



Town Board of Trustees

Tuesday, April 11, 2023 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. March 28, 2023 - Regular Meeting Minutes

Attachments:

- **March 28, 2023 - Regular Meeting Minutes** (03-28-2023_-_Meeting_Minutes.pdf)

b. Assignment of Subdivision Agreement for Brunner Subdivision Filing No. 1

Resolution No. 967-23 - A Resolution Approving an Assignment to the Subdivision Agreement for Brunner Subdivision Filing No. 1

Attachments:

- **Staff Report Assignment of Subdivision Agreement for Brunner Subdivision Filing No. 1** (0_-_Staff_Report_SA_Assignment_Brunner__clean_.pdf)

- **Brunner Subdivision Agreement** (1_-_2022_-_Recorded_Subdivision_Agreement.pdf)
- **Assignment of Subdivision Agreement (SA)** (2_-_Assignment_of_SA_4-6-2023_Final_for_Board_clean_.pdf)
- **Resolution No. 967-23 - A Resolution Approving an Assignment to the Subdivision Agreement for Brunner Subdivision** (1_-_Resolution_Brunner_SA_Assignment_DG.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. Action/Discussion Items

a. Renaming The Field of Dreams

Resolution No. 968-23 - A Resolution Renaming The Field of Dreams The Joe Stemo Ballfield
Trish Stiles, Town Manager

Attachments:

- **Colorado Dugout Club Coaches Association's Hall of Fame Induction I-70 Scout Sports Article** (0_-_I-70_Scout_Article.pdf)
- **Resolution No. 968-23 - A Resolution Renaming The Field of Dreams The Joe Stemo Ballfield** (1_-_Joe_Stemo_Field.pdf)
- **Suggested Motion** (2_-_suggested_motion.pdf)

7. Public Hearing

a. Case No. 21.08 - Ordinance No. 768-23 - Bennett Ranch C to R-3 Rezoning

Ordinance No. 768-23 - An Ordinance Approving a Rezoning of a Portion of the Bennett Ranch Commercial Property
Steve Hebert, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Case No. 21.08 - Ordinance No. 768-23 - Bennett Ranch C to R-3 Rezoning** (Staff_Report_Bennett_Ranch_C-1_to_R-3_Rezone_BoT_StaffRpt_FINAL__2_.pdf)
- **PowerPoint Presentation** (1_BennettRanch_C_to_R-3_Rezone_BoT_Presentation_04_11_23FINAL.pdf)

- **Letter of Intent** (2_Bennett_Ranch_-_Letter_of_Intent.pdf)
- **Rezoning Amendment Map** (3_Rezoning_BRanchC_to_R-3_Map.pdf)
- **Bennett Ranch C District and R-3 District Concept Plan** (4_Bennett_Ranch_-_Commercial_Rezone_-_Conceptual_Exhibit_09_20_22.pdf)
- **Original 2018 Bennett Ranch Traffic Impact Analysis** (5_2018_BRanch_Traffic_Impact_Analysis.pdf)
- **August 2022 Bennett Ranch Traffic Impact Analysis** (6_Aug_2022_Bennett_Traffic_Conformance_Letter.pdf)
- **Combined Staff and Referral Agency Comments** (7_BennettRanch_C-1_R-3_Rezone_e_CombinedReferrals.pdf)
- **Planning and Zoning Commission Resolution No. 2023-01** (8_P_Z_Resolution_No._2023-01.pdf)
- **Ordinance No. 768-23 - An Ordinance Approving a Rezoning of a Portion of the Bennett Ranch Commercial Property** (9_Bennett_Ranch_Rezone_Ord_768-23_FINAL.pdf)
- **Suggested Motion** (10_suggested_motion.pdf)

b. Case No. PZ 2022-0016 Muegge Farms Filing No. 7 Final Plat

Resolution No. 969-23 - A Resolution Approving a Final Plat for Muegge Farms Filing No. 7

Steve Hebert, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Case No. PZ 2022-0016 Muegge Farms Filing No. 7 Final Plat** (1_-_MueggeFarms_F7_BoT_Staff_Report_FINAL.pdf)
- **PowerPoint Presentation** (1_PowerPoint_MueggeFarmsNo7_FinalPlat_BoT_04_11_23.pdf)
- **Letter of Intent/Narrative** (2_Letter_of_Intent.pdf)
- **Applicant's Presentation** (3_MFarms_Filing7_ApplicantPresentation.pdf)
- **Muegge Farms Filing No. 7 Final Plat** (4_Plat__3rd_Sub__Muegge_Farms_Filing_7_FINAL_PLAT__UPDT_.pdf)
- **Muegge Farms Outline Development Plan** (5_MueggeFarms_ODP_AmendNo.3_Recorded_Reduced.pdf)
- **Combined Staff and Referral Agency Comments** (6_MF_PA-1_F-7_Final_Plat_Combined_Referrals.pdf)
- **Muegge Farms Filing No. 7 (PA-1) Traffic Impact Compliance Letter** (7_Final_Plat_-_03.01_Traffic_Impact_Analysis.pdf)
- **Planning and Zoning Commission Resolution No. 2023-02** (8_P_Z_Resolution_2023-02.pdf)
- **Resolution No. 969-23 - A Resolution Approving a Final Plat for Muegge Farms Filing No. 7** (9_MueggeFarms_FilingNo.7__BoT_reso_969-23_FINAL.pdf)
- **Suggested Motion** (10_suggested_motion.pdf)

8. Action/Discussion Items

a. CASA Childhood Abuse and Awareness Proclamation

Royce D. Pindell, Mayor

Attachments:

- **CASA Childhood Abuse and Awareness Proclamation** (Child_Abuse_Prevention_Month.pdf)

b. Custer Street Utility Bypass Construction

Ricky Martinez, Utility Director

Attachments:

- **Staff Report Custer Street Utility Bypass Construction** (00._Custer_Street_Sanitary_Sewer_Bypass_Staff_Report_4-11-23_Final.pdf)
- **RFP 22-006 - Custer Street Sanitary Sewer Bypass** (01._RFP_22-006_-_Custer_Street_Sanitary_Sewer_Bypass.pdf)
- **Construction Plans: Custer Street Sanitary Sewer Bypass** (02._Construction_Plans_Custer_Street_Sanitary_Sewer_Bypass.pdf)
- **Addendum 1** (03._Addendum_1.pdf)
- **Addendum 2** (04._Addendum_2.pdf)
- **Dan's Custom Construction Inc. 2023 Material Cost Increase Revised Bid** (05._Dan_s_Custom_Construction_Inc._2023_Material_Cost_Increase_Revised_Bid.pdf)
- **Dan's Custom Construction Inc. 2023 Water System Additional Scope Bid** (06._Dan_s_Custom_Construction_Inc._2023_Water_System_Additional_Scope_Bid.pdf)
- **Alpine Civil Inc. 2022 Bid** (07._Alpine_Civil_Inc._2022_Bid.pdf)
- **BTC Construction Inc. 2022 Bid** (08._BTC_Construction_Inc._2022_Bid.pdf)
- **Dan's Custom Construction Inc. 2022 Bid** (09._Dan_s_Custom_Construction_Inc._2022_Bid.pdf)
- **JBS Pipeline Contractors, LLC. 2022 Bid** (10._JBS_Pipeline_Contractors__LLC._2022_Bid.pdf)
- **Kuhn Construction Inc. 2022 Bid** (11._Kuhn_Construction_Inc._2022_Bid.pdf)
- **NRE Inc. 2022 Bid** (12._NRE_Inc._2022_Bid.pdf)
- **RCD Construction Inc. 2022 Bid** (13._RCD_Construction_Inc._2022_Bid.pdf)
- **Reynold's Construction, LLC. 2022 Bid** (14._Reynold_s_Construction__LLC_2022_Bid.pdf)
- **Suggested Motion** (15._suggested_motion.pdf)

c. Resolution in Opposition of Senate Bill 23-213

Resolution No. 970-23 - A Resolution of the Town of Bennett in Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213

Royce D. Pindell, Mayor

Attachments:

- **Resolution No. 970-23 - A Resolution of the Town of Bennett in Opposition to Statewide Land Use and Zoning Preemptions in Senate Bill 23-213** (SB_213_Resolution_in_Opposition.pdf)
- **Suggested Motion** (suggested_motion.pdf)

9. Town Manager Report

Trish Stiles, Town Manager

10. Trustee Comments and Committee Reports

Mayor and Trustees

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 04/06/2023 at 3:36 PM