

**TOWN OF NUNN
WORK SESSION**

Saturday August 6th 2022

A STUDY SESSION OF THE TOWN BOARD, WHICH IS OPEN TO THE
PUBLIC AT THE NUNN COMMUNITY CENTER BOARD MEETING ROOM

CALL TO ORDER

The Work Session for the Town of Nunn for August 6, 2022 was called to order and presided over by Mayor Moon at 9:04 a.m.

Oath of Office:

Trustee Jim Kaus

Informational Meeting/Updates from Marijuana Dispensary Evaluation Committee:

- Trustee Cable unable to attend and provide updates
- will be submitting to ballot, notified County/State
- draft for Board to review, later this month
- next Committee meeting will be Wednesday 8/10/22

Ben Issa/Meat processing plant proposal:

- 12 years, worked for JBS, Double J, Rosen, etc.
- Wants to operate their own facility, not just sell meats
- Town of Nunn is growing, lots of Industrial area suitable for type of business
- Plan:
 - process 130 large/275 small animals a month
 - 2 owners + 10 employee's, 16 by 3rd year
 - property with existing water tap, 610 Lone Tree
 - lease property back to current owners while they get setup, equipment, etc.

Q: Trustee Kaus, process in place to dispose of waste/blood?

A: blood collected/treated until picked up by 1 vendor
-certain drains for blood

2 additional vendors pick up remaining, skin, trimmings, heads, etc.

Q: Trustee Amen, how many animals a day will be held in pens?

A: hasn't finalized pen size, estimating 20 animals a day, delivered in morning,
nothing will stay overnight

Q: Trustee Amen, potential odor? How much water will be used in a day?

A: not a feed lot, animals will be there very short time, blood will be contained
which reduces smell. Hoping to be under 1000 gal/day

Q: Mayor Moon, how is business a benefit to Town of Nunn?

A: meat business is here to stay, taxes/revenue, goal is to expand,
people move here to work here

Mayor Moon, not sure if this type of business is right for town, do benefits out-weigh water usage, impacts? Definitely have to discuss, consult Town Attorney, Upstate Colorado

- Town won't have to inspect, that is done at the Federal level, USDA, etc.
- Wholesale not retail is their goal

Committee Updates:

- a. Technology, Business Development- Trustee Smith:
 - No major updates
 - Continued work on Town Website, delay with hosting providers
 - still checking into .gov
 - Working on security guidelines

- b. Public Works, Water- Trustee Kaus:
 - Trustee Kaus just assigned, give time to review/plan
 - dust suppressant on most travelled roads

- c. Parks & Recreation, Library- Trustee Kelly:
 - still need more people to join
 - checking into Grants
 - projects around Town that don't require Grants
 - Committee Meeting 8/9
 - Mayor Moon, great job on National Night Out, calls to Town Hall "kudos" for National Night Out

- d. Finance, Budget, Grants- Trustee Frederiksen:
 - No updates, no need for committee meetings right now

- e. Emergency Planning- Trustee Cable:
 - absent

- f. Senior Outreach/Facilities- Trustee Amen:
 - Arbor donated for Senior Center, needs put up
 - 3 flag poles at Cemetery; American, Colorado, and MIA
 - lighting already in place
 - Possible monument at SE corner of Park, would require a Grant
 - could still put at Cemetery, incorporate flag poles and Monument
 - re key Senior Center, replace fan inside, price out new fans
 - Trustee Kelly has a few extra fans if were interested

- g. Nunn Days- Mayor Moon:
 - accepting vendor applications
 - received about \$4,000.00 in sponsorships
 - not doing tractor pull, lawn mower races
 - Committee meetings more frequently as date approaches

Varra Gravel Mining-Tony Evans:

- Tony provided proposal, Town Attorney and Engineer have reviewed
- Proposal details conditions of approval; road maintenance, resolutions from similar communities, area to be mined (cannot exceed), gravel removal system (VTC) prior to entering highway, M-F from 7 to 7 (7-4 more likely), after 75% mined out review with Town to replat, possible lake or pond
- Mayor Moon, Town Attorney suggested Reclamation bond, insuring completion
Tony, we are required to bond through the State
Mayor, attorney suggested a bond in favor of the Town
Can we review the State's bond to determine if it covers the Town?
- Public Q: How often will you be sweeping the road?
A: As often as necessary
Mayor Moon: #3 of proposal, need to specify distance of area to be maintained and frequency
Tony, check road conditions daily, distance of ¼ mile in 3 directions
phone # to call if road needs attention, agree to 12-hour response time
- Submit new information/changes to Town Attorney, update the proposal, Tony will review, that is what vote on August 18th 2022 will be based upon

Dolce Vita Building Permit application for Cultivation operation:

- Town approved cultivation, this is in regards to their building
- 14,255 sf.; 7,055 warehouse and 7,200 green-house
- 1,800 plants, warehouse will be larger enough for future expansion
- obtained 1 water share, future expansion would require additional shares
- artificial light will be used, amount will differ Winter vs. Summer
- Town strongly suggests a generator as backup power
- Building permit application will be sent to Safebuilt

Public Comments:

Regarding drainage on South side of town, changes to ditch over the years, new homes being built effecting drainage, especially on 31 and 4th
Need to continue discussion at next Public Works Committee Meeting

Motion by Trustee Frederiksen and seconded by Trustee Amen to adjourn the Work Session of August 6, 2022 at 10:35 a.m. All in favor, Motion Carried.

Mayor Jennifer Moon

Deputy Clerk Kendra Minch