

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
January 9th, 2025 6

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

B. Mayor Comments -

C. Treasurer Report – Amy was absent but she sent in a report. Total in the combined bank accounts is \$177,975.00. The C-safe account total is \$249,689.00 for a combined total of \$427,665.00 (rounded to the nearest dollar).

D. Consent Agenda – Amber McMahill made a motion to approve the consent agenda. Dustin Wilkey seconded and the motion passed unanimously.

- a. Approval of December 5th and 12th, 2024 Minutes
- b. Approval of Current Bills, January 9th, 2024

E. Administrator Report

a. Approve Resolution #2025-1 Public Posting Place – Amber McMahill made a motion to approve Resolution #2025-1 Public Posting Place. Dustin Wilkey seconded and the motion passed unanimously. The public posting place remains the bulletin board by the Main Street mail boxes.

b. Capital Projects Discussion – Ryan went over the previously decided upon projects and their ranking (1. Establishing a functioning Town Administration Building. 2. (tie) Mill Site Preservation & Restoration efforts along with Park safety improvements and Acquire the Marble Water Company. 3. Road Infrastructure. Other projects that were underway at the time the list was developed include the • Marble Jailhouse Preservation Project and Uniform Signage. Some projects that were slated to be taken on but were considered to be capital projects and needed attention and action included: Signage, Fencing at Campground (old fencing has been taken down), Dredge Carbonate Creek (done).

Additional Conversations to Either Begin Having or to Continue Having include Affordable Housing and Pedestrian Pathways. Amber found a grant that matches 4 to 1 with a cap of \$20,000 that could be used for a pedestrian pathway and for signage. Ryan said the recent \$5,000 grant to assess work needed at the Mill Site Park is a step to addressing safety issues. Amber said that the Mill Site preservation project would be a good candidate for a History of Colorado Grant. The deadline is coming up and needs more information than can be gathered in the time frame but they do that have this grant each year. Ryan spoke to the need to involve the public in any pedestrian path discussion or planning. Larry suggested talking to the group that proposed the previous path project. Dustin recommended being specific about what the town is looking at. Richard Wells reminded the board of the public's extremely negative reaction to that group's previous proposal and the need to involve the town first. Amber would like to encourage a park and walk type project. Discussion about combining it with some of the road work, looking at ADA funding, involving the school, possible routes and the possible negative consequences of approaching the group followed.

Acquire the Marble Water Company – Ryan said this was on hold at the moment, but it is possible to open discussions again. He suggested reaching out to Dana Lavik & Kate from DOLA to let them know the town is still interested in this.

Road infrastructure – Dustin said the county plans on some maintenance such as chip sealing. Larry spoke to the need for the roads to be wide enough for emergency vehicles. Mariah Villalobos said Martin Schmidt told her he was going to do a curve intensity indicator and a lateral g force assessment on the S curves (at Chair Mountain Ranch) on County Road 3. This is the first step to see what needs to be done. Richard spoke to consequences to widening the road such as increased speeds such as happened when the road was paved. Dustin suggested widening and including the path and potential parking.

Town Administrative Building – Ron feels that this should be a top priority. There is a need for town record storage as well, at some point, for a town hall that can accommodate meetings. He feels there is a need for a new building. Ryan feels the Fire Station works for smaller meetings and the church for larger ones. Ryan does see a need to store things including tools and equipment. He wonders if there could be a carport-like structure added to the General Store building for that. Discussion of long-term planning and funding, including higher yield aggressive investments, followed. Ron explained that this can't be done with town funds – the C-Safe is the highest yield investment that can be done with government funds. Richard spoke to the need to find land. The town building is tied to the campground lease and that complicates the permitted use. Possible sites and search for land were discussed.

Ryan suggested focusing on grants for the Mill Site in 2025 and 2026 as well as start planning for a pedestrian pathway, land and Marble Water Company acquisition. Amber said that the assessment is the first step for the Mill Site Park. From there the applicable grants can be explored. Ron said the Mill Site Park is a two-part project. The first is the safety aspect and the grant is for an engineer to determine if the columns and walls can be saved. Next is developing a master plan for the park. He is in conversation with the quarry's engineers for help in how to proceed. Larry asked if the quarry has any interest in participating in preserving the history and the park. He suggested focusing on grants available to the town and developing a partnership with the quarry for additional funding. Amber said the current grant is for safety assessment and there is another available for analyzing the preservation needs and that is needed before applying for larger grants. Ryan suggested presenting the pathway project at the Master Plan meeting to see if there is enough interest to proceed with public outreach. Larry suggested getting a consensus from the board to present to the public meeting later in the spring. The pathway will be put on the February agenda.

F. Zoning Discussion, Dustin Wilkey – Dustin explained that there are a few businesses in town that are zoned residential and don't qualify for home business due to the number of trips they potentially have and how those trips are perceived. He would like to see a pathway for them to come up to code or the way the number of trips is perceived/defined. The current code is for 10 one-way trips per day. Ryan feels that existing businesses should not have to change their zoning. Larry feels this can be addressed through cleaning up the language and defining what a trip is and perhaps changing the maximum number of trips allowed. Dustin feels that to clean it up quickly and bring the businesses up to code, trips are the issue. Discussion of the definition of a trip and the wording in the existing code followed. Larry suggested working on this at a future meeting. Ryan asked the board come with suggestions as to possible verbage. Ron said there have been no complaints from neighbors regarding trips to home occupied businesses. There are no restrictions for business zoned enterprises.

G. Colorado Tourism Grant Application Discussion, Amber McMahon – Amber explained that this application is for a water station at the park. There is an estimated cost of \$7000 so would require a match of \$1750. Ryan feels that this should come from the parks budget. Because the parks committee will not be meeting before the upcoming application deadline, Amber will reach out to them by email.

Amber reported on an earlier grant that was received on behalf of the chamber received included \$10,000 for a video and they would like to come out to film scenes at the park. The finished project will be solely in the town's control. She is asking for permission for them to film, including drone footage. Ron will look at any restrictions regarding the drone. They are putting out a casting call and it does pay. Discussion of tourism and wildlife concerns followed. Amber said that this is a way to get ahead of the winter tourism issues that will inevitably be coming. Use of social media and information that is available was discussed.

H. Beaver Lake Acquisition Discussion, Amber McMahon – There is a feeling that the regulations around Beaver Lake have negatively affected local business. There was previous discussion about acquiring the lake from CPW and Amber would like to know if the town is still interested. Larry asked if the town can support all the proposed, existing and recently acquired resources with staff, etc. Ryan spoke to the positive aspects of not being the "bad guy" and the fact that the lake did need the break that CPW regulations brought. He feels that, due to the controversy around the lake, this is not the time. Dustin agreed.

I. Committee Reports - none

J. Old Business

a. Review Short Term Rental & Business License Fees – Current fees are \$50 for business and \$100 for STR. Dustin would like to see a \$50 increase on both. Amber feels the increase could be a hardship on small businesses with little gain for the town. Ryan agreed. He asked for a motion. Larry made a motion to raise the STR licenses to \$200 and business licenses to \$100. Dustin seconded. Richard feels that this is too high an increase for small businesses. Dustin asked what the fees are for small towns and Alie said it is \$40-\$60. Brian Suter spoke to having property with an LLC for insurance purposes. He does not run it as a business so does not feel he should have to have a business license. Ryan spoke to property generating income which would mean a business or an STR license is needed. Larry said that, as a destination community with resulting costs, the increased fees are not unreasonable. Richard said this increase could really hurt the small volume businesses. Mariah said that if we want the growth that would generate the funds to allow funds for things like a town hall, we should not be raising the fees that would discourage new businesses. Emma Bielski spoke to the need for staff vs. the money spent on staff. Ryan called the question. The motion passed with Dustin & Larry voting yes and Amber voting no. Ron will ask the attorney for clarification about an LLC needing a business license. He asked Brian to send an email with the request and Brian declined. Ryan said requiring a long-term rental to have a business license is up to the municipality. Ryan said the question is whether an LLC long-term rental needs a license. This is not currently in the current zoning. Brian asked that the answer reference the statute the attorney bases his answer on.

b. Ryan brought up the potential parking plan for the park. He called the SBA and has heard nothing back. The town has been waiting for a response for four years and he is asking at what point we just do it. He would like this on the agenda for next month.

K. New Business – Larry asked about dragging the path from the Children’s Park. Ron said that it is a budget issue. The snowmobile doesn’t run and this is not an essential service. It was not included in the budget this winter. Mariah said that it is groomed somewhat by the women who cross country ski. Alie explained that some other towns have paths maintained by snow mobile clubs. GOCO recommended forming snowmobile association and that CPW has a large fund for motorsport maintenance. You can fill out an application as long as there is a club and that could be formed with three citizens with snowmobiles. Amber said the chamber is reaching out to the organization that maintains the Spring Gulch trail.

L. Adjourn – Dustin Wilkey made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting was adjourned 7:58 p.m.

Respectfully submitted,
Terry Langley