

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
September 4, 2025 6:00 pm

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 6:03 p.m.

Present: Larry Good, Amy Rusby, Dustin Wilkey and Ryan Vinciguerra. Absent: Amber McMahon. Also present: Ron Leach, Town Administrator.

B. Mayor's Comments – Ryan welcomed everyone and gave thanks for the recent rain.

C. Consent Agenda – Dustin Wilkey made a motion to approve the consent agenda with the corrections noted below. Amy Rusby seconded and the motion passed with 3 yeas and Amy Rusby recusing herself as noted below.

a. Approval of August 14th, 2025 Minutes – Ryan had a correction to the minutes on page 6. The word “not” should be added to the sentence so that it reads “the town should NOT go back...”

b. Approval of Current Bills, September 4th, 2025 – Amy Rusby recused herself from the approval vote as one of the bills to be paid is reimbursement to her.

D. Treasurer Report, Amy

a. Account balances, 9/1/25 – \$429,694.56 – this is down about \$20,000 because of the annual payment to the Marble Water Company with payments still to come. Overall, it is up by \$5,000.

b. Year to date, budget vs actual – The year is at 66.6% and revenue is 58% of budgeted with the large sales tax payment to come in this month. Expenses are at 63% of budgeted amount. Amy and Ron have been keeping close track of MarbleFest donations and expenses and they are currently up \$1562.00 with some donations still to come in. Dave Hamra mentioned seasonal expenses, particularly snow removal, which may greatly affect totals. Amy reported that \$30,000 was budgeted for 2025 snow removal and only \$14,000 was spent at the beginning of the year.

E. Administrator Report

a. 2026 Preliminary budget presentation, Ron – Ron began with an email request he received from Cary Hall regarding some dead Aspen trees that are in town right of way and are in danger of damaging either the Hall's house or the water treatment facility if they fall. Dustin asked if the town requires insurance from someone who might take those trees down. He has someone in mind and will send them to Ron. With the wide town right-of-ways and the number

of trees in those right-of-ways, Dustin asked about flagging potential hazards. Ryan suggested adding a line item for alley and right-of-way maintenance. Dave asked about the resulting wood and providing it to citizens. Discussion of the effectiveness and who should get the wood followed.

Ron addressed the Stage 2 fire restrictions and expects it to ease back to Stage 1 in the near future.

Regarding the budget, Ron reported that the deadline to submit it is Dec. 15, 2025 so this is a first look. He said that total revenues run between \$350,000 and \$400,000 with approximately \$41,000 of that coming from property tax and the lion's share coming from sales tax. He tends to underestimate revenues and overestimate expenses.

Larry mentioned the possibility of grant money for a second entrance into town as well as for acquiring the Marble Water Company. He suggested adding \$5,000 to the grant writing line item.

Ron reported that he had done a little work on the idea of widening Park Street. He spoke to Stephanie Hefelbein, an engineer at Sopris Engineering and she and Ron will scope the work soon. He also spoke to Jerry Begely's request to collaborate with Gunnison County concerning a grant to solve the access/egress problem at Slate Creek. Ron has reached out to Martin Schmidt to put this on Gunnison's radar.

He reported that the paid parking program expenses will probably reach \$10,000, including removing a tree, grading the lot, bringing in road base and mag chloride and expanding the area where the shed is located and the cost of that shed. Paid parking revenue for 2025 is estimated to be between \$9,000 and \$10,000. He included \$10,000 in the 2026 budget. He estimates that 75% of people do pay.

Ron reported that campground expenses are about the same with revenues up about 10%. Ryan commended Ron for these things getting done with less manpower.

Ryan asked about the upcoming election and Ron reported that terms are up for Larry, Amy and Amber. He would like to reduce the amount spent to maintain the dirt roads and wondered if there were ways to mitigate that with better drainage or more roads treated with mag chloride. He supported trying to focus on grant writing as a way to supplement funds for desired projects and improvements.

Ginny Goodrich asked about fire mitigation on public property, including removing downfall. Ryan reported on efforts at the parks. Larry talked about a previous fire mitigation meeting and the aid that Mariah Villalobos and others have offered. Ginny asked about encouraging others. Ryan suggested an annual, organized event for brush clearing and mitigation. Ron reported that there will be another fire meeting on Sept. 11. Ginny asked about any regulations concerning short term rentals. Dustin suggested she contact Ron with any concerns and complaints.

Larry suggested budgeting some funds for spring or early summer mitigation work. Dustin feels a neighbor helping neighbor approach might be effective. Dave said that many vacant properties would require getting permission from out-of-town owners. Ryan encouraged getting outreach started with the town working on their properties and private land owners working on their properties. Larry suggested scheduling this with Earth Day. Ron said that the Carbondale Fire Department will come assess and make recommendations.

Angus Barber asked if there was in-house expertise in grant writing or should it be outsourced. Ryan recommended going to a third-party grant writer due to the fact that local citizens are so busy. Amy spoke to her experience with a third party at least helping with the “fairy dust” and polishing. Most third-party grant writers would be paid out of grant funds.

b. Master Plan discussion, Amy – Amy reported that page 43 of the master plan starts with an implementation matrix for working on the goals developed in the plan. Larry feels that the board should look at what the citizens want, timeliness, the responses from the previous survey and decide what to do first. He reported that acquiring the water company had one of the top responses. Page 106 included poll results: preservation (60%), roads (45%), housing (36%), parking (28m%), growth (28%), enforcement (27%) and business incentives (12%).

Amy reported that many of the things in the plan are already part of the work the board is doing. She suggested using the poll results to rate the goals. She feels the board needs to set realistic goals and timelines in tackling these projects.

Dustin spoke to the snowball effect and how what working on one goal impacts another. He would like to see zoning be first, parking, streets and walking paths, increased revenue, and art districts are all tied together and would ultimately impact business incentives.

Ryan feels that some of the work has been done for us in the plan and implementation matrix. He agrees that there is overlap and he gave some examples such as trails and art. He feels the zoning is the most important to begin with. He would like to see more public input.

Larry feels this could be a 15-year implementation and that the board is traditionally complaint driven. He thinks the water company and zoning had the strongest response and are also things only the boards can do.

Dustin feels that combining some of these can mean getting grants and getting them accomplished more quickly.

Dave spoke to the survey responses being skewed by who uses a particular service. For instance, everyone uses the road but not everyone uses town water or broadband. Dustin would like to see some things put to a vote of the people.

Ryan asked what sections of the zoning codes need fine tuning, in the opinion of the board. Dustin feels mixed use will need some changes if the dual zoning/multi use for the main corridor should be passed. Larry feels much of the zoning can be simplified and clarified, including a punch list and explanations. Ryan feels a third-party consultant could be valuable.

Amy asked if the board wants to move forward. Larry said, if this is the case, it needs to be included in the budget. Dustin spoke to focusing on the business corridor. More discussion on zoning and businesses followed. Ryan suggested the board coming next month with up to three goals from the plan that they would like to work on. He also talked the validity of the mission statement.

Ron reported that Carla Hall said that her parents are very pleased with the town.

F. Land Use

a. Dual zoning/multi use for main corridor of Marble, Dustin – Dustin explained that he has asked this be on the agenda each month so that citizens know it is being discussed and to give them the opportunity to state their opinions before a decision is reached. He asked the citizens attending if they had any feelings. Angus said he does not have a problem with it unless it would mean scraping and widening the streets, thus changing the character of the town. He wonders if there is any downside to keeping things as they are. He questions if there is a need for the town to have more income. Dustin spoke to the zoning and the roads/parking being two different issues. Angus asked if the town should pursue an avenue of development that the town might not want or need. Amy spoke to the town being able to function with current revenues but that additional services/projects would require increased revenue. Larry addressed the repercussions that changes can bring. An example he gave was passing the mixed-use corridor resulting in more businesses and that would mean a need for parking. Dave suggested adding something referencing “still complying to the existing code” to language around “mixed use corridor” in publicity. Laura Walton feels the intent is to be more clear when someone expresses an interest rather than marketing Marble to businesses. She would like to see the town adding to the balance sheet for fiscal responsibility. Ron spoke in favor of the mixed-use corridor. He says he gets about three calls a week from people wanting to know how to develop in Marble and that they are residential. He does not feel that this is a marketing exercise but is more to protect the town from spot zoning.

G. Park Committee Report, Amy – Amy reported that they would be meeting at the end of the month (Sept. 29) with Mill Site master planning group, Mark Bechler and some of his resources. The town also hosted a wedding in the park last weekend that went well. Ryan asked about the special event permit and Amy explained that it depends on the size and that, in this case, they paid more due to the number of deliveries involved.

H. Old Business

a. Dustin addressed some of the issues that came up in the road and using right of way for parking discussion last month, particularly in regard to the road in front of Beaver Lake Lodge and Cabins. He explained that he went off of the information he had in regard to where

the road is currently located. He has found that the road is not in the place it is plotted. He recommends putting it back where it should be the next time it is worked on. He feels this may need to be done on all roads but acknowledges this might not be feasible. Larry spoke to the fact that this would impact more than just one block. He also apologized for his reaction last month. Dustin feels that this would give land back to some owners. Larry addressed costs involved and suggested using documents on file. Ron said Park Street will be surveyed at some point as part of the Park Street project. Ron said surveying town roads would be expensive and, for Park Street, should be part of a grant.

b. Dave reported that trailer parking was a problem on Aug. 23. He said there were nine truck/trailers parked at Beaver Lake and others parked through town. Last week there were two parked for multiple days. One was ticketed by Gunnison County and the other did not have a ticket. Dustin explained that the forest service has added signage so that the county can now issue a ticket. Dave asked about availability for people who would be using multiple days, particularly hunters who are using the forest the way intended. Ryan suggested advising them to park out of town.

c. Angus asked if the town receives any revenue from the landing strip for use of the air space above town. It was explained that air space rights are very tricky and Angus dropped it.

I. New Business

a. Lead King Loop is coming up next week – please support.

b. Ron is working with Karly and Dave regarding a new formula for the water company assessment and they will have a recommendation at the October meeting.

J. Adjourn – Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Terry Langley

(Minutes were taken from the recording as Terry was not present at the meeting.)