

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
July 6, 2023

- A. Call to Order and Roll Call – Mayor Ryan Vinciguerra called the meeting to order at 7:06 p.m.
Present: Tony Petrocco, Emma Bielski and Ryan Vinciguerra. Absent: Larry Good, Amber McMahill. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes.
- B. Mayor’s Comments
- C. Consent agenda – Emma Bielski made a motion to approve the consent agenda. Tony Petrocco seconded and the motion passed unanimously.
- a. Approve June 7, 2023 minutes
 - b. Approve current bills, July 6, 2023
- D. Administrator report
- a. 2023 Financial Report – Ron reported that we are halfway through the year and we have collected 39% of our revenue. He explained that most of the sales tax comes in later in the year which is why it looks like we are behind. The campground revenues so far are \$20,000 and expenditures are at \$5,000. Total town expenses are at 58%. Unusual expenses include snow plowing last season. \$30,000 was budgeted but, due to the heavy snowfall, expenses were \$52,000. Ryan pointed out that the town has not spent all of the money budgeted for road improvements and asked if there were any urgent improvement needs. Ron reported that there are many needed road improvements but they are not urgent. Ryan suggested that might make up some of the difference with snow plowing expenses and Emma agreed.
- E. Land Use Issues
- a. Consider approval Parker/Collins lot line adjustment, Ryan – Ryan and Charlie Parker walked the property lines, alleys and roads. Ryan reported that the total area of the beach is shrinking with more vegetation and that there is a need to keep the beach access wide and clear. There is both a road which cuts through Charley’s property, and a foot trail to the river. Charlie offered to help keep First Street open and to clear out encroaching vegetation. Ryan said Charlie’s help would make the land swap mutually beneficial. Tony said that he is willing to trade property for property but not for maintenance of a road that is gated off. He said it is a non-useable piece of property that is being offered. Ryan explained that the proposal is, in fact, for a property swap. Tony said it includes a street and he would like to know how Charley acquired the part that includes a street – he would like to see a title. Charley explained that the part that appears to include a street is actually private property. As part of the deal, he will have to show a free and clear title. Emma feels that this appears to be a well thought out plan and that it is a fair trade. Ryan asked if Charley can either sign an agreement and identify the property that will be cleared. Ryan suggested having the attorney draw up an agreement that they can agree upon. Richard Wells asked if this would be maintaining First Street and Ryan explained that he would like to see access maintained as more of a widened foot path and the beach cleared of some of the encroaching vegetation.

- b. Consider approval of Ordinance # _____ approving a zoning change for Smith/Wilkey property – Ryan said they have a redlined copy. Dustin asked if the town (Ron) could facilitate a meeting with the Evans and Smith-Wilkeys after all the dirt work is done and house is built but prior to issuing a business license to try to work through any remaining concerns without coming to the town. Ryan suggested doing this earlier. Dustin wants to wait to see what it all looks like. The proposed ordinance addresses some of this under IV 4. Mike Evans suggested postponing this until more of the board is present. Dustin agreed to postponing until they can read over the proposed ordinance. Ryan Vinciguerra made a motion to table the approval of this ordinance until next month. Emma Bielski seconded and the motion passed unanimously.
- c. Consider approval of Ordinance # _____ approving residential structures in business zone – this was to be postponed due to the necessity of noticing it properly.

F. Reports

- a. Parks Committee report, Marja – Brent Compton reported that the Roaring Fork Outdoor Volunteers (RFOV) brought about 30 volunteers who worked in the park. Greg Tonozzi is working on the amphitheater and Brent reported that it is going to be amazing. They plan to chip the smaller limbs. The irrigation system, including sprinklers, is going to be installed in the Children's Park next weekend. They (RFOV) are working on GPS mapping of the trails and disk golf course. MarbleFest is slated for Aug 4-6, including a kick off party on Friday evening at Slow Groovin'. Richard Wells will send an email to the board with the June minutes. The park committee will meet on July 10, 6 p.m., and will include a walk through at the Mill Site Park. They will look at some of the 10' "social" trails that they might close. Emma asked about potential impacts of the irrigation system and the jailhouse. Brent said it is designed to drain away from the jailhouse and that any future sprinklers for jailhouse landscaping would not hit the building. She asked whether moving the jail house to install the foundation would impact the irrigation at Children's Park. She and Brent will connect about that. She addressed the social trails in the Mill Site Park. She feels that disk golf might be impacting those due to people having to go off trail to retrieve disks and getting from one hole to another. She does not feel that the social trails in the park are doing any harm. Brent said the suggestions regarding social trails in the park came from RFOV. The trails they closed previously are now full of wildflowers. Some were to close to the artifacts and mill walls. He wants to work together with disc golfers and park users. Mike Yellico said it is a park, not a botanical garden and has multiple trails. There are cottonwood trees that need to be removed due to potential damage they can cause. He feels that people should be able to wander anywhere. Richard said it is a very unique place – it is a ruin that is possibly dangerous and safety, including keeping people on trails, is a priority. Planning and communication between those who use the park, including volunteers and what should be cleared, is important. Ryan wants to give the park committee more support in their efforts and appreciates the work everyone is doing. Brent said the committee is there to work at the direction of the community and the park is for all.
- b. Mill Site Park burn pile & fire – Mike Yellico – Mike has been mowing the fairways. They are used for hiking and biking as well as for the disk golf. He has been sawing branches. Lots of wood came out of the RFOV work. Some is too big for the chipper and is piled near the bonfire location. He does not feel that he should have to get a special event permit and take responsibility for that bonfire which began as a way to get rid of debris and is put together by volunteers and enjoyed

by the whole community. He would like to propose using the larger wood for the bonfire. He would like to cut some problem trees and use that wood. He feels he can do this more reasonable than hiring a tree service. The dead limbs from the trees around the stage need to be removed and could also be used for the bonfire. Emma asked about the date the chipper is coming and whether she can volunteer to haul limbs to the chip pile. Brent reported it would be there July 21 and is part of the Verde contract. Whoever is hired to remove the trees is a town (Ron) issue. Mike explained that he is insured with a contractor's license. Ryan said whoever organizes the bonfire has to fill out an event permit and they need to work with the parks committee. It is possible for that to be the town. He suggests putting it on a future agenda. Mike does not feel like permit approval is the park committee's job – they need to focus on maintenance. Brent said that all events in the park should be on record. This will help avoid double booking and insuring clean up. Dustin suggested cutting back vegetation on Park Street to improve parking for MarbleFest. Ryan asked that the MarbleFest committee look at this and to put up signs directing that all four wheels of parked vehicles be off of the street.

G. Old Business

- a. Update status of Master Plan project – Mark Chain – Ron introduced Dana Hlavac of the Colorado Department of Local Affairs (DOLA) who was instrumental in helping Marble get the grant for Master Planning. Dana described some the training available through DOLA. One explains DOLAs work, including available grants. Another is board training and their role in the community. Prop 1-2-3 funding is for affordable housing. If, by Nov. 1, a town commits to opt in to beginning to work toward adding affordable housing there is funding available. These funds can be for infrastructure (roads, water, etc.) regardless of whether housing is built. If no housing is going to be built, the town would not get the funding for the fourth year. Ryan would like to see the training scheduled. Tim Hunter asked if citizens could come and Ryan said work sessions are open to the public. Dustin asked if the town has property for this and how a town like Marble, where nothing is affordable, provides affordable housing. Emma asked how to define affordable.

Mark Chain reported that the MPC has had four meetings. They have identified categories to include in the plan, are working on a survey and have taken an introductory look at the land use codes. He will email a draft of the survey to the board. Categories include enforcement, infrastructure and water, small town character, and environmentally responsible growth. He is working with the county on data including future growth possibilities and available lots. The committee is currently focusing on the physical wants and needs of the community. Mark would like to see a planning committee or commission formed in the future to help the board in an advisory capacity. He explained that the committee is supposed to make recommendations rather than actually write things like a land use code. Angus spoke about zoning/business licenses as a property tax issue. Tony explained that home based or occupied businesses are not necessarily taxed as commercial properties. Dustin spoke to looking at a tourism tax.

- b. Discussion Re: CPW Change of Use for Beaver Lake, Cyndi Fowler – Cyndi was unable to attend. Ron said the new rules go into effect on Aug 1 but they are allowing a one-year educational period in which they would not issue tickets or fines. This will put SUP out of business and Marble SUP

Commented [T1]:

wants to pitch a permit system to CPW. They would like to know if the town council would support something like this. This would involve a letter of support.

H. New Business – Dustin asked if the town would be utilizing the kiosk at CR 3 and 133. Ron said it is going to be used for parking messages and fire danger information. Ryan said ideas can be sent in.

I. Adjourn – Emma Bielski made a motion to adjourn. Tony Petrocco seconded and the motion passed unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Terry Langley