

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
October 3, 2024

A. 6:00 P.M. Call to order & roll call of the regular September meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:08 p.m. Present: Dustin Wilkey, Amy Rusby, Amber McMahill, Larry Good and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes.

B. Mayor Comments – Welcome!

C. Consent Agenda – Dustin asked about the proposed impact fees for the fire department. Ron said he had asked Chief Rob Goodwin if there had been a study done regarding the amount of money they hope to collect and they did one about a year ago. Ron asked for clarification regarding the language in the proposal (who is charged, how are fees collected, distributed, etc.) and they have not determined that. Dustin asked about fees collected in Marble staying in Marble. Ron did not ask that but he anticipates they would not.

Dustin asked about the resident who applied to put in the waterline. Ron said the resident has a bid and the project will proceed.

Dustin asked about the Good farm container proposal. Ryan asked that questions be held until old business.

Dustin made a motion to approve the consent agenda. Larry Good seconded. Amber asked about the bill paid to Colins Cole Winn & Ulmer, PLLC and Ron explained that it was for job descriptions and an employee handbook. The motion passed unanimously.

a. Approval of September 5th, 2024 Minutes

b. Approval of Current Bills, October 3rd, 2024

D. Administrator Report

a. 2025 Gem Show Proposal, Michael Carter – Michael has been a vendor at previous Gem Shows and MarbleFests. When Monique Villalobos announced that she would not be doing a gem show in 2025, Michael contacted past vendors and many wanted to have the show. He would like to hold it with a new name: Marble Rocks. Last year they had 10 vendors in the campground. He would like to keep the campground spaces open for vendors coming from out of town and open it to 4-5 local vendors in the grassy area. He would like the town to handle portable toilets and to waive fees. The show would pay the insurance, expanded promotion/advertising costs and hope to increase attendance as well as acknowledge sponsors. Larry asked about the use of the campground and was told that that has happened the last two years. He asked if the town would be expected to donate the campground or would those who use it pay for it. Michael said vendors would be expected to reserve and pay for their spaces. There would not be scheduled entertainment and they aren't planning on using the park. Larry asked about the goal and vision for this. Michael said that he is a vendor and likes to organize events on a community level. Amber said that the use fee was for the park and Michael will not be using the park. Dustin proposed a booth fee that would help cover the cost of the toilets. He would like to see sales tax go to the town. Ryan said sales tax should be paid on anything sold in the town. He asked if there was a need for toilets and Ron said there is a need for two to take the load off of the campground septic. Alie

added that campers in the rest of the campground should not have to share bathrooms with visitors. Michael is proposing that vendors pay a fee of \$150 in addition to their camp spot. This would pay for insurance and some advertising. Ryan would like to see the event continue but is hesitant to have the town provide the portable toilets. He does not feel the town should have to provide toilets for every event that comes to town and would encourage Michael to have the vendors contribute to that cost. The proposed date is June 13-15. Amber asked if Michael would be approaching the chamber as they donated \$3000 to last year's event. Ryan asked Ron what needed to be decided tonight. Ron would like to see any fee set. Ryan feels that the vendor fee is up to the sponsor and would go toward their costs. Dustin says that, as a vendor, he pays a fee and sales tax for any event. He proposed \$100. Larry proposed a lower fee for their first year. Alie said, as a vendor, her experience is that whoever puts the event on sets and collects the fee. The town only gets the sales tax. Larry withdrew his fee proposal. Amy clarified that the fees collected would help pay for the event expenses. Michael said they paid \$250 last year and it was an increase of \$100 from the previous year. Two toilets, three days would run about \$600. Dustin is concerned that anyone who camps at any time and wants to sell things could do that. Ryan said that they would still need to have approval. Amber asked who they would get insurance through. Michael will start by contacting his insurance agent. Ryan asked if they would create an entity such as an LLC and Michael said they are running it through their business which is a corporation. Larry Good made a motion that the town support the Marble Rocks festival in 2025 by renting space in the campground with MR taking care of their expenses, fees and paying sales tax. Dustin Wilkey seconded and the motion passed unanimously. Michael asked about a business license and Ryan suggested that demonstrating the payment of sales tax would be enough. Michael spoke to getting a special event business license and he will look into that.

b. Jailhouse Project Update, Emma – Emma said they poured the first half of the foundation today with the second scheduled for next Thursday. There has been a \$1000 increase in the cost of concrete. Builders First Source donated all of the necessary materials, resulting in a decrease in the labor and materials. She would like to save the original foundation rocks and use them in the landscaping if Piffer agrees. Amber loves that idea but asked if it would delay the project. Emma thinks pulling the rocks could happen at the end of the foundation install with excavation on the latter end. Ron explained that GoCo has sent the reporting/reimbursement paperwork to Emma and he asked who would take care of that. Emma said she would fill it out but does not want to handle the financials. Ron will take care of paperwork and collection of money from now on. The expenses are two contractors: the foundation contractor (\$13,000) and the house moving contractor (\$8,000) and \$1,000 was added for miscellaneous expenses for a total of \$22,000. They have paid \$4000 to the house mover with the second payment of \$4000 due when the jailhouse is moved back. \$6,500 has been paid to the foundation contractor with the balance to be paid when he finishes. Revenues include \$10,000 GOCO grant, \$5,000 from the Town of Marble, \$5,000 from Gunnison County, \$3,000 from the quarry and \$1,000 from Go Fund Me for a total of \$24,000. The main concern now is the scheduling and meeting GOCO deadlines. Oct 17 is the proposed date for moving the jailhouse back. GOCO and AVLTL reps are scheduled to visit that date. Emma said this date is dependent on the curing process. Ron said that Mike Yellico has done a great job coordinating this. Emma spoke to in kind donations from various people and businesses including Bill Bailey, PiffCo, Grateful Builders and Builders First. She would like to thank these donors with something on site – perhaps an etched block of marble – and would like to discuss the archived items. Dustin asked if any excess funds could go into a specific fund for maintenance of the jail. Larry suggested using part of these funds for something to recognize the in-kind donations.

Emma reminded everyone that this is just the first phase. There is another \$50,000 of preservation work that needs to be done. Dustin asked if Emma had done anything more about fundraising and she explained that she has been on site and coordinating/communicating with contractors, Town of Marble, GOCO and AVL. She is retiring at this point. Ryan asked for Emma's input about any excess funds. She would like to prioritize thanking in-kind donors. Mike Yellico would like to include the individual's names rather than just the business names and suggested including something like "Did Time at the Jailhouse". Ryan would like to thank those who worked on the seating in the Millsite Park as well, including Greg Tonazi, Duane Piffer and the Quarry. Emma spoke to the artifacts they are finding as it applies to the application for the historical designation. They will inventory the artifacts with pictures, dates, logs and description. She asked for guidance in how detailed to get with the inventory as to how to list things like scrap metal and pieces of glass as well as how and where to store artifacts now. She would like to see them displayed in plexiglass display cases on site. Amber said there is a grant specific for displays and another for research. She will explore these more. Ryan asked that thank yous be put on the November agenda.

c. CML Continuing Education, Alie – Alie attended one of the 'on the road' Colorado Municipal League (CML) conferences in August. It was a 6-hour event and she felt the contacts and shared ideas and information were valuable. She encourages the board to go on their website (cml.org) for free information such as handbooks, board training, etc.

d. 2025 Preliminary Budget Discussion – Amy asked about when she should address the monthly financial update and it was agreed that Financial Update will be added to the monthly agendas. Ron said Amy has been meeting with Alie and Ron weekly. She reported that revenues (budgeted at \$408,500) are on track at 75%. Expenses are at 83% because they include wages for the past month. We have \$422,677 on hand.

Ron said that we collect about 10% (\$40,000) of the budget in property tax. Sales tax is estimated at \$166,000. We underestimate revenues and overestimate expenses. Total revenue is budgeted at \$369,000 for 2025. Campground revenue went up in 2024: \$55,000. Alie and Richard have worked on ideas on how to make the campground a money-making enterprise, including: raise rates, allow dogs, marketing, monetize ATVs. Laura Walton asked about the change in the quarry lease, down to \$34,000. Ron explained that revenue in 2024 included funds due from 2023. Other items mentioned: MarbleFest essentially pays for itself. We give a HUB subsidy of \$10,000 to keep the enterprise afloat as it is vital to the health of the town as an information center. Some of this subsidy helps with wages. Street maintenance is budgeted at \$50,000. We need to maintain the asphalt road as there are cracks that need to be filled, erosion repair, etc. Ron is suggesting \$20,000 for asphalt repair. Legal expenses have gone down due to the work of the board. We are budgeting \$375,000 in expenses with an ending balance of \$390,000. Ryan asked about the engineering/inspection fees. Ron wants to work on building permit fees and codes this winter. Current fees are 20 years old. Ron said that the town has had reserves in the neighborhood of \$422,000-\$450,000 = more than a year's of expenses. This year's estimates would bring that down to \$390,000. Larry spoke to the idea of charging for trailer parking and the possibility of raising and additional \$20-30,000. Ryan would like to reopen the dialogue with SBA, including the town attorney and the county. Amber said that the LKL steering committee would all write letters of support. Ron spoke to the fact that both of the Colorado Senators send representatives to the Wild and Scenic meetings and these reps might be good contacts to ask the Senators to speak to the SBA. Ryan would like to start with having the attorney reach out again. Ryan Vinciguerra made a motion to have Kendall reach out to SBA to ask where the Marble parking plan is on their agenda.

Amber McMahl seconded and the motion passed unanimously. Amber spoke to requiring reservations regardless of paid parking. Laura Walton said they paid \$44 for parking to go to Maroon Bells in addition to paying for the shuttle.

Ryan said that holding the reserves at about the same amount each year speaks to the success in being a break-even town even with the annual road expenses. Angus asked if there were grants available for road maintenance. Amber and Ron explained that operation expense grants are few and far between. Angus plans to take a grant writing course and offered his help with grant writing.

Dave Hamra said the reserves are excellent but are dependent on revenue/expenses.

Dustin suggested buying the necessary equipment and hiring someone for snow removal. It could also be used for the park, campground, street sweeping, etc. It would also need a place to put it. Ryan would be concerned about reliability based on past experience. Amber suggested working toward this with the Capital Projects Fund. Alie felt that these wages and expenses would exceed the \$20,000 budgeted. Discussion of a location and shed followed. Dustin suggested using the summer seasonal employees for the winter. Amy suggested an annual deposit into this. Ron explained that to be a fund it has to be created by ordinance, have a purpose and it can only be used for that purpose. A Capital Projects Account could be set up without that and that has been added as a line item in the 2025 budget. Dustin suggested dropping the reserves to \$350,000 and putting \$50,000 in that account.

Park Fund – This is a legal fund. Part of the money (\$1,500) comes from the Colorado Trust Fund lottery money and it has to go into a fund. We transfer another \$10,000 into that fund and it goes toward park maintenance.

Some money will come out of reserves for the jailhouse restoration. This includes the funds from the town, the county and the quarry.

Water Fund – collected from property owners for the debt service payment on behalf of the Marble Water Company and is an in/out item.

Ron would like a few things decided at the November meeting – the reserves and the capital improvements account, wages and benefits, etc. We have paid legal council for an employee handbook and some job descriptions. Town employees include one full time, salaried employee and four part time/hourly. Development is a growing demand on employees. Ten properties are in a stage of permitting. This illustrates the need for an increase in building permit fees.

Amber would like to add grants to the November discussion (matching funds needed).

E. Committee Reports

a. Parks Committee – Amy gave a brief update. Marble Fest (MF) dates are Aug 8-10. They are working with a bride on using the Park. The fence at the cell tower is in the hands of Visionary and the Fire Dept. They have tabled the drinking fountain until they can get plumbing bids. They would like to thank those involved with the stage and seating. Dates for the Roaring Fork Outdoor Volunteer (RFOV) are to be determined.

F. Old Business –

Dustin asked about the Goods and their container/permit. Ron said it is still in process.

Angus asked about the HUB building being given to the town and Ron said there has been no progress.

Angus asked if there has been a Marble Water Company (MWC) response to build out proposal. Ron had a meeting with Alie and Tom Williams to keep the conversation open. They are disappointed in

the town's response and MWC turned down the grant. Tom asked what the town wanted and Ron told him the town wants a meaningful discussion about turning the MWC over to the town. Tom asked why the town wants the water company. Ron told him that most municipalities own their utilities and that the MWC board is aging and they have no succession plan. Ryan asked if they had talked about Plan B – alternative well site. Ron said that they did and that DOLA has been advising on that. Tom reiterated that they want a Plan B due to the concerns about the septic system at the restaurant. They agreed to continue to talk.

Dustin asked if there were any Master Plan updates. Ron explained that our facilitator had a heart attack. His recovery has slowed down the final document but it will be coming. The town needs to write a letter of extension for the grant.

G. New Business

a. Potential development of Williams cabin – This is for a cabin located west of Slow Groovin', owned by John Williams, on four lots. The code allows for a preexisting house with septic system. John is asking for a path to do this work – septic and rehabilitation. A question to be answered if there is preexisting septic and what it is. Dustin said from what he understands of the building codes, the criteria is that walls have to stay and that they would need a holding tank with an alarm system to be pumped. Larry said restrictions would need to be in line with those on the Lawrence property.

H. Adjourn – Larry Good made a motion to adjourn. Dustin Wilkey seconded and the motion passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Terry Langley