Traffic_Memo_July_2022__1_.pdf)
- **Town of Bennett and CDOT MOU** (7-Executed_-_MOU_Love_s_Truck_Parking_Public_Private-Partnership_Project__1_.pdf)
- **Proposed Improvements to Marketplace Drive** (8-SH_79_and_Marketplace_Ultimate_Layout_Exhibit_-_5.11.21__1_.pdf)
- **Combined Referral Agency Comments** (9-Combined_Referral_Comments_Love_s__1_.pdf)
- **Resolution No. 929-22 - A Resolution Approving the Love's Final Development Plan, Amendment No. 4** (10-Love_s_FDP_AmndNo.4_BOT_reso_929-22.pdf)
- **Suggested Motion** (suggested_motion.pdf)

e. Ordinance No. 754-22 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities

Ordinance No. 754-22 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities

Steve Hebert, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Ordinance No. 754-22 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities** (1_-_TelecomOrdinance_BoT_StaffReport_08_09_22_FINAL.pdf)
- **PowerPoint Presentation Ordinance No. 754-22 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities** (1-Telecom_BoT_StaffPresentation_08_09_22_FINAL.pdf)
- **Ordinance No. 754-22 - An Ordinance Amending Chapter 16 of the Bennett Municipal Code Concerning Wireless Communication Facilities** (2_-_Ordinance_No._754-22_TOWN_OF_BENNETT_Wireless_Code_Draft_v.2__7-12-22_v_.pdf)

- **Draft Design Standards** (3_BENNETT_WCF_Design_Standards_mc_redline_.pdf)
- **Planning and Zoning Commission Resolution** (4-P_Z_Resolution_No._2022-16.pdf)
- **Suggested Motion** (5_-_suggested_motion.pdf)

7. Action/Discussion Items

a. Request for Proposal (RFP) 22-010 - Stormwater Drainage Master Plan

Taeler Houlberg, Administrative Services Director

Attachments:

- **Staff Report Request for Proposal (RFP) 22-010 - Stormwater Drainage Master Plan** (0_-_stormwater_drainage_master_plan_staff_report_final.pdf)
- **Request for Proposal (RFP) 22-010** (1_-_TOB_RFP_22-010_-_Stormwater_Drainage_Master_Plan_Final.pdf)
- **Request for Proposal (RFP) 22-010 - Addendum #1** (2_-_RFP_22-010_Addendum_1.pdf)
- **Ayres Associates, Inc. Proposal** (3_-_Ayres_Town_of_Bennett_Stormwater_Drainage_Master_Plan.pdf)
- **Bohanna Huston, Inc. Proposal** (4_-_BHI_Stormwater_Drainage_Master_Plan_22-010.pdf)
- **ICON Engineering, Inc. Proposal** (5_-_ICON_Bennett_-_Stormwater_Drainage_MP_FINAL.pdf)
- **IMEG Corp. Proposal** (6_-_IMEG_town_of_bennett_-_stormwater_drainage_master_plan.pdf)
- **JVA, Inc. Proposal** (7_-_JVA_Proposal_Bennett_Stormwater_Drainage_Master_Plan_2022.pdf)
- **RESPEC Company, LLC Proposal** (8_-_RESPEC_Proposal_for_Stormwater_Drainage_Master_Plan_updated.pdf)
- **Suggested Motion** (9_-_suggested_motion.pdf)

8. Town Administrator Report

Trish Stiles, Town Administrator

9. Trustee Comments and Committee Reports

Mayor and Trustees

10. Executive Session

Trish Stiles, Town Administrator

- a. Discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees - SWOT (Strength, Weakness, Opportunity, and Threat) Analysis**

Attachments:

- **Executive Session Script** (Bennett_Exec_Session_Script.pdf)

b. Return to Open Meeting

c. Report from Executive Session

11. 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.

Contact: Christina Hart (chart@bennett.co.us 1303-644-3249 X1001) | Agenda published on 08/04/2022 at 12:25 PM