

**Town of Nunn  
Public Hearing / Work Session  
March 9, 2019  
9:00 a.m.**

**A Public Hearing for the Varra Industrial Park Annexation, Which is Open to the Public,  
Nunn Community Center Board Meeting Room**

The Public Hearing for the Varra Industrial Park Annexation was called to order by Mayor Tinsley at 9:00 a.m. on March 9, 2019 and opened for public comments. Tony Evans (engineer for Varra Industrial Park) indicated Xcel is installing 7 substations between Ault and Greeley which should help electric service in this area. He requested the annexation be approved at the March 21st meeting. No other comments. Motion by Trustee Frederiksen and seconded by Trustee Moon to close the Public Hearing. All in Favor. Motion Carried. Public Hearing was closed at 9:05 a.m.

**A Work Session of the Town Board, Which is Open to the Public,  
Nunn Community Center Board Meeting Room**

***Call To Order:***

The Work Session of the Board Of Trustees of the Town of Nunn for March 9, 2019 was called to order and presided over by Mayor Tinsley at 9:05 a.m.

***Roll Call:***

Mayor Tinsley  
Trustee Vogel  
Trustee Frederiksen  
Trustee Mead - Resigned  
Trustee Moon  
Trustee Varra  
Trustee Vella - Absent

***Agenda Items:***

- **Presentation by Joe Dice for Potential Cultivation Operation:** Mr Dice said his client is interested in developing the MBI lot for a cultivation facility and are waiting for confirmation that it has 3 phase power. They also have an interest in the smaller lot. They would like to install a greenhouse on the property. Town Clerk stated they would have to request special use designation (since the property is already zoned industrial) which would require a Public Hearing in 30 days. Mr Dice said the state has requirements for filtration, fencing, security. Greenhouses can grow year round but usually take a 2 month break in December. Outdoor grows typically have one crop per year and you might have an odor the last 2 - 3 weeks and requires 24 hour security the last 3 - 4 weeks. They would be willing to come up with a security plan that is acceptable to the Town. Chief Clingan said the Town wouldn't require any additional security measures other than the state required but would want to know what measures were in place. Water use was discussed. Town Clerk stated if their water use exceeded an acre foot then they would be required to provide an additional share of water. The Board was polled to see if they were interested in proceeding, All Trustees were in favor of proceeding with the MBI lot.
- **Review Annexation Agreement for Varra Industrial Park Draft:** Copy provided to Trustees for review. Submit comments by email to Town Clerk. Annexation Agreement and Preliminary Plan will be voted on March 21, 2019.
- **Review Safebuilt Ordinance for Updating to Existing Building Codes:** Town Clerk provided a copy of the proposed Building Code Updates for Boards review prior to March 21, 2019 meeting.

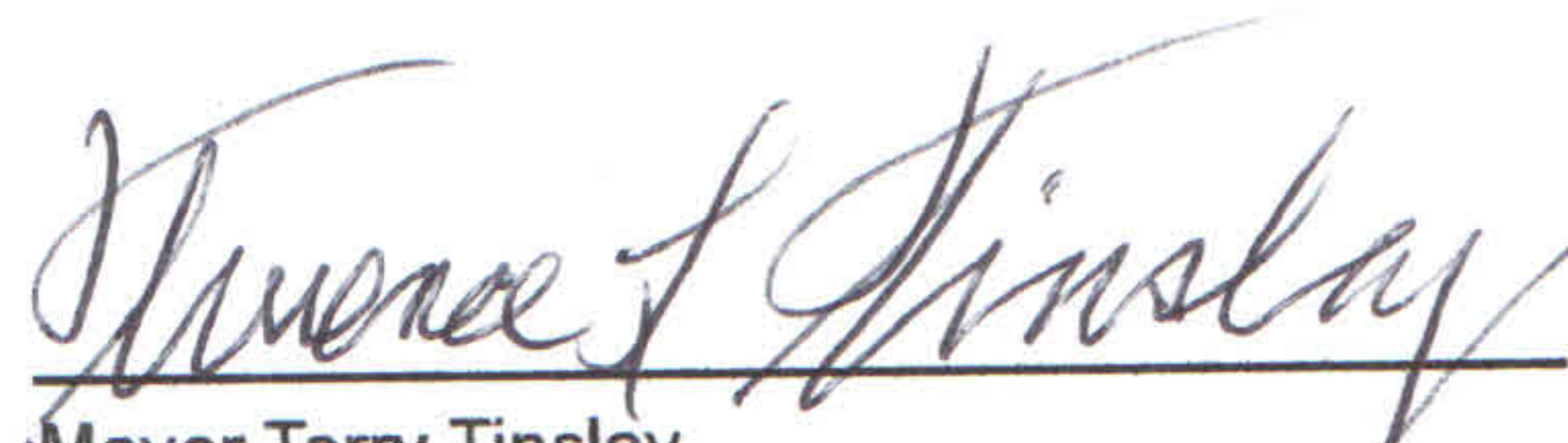
- **Evaluation & Discussion for Two Different Potential Planning Service Firms:** Only one of two applicants have actual planning experience. Trustee Frederiksen said if we were going to consider a part time Planner then we should have one who has actual planning experience. There was some concern amongst the Board due to the one planner having multiple jobs. Tony Evans, Nick Varra's engineer, said he was the Town's planner and did the first Comp Plan. Several Trustees voiced a concern over conflict of interest with Mr Evans applying for the part time planner.
- **Review of Model Traffic Code Ordinance:** Adoption would allow certain offenses to be written into Municipal Court rather than into County Court which is currently the case.
- **Support Weld County As Sanctuary Town (Not on Agenda):** Chief Clingan would like the Town to adopt a Resolution supporting Weld County's position as a sanctuary county in relation to the Red Flag bill making it's way through the State Legislature. Resolution will be drafted for March 21, 2019 meeting.

**Public Comments:**

- Joyce Taylor said Boulder County is trying to shut down the oil & gas industry.

**Adjournment:** Motion to adjourn made by Trustee Varra and seconded by Trustee Frederiksen. All in Favor. Motion Carried.

**Meeting Adjourned:** 10:25 a.m.

  
 \_\_\_\_\_  
 Mayor Terry Tinsley

Susan S Frederiksen  
 \_\_\_\_\_  
 Trustee Susan Frederiksen