

Minutes of the Town of Marble  
Regular Meeting of the Board of Trustees  
April 3rd, 2025 6:00 pm

A. Call to order & roll call of the regular April meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:10 p.m. Present: Dustin Wilke, Amber McMahill, Larry Good, Amy Rusby and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor Comments – Ryan welcomed and thanked the citizens who attended.

C. Treasurer Report

- a. Account balances, 3/31/25 – \$456,608.13 for all accounts.
- b. Year to date, budget vs actual – Income is right on target at 11-12% of budget and expenses are at 19% of budget for Jan-Mar.

D. Consent Agenda – Dustin Wilkey made a motion to approve the Consent Agenda. Larry Good seconded and the motion passed unanimously.

- a. Approval of March 6th, 2025 Minutes
- b. Approval of Current Bills, April 3rd, 2025

E. Administrator Report

- a. Kelsy Been request for discussion with board:
  - i. Dark Sky Communities – Kelsy joined the Crystal Valley Environmental Protection Association (CVEPA) board a year ago. They are asking for the level of interest in becoming a Dark Sky Community and are willing to champion it and help with the work involved. She explained that this is a certification to show the commitment to protect dark skies. For a town it means legislation/codes for promoting and protecting dark skies and identifying as a Dark Sky Community. There is research showing light pollution affects wildlife, plants and people. Dark sky certification will attract visitors who value this. Certification can take years. Dustin asked if she had been in touch with Gunnison County concerning the surrounding area. Kelsy said she has not but that there are areas in Gunnison that have certification and others that are pursuing it. She explained that this does not prohibit all lighting but directs angles and types of lights. Amber said there is information on the international dark sky website, including ordinance templates. She asked about the meaning of such things as lumens and candle feet. The process is first putting in an inquiry, getting an assessment and working with a

mentor. The application fee is \$250 and there are requirements for such things as two events a year and educational material. She thinks the town is almost there with the current lighting code. She will send the info to the board. Kelsy said Aaron (a dark sky expert) has looked at the town code and said it was good but needed some slight additions. The certification includes time to get residents into compliance. Amy spoke in favor of making the inquiry. Dustin asked if any board members were opposed to this and none are opposed. Ryan spoke to the work Alex Menard has done and the availability of the Hub for sponsoring required events. Amber said that Jessa Young had followed Alex in this effort and has gone through certification to become a dark sky advocate. She said a sponsoring party/entity and a map of the jurisdiction would be needed. Ryan asked if Kelsy is willing to move this forward and she is.

ii. Use of Town of Marble right of ways – Kelsy said that following concerns about some activities that were happening in town right of ways a few months ago she looked for codes or policies concerning what is allowed and found that there really aren't any. Ryan thanked Kelsy for bringing this to the board and spoke in favor of addressing this before there are big issues. Dustin suggested allowing fire mitigation and to turning over abandoned alleys to homeowners. Amber spoke to the difference between alleys and road right of way. Ryan said fire mitigation should also have permission. Larry spoke to driveway permits and the need for addressing this with an ordinance. Amy agreed with the need for checks and balances and holding people accountable. Ryan asked about reaching out to the town attorney for any examples of other towns' ordinances. Ron said that the right of ways are a valuable asset and contribute to the character the town and should be protected. Dustin asked about responsibility for maintenance of town right of ways. Ron feels the town is responsible and might work with fire mitigation efforts.

iii. Road maintenance needed on East 3rd St. – Kelsy asked about the maintenance plan for the town roads. She said that the UPS man has said East 3<sup>rd</sup> is the worst. Ryan said that the past proposal was to rotate through the town quadrants but that the town has found that some areas need more regular maintenance due to use and agreed there is a need on East 3<sup>rd</sup>. Kelsy said there have been complaints from USPS about pot holes at the mail boxes. She asked if there was a process for citizens to inform the town of problem areas. Ryan said that much of the work is a grass roots effort but that the town should address the problem. Ryan asked about the parking at Beaver Lake and Dustin said that the county is working with CPW to cover the cost of some road base. Richard Wells asked the town to supply road base and that he would then add gravel. Ron said he has had several calls about the pot hole and he explained that it is at

the top of his list but he is waiting for the end of winter. Ron will reach out to the county about getting permission for Dustin to dump a load from Slate Creek. Mariah Villalobos asked who should be contacted and was told to call Ron. Dustin asked for a map of what roads are plowed under the town plowing contract and that they should be maintained during the summer. Ryan addressed the relatively low budget amount available for dirt road maintenance and spoke to alternatives to dirt roads. Richard asked if the board thought 3<sup>rd</sup> was currently the worst and it was felt it probably is. Ryan asked about tar/chip seal on the existing pavement and the need for maintenance of the edges. Angus Barber asked if there were any grants available for some smoothing of the road in conjunction with the educational aspects of the freight farm.

b. Consider approval 2025 Short Term Rental Licenses, Ron – There are six existing short-term rentals in Marble. If the board approves them, Ron will send the new application that includes the updated renewal fee (\$150). Amber said the Goree house should be added. Dustin Wilkey made a motion to approve the 2025 Short Term Rental Licenses. Amber McMahill seconded and the motion passed unanimously.

#### F. Committee Reports

a. Parks Committee report, Amy – The Millsite Master Planning committee will meet on Thursday, April 10, 6 p.m. at the fire station. Ron is working with an engineer on the assessment of the landmark marble pieces in the Mill Site Park.

#### G. Land Use

a. Discussion of commercial corridor plan, Dustin – Dustin asked this to be included on the agenda each month up to the public master plan meeting. He suggests giving owners along the black top the option of rezoning to mixed use. He feels the lots off of that and that are surrounded by existing business should also be included. Ryan said that a business license does not have to be attached to a specific location. Ryan would like to get some verbiage from the town attorney. He feels this idea is more for future businesses. He suggests identifying general parameters and working to avoid spot zoning. Dustin suggested using “mixed use corridor” rather than “commercial corridor”. If it is found that citizens are in agreement with this he would like input from the attorney. Dustin feels that zoning and a business plan are separate issues. Ryan asked to schedule the town attorney, Kendall Burgemeister, on a call for the next meeting. Richard asked if new regulations/reviews would minimize the impact for residents who live along the corridor. Larry agreed that some who live on the corridor do not want businesses and asked what kind of businesses would be turned down. He suggested making community outreach part of the criteria. Ryan explained that use by review would cover some of these concerns as it requires posting and public meetings. Mariah asked what kind of

outreach is being done to inform the public about this. Ryan explained that regular meetings are long standing but there will be additional outreach for the master planning public meeting: flyers, word-of-mouth, social media. Angus asked if a mixed-use zoning would affect property tax. Ron said the tax is set by the county. Kelsy asked if all property along the corridor would be taxed as if they were mixed use. Ryan thinks that the county is responsible for labeling a property as business or commercial and that they do recognize mixed use. Dustin used the Marble Gallery as an example of part of the building being taxed as business. Ron pointed out that the commercial businesses had primarily followed the Main Street naturally. Ryan said that this addresses potential conflict as it allows for the change in zoning in particular areas. Ron will put the map on the website. Kelsy asked about the home occupation category and Ryan explained that this is for very low impact businesses. Ryan encouraged community participation in town meetings. He would like to start promotion of the master plan meeting scheduled June 20. Richard suggested having a few copies of the previous month's minutes available at the meeting. Larry suggested posting flyers at the kiosk and having them available at meetings. Mariah suggested having them at the parking and Dustin suggested having Charlie Manus having them available at recycling. Larry Good suggested a path for a bike/pedestrian pathway.

#### H. Old Business -

a. Discussion of paid parking plan, Dustin – Ryan said there are no updates from the SBA attorney but the senators' staff is putting some pressure on. He would like to schedule a work session to develop a plan in order to be ready to move. This will be on April 17, 6 p.m., at the fire station. Angus asked if the town is seeing any impact on regarding grants or Forest Service as a result of the current federal policies. Dustin suggested asking the sheriff to make regular trips to Crystal due to the lack of availability of Forest Service personnel. Amber said that most of our grants are on the state level but they may be affected by what the state gets.

#### I. New Business

a. Dustin addressed the use of the kiosk at 3 and 133 by non-town entities and would like a consistent use policy. He would like to see the Marble map posted there.

b. Larry asked if there was anything the town could do about the trees that have come down up above the Finn's property due to the fire danger they present. Because it is outside town limits, he suggested contacting the county.

b. Amber reported that the school is getting new roof and the museum temporarily moving into Swift house. They will need volunteers on May 17 for packing. Ryan will donate lunch.

J. Adjourn – Dustin Wilkey made a motion to adjourn. Amber McMahill seconded and the motion passed unanimously. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,  
Terry Langley