



**City of Fort Lupton
Marijuana Licensing Authority
Agenda
Tuesday, June 7, 2022
6:00 PM
130 South McKinley Avenue**

**Zo Stieber-Hubbard,
Mayor**
Valerie Blackston, Ward 1
Chris Ceretto, Ward 2
Carlos Barron, Ward 3
David Crespín, Ward 1
Claud Hanes, Ward 2
Bruce Fitzgerald, Ward 3

**You may join in person or join remotely by clicking on:
<https://global.gotomeeting.com/join/851983253>**

Call to Order

Pledge of Allegiance

Roll Call

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. May 3, 2022, Marijuana Licensing Authority Meeting Minutes

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Stieber

- a. AM 2022-009 Findings of Fact by the Fort Lupton City Council Acting as the Marijuana Local Licensing Authority ("Authority") on an Application Submitted by Centaurus Farms, LLC, for a Retail Marijuana Business to be Located at 13400 County Road 10, Fort Lupton**
- b. Findings of Fact by the Fort Lupton City Council Acting as the Marijuana Local Licensing Authority ("Authority") on an Application Submitted by Centaurus Farms, LLC, for a Medical Marijuana Business to be Located at 13400 County Road 10, Fort Lupton**

Adjourn

**RECORD OF PROCEEDINGS
MARIJUANA LICENSING AUTHORITY
MAY 3, 2022**

The Marijuana Licensing Authority of the City of Fort Lupton met at the City Complex, 130 South McKinley Avenue, on Tuesday, May 3, 2022. Mayor Zo Stieber called the meeting to order at 6:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber and Councilmembers Chris Ceretto, Bruce Fitzgerald, Valerie Blackston, Carlos Barron and Claud Hanes.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus.

PUBLIC HEARINGS

AM 2022-007 Consideration by the Fort Lupton City Council Acting as the Marijuana Local Licensing Authority ("Authority") on an Application Submitted by Centaurus Farms, LLC, for a Retail Marijuana Business to be Located at 13400 County Road 10, Fort Lupton

Mayor Stieber opened the public hearing at 6:00 p.m. and asked for a description of the proposal. The City Clerk, Mari Peña, stated that Centaurus Farms, LLC, submitted a complete application for a retail marijuana business. Staff reviewed the application and found that it met zoning requirements, setbacks, and possession of the premises. A background investigation was conducted on the Controlling Beneficial Owner, John Paoella. Mr. Paoella appears to be of good moral character. The application review included the floor plan/security diagram, locks and doors, alarm system, lighting, cameras and DVD Recording, parking lot, and waste disposal plan. It appears all plans covered all the requirements that are needed by the Colorado Marijuana Enforcement Division and no issues were found with the security plan.

The applicant was successful in the lottery held before the City Council on February 15, 2022, and is now before the Authority in the public hearing process.

All notification requirements have been met including publication in the newspaper and posting of a sign on the premises ten (10) days prior to the hearing.

Prior to the hearing the Authority received USB's containing the application information. The Authority briefly reviewed the application provided on the USBs.

The Owner, John Paoella, provided a presentation to the Authority. The presentation offered his background information within the cannabis business. The store will be for a medical and retail marijuana business with as much hiring within the City. Mr. Paoella laid out the interior and exterior of his building. The current parcel is unplatted and will be platted through the land

**RECORD OF PROCEEDINGS
MARIJUANA LICENSING AUTHORITY
MAY 3, 2022**

use process. Mr. Paoella explained the new construction design of the building, parking lot layout, drive through, and café lounge. Within the building there are also offices, the lobby area at the main entrance and the store.

Mr. Paoella stated that the camera system is required by statute to hold 40 days of storage however his system will hold up to 90 days. The cameras will use 1080p resolution. Some of the cameras will rotate while others will be stationary or record in panoramic view. All hardware will be of commercial grade with a Knox box as required by the fire department. There will be security on site during the days and someone on call 24/7.

The council discussed additional time for review of the new information.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal.

Bobby Adams who resides near the subject property, asked the applicant if there was a drive-thru. Mayor Stieber stated that Mr. Adams address the Council. Mr. Adams indicated that was the only question he had.

Charlotte Jones, who owns the property to the north, indicated that there are houses surrounding the property and the neighborhood should be taken into consideration by the Council.

Dawn Massey, who lives in the area stated concerns with traffic, drivers running stop signs, children and livestock in the area. Although Mrs. Massey lives in unincorporated Weld County, she does business within the City and indicated that her feelings are just as important.

Doug Massey, who lives in the area, indicated that he is happy with the way Fort Lupton is and anyone wishing to purchase these products should drive to the area where they have been purchasing.

Leroy Sack, who lives in the area indicated he had no issue with the proposal and would like to know if the other three (3) have been issued? Mayor Stieber indicated that the applications were still in the process.

The Council was in consensus that they be allowed additional time to review the new information.

It was moved by Carlos Barron and seconded by Bruce Fitzgerald to adjourn the public hearing to June 7, 2022. Motion passed unanimously on voice vote.

Consideration by the Fort Lupton City Council Acting as the Marijuana Local Licensing Authority ("Authority") on an Application Submitted by Centaurus Farms, LLC, for a Medical Marijuana Business to be Located at 13400 County Road 10, Fort Lupton

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Because the public hearing for the retail marijuana business license for Centaurus Farms, LLC was tabled to June 7, 2022, the City Council discussed tabling this item to June 7, 2022, to allow for additional time to review the information.

The City Attorney, Andy Ausmus asked Mr. Paoella if he had a full and fair opportunity to present his case and if he would like the presentation from the retail marijuana license to be incorporated into the action item before the panel. Mr. Paoella stated 'yes'.

It was moved by David Crespín and seconded by Bruce Fitzgerald to table to matter to June 7, 2022. Motion passed unanimously on voice vote.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

Submitted by,

Maricela Peña, City Clerk

Approved by City Council

Zo Stieber, Mayor



SUBJECT FOR DISCUSSION

Findings of Fact by the Fort Lupton City Council Acting as the Marijuana Local Licensing Authority (“Authority”) on an Application Submitted by Centaurus Farms, LLC, for a Retail Marijuana Business to be Located at 13400 County Road 10, Fort Lupton

SUMMARY STATEMENT/BACKGROUND DISCUSSION

On May 3, 2022, the Fort Lupton City Council acting as the Marijuana Licensing Authority, (“Authority”) held a public hearing to consider the application submitted by 1310 Factory Circle, LLC. During the public hearing, the Authority was provided with the marijuana business license application electronically on a USB. The Authority also heard testimony from the public. The public hearing was not closed.

There has been no correspondence received to date.

Since the Authority had just received the information electronically, the Authority determined that the matter be continued to June 7, 2022, to review the information received and deliver Findings of Fact on the application.

FINANCIAL CONSIDERATIONS

N/A

LEGAL/POLITICAL CONSIDERATIONS

N/A

ALTERNATIVES/OPTIONS

STAFF RECOMMENDATIONS

Staff seeks recommendation.

Attachments: a. Location Map

Certification of Council Approval:

Ordinance No. _____

Resolution No. _____

City Clerk

Date





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