

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

A. 6:00 P.M. Call to order & roll call of the regular February 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: Amber McMahill, Dustin Wilkey, Ryan Vinciguerra and Amy Rusby. Absent: Larry Good. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor's Comments – none

C. Treasurer Report

a. Account balances, 1/31/25 – Amy reported that, one month into the year, we have taken in 3.76% of projected revenue. Expenses are at 10.53% due to some first-of-year expenses: church rental, campground, Hub donation and master plan facilitator. Accounts total \$431,998.65.

b. Year to date, budget vs actual – Ryan asked about snow removal expenses. There have not been any in 2025. We are well below the budgeted amount.

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

a. Approval of January 9th, 2025 Minutes

b. Approval of January 16th, 2025 Minutes

c. Approval of Current Bills, February 6th, 2025

E. Administrator Report

a. 2025 Master Plan acceptance by board of trustees, Ron – Ron asked if the board would like to get some final copies bound. Ryan suggested having one or two bound for meeting purposes in addition to having the plan on-line. Ryan reported that Mark included the items mentioned at the special meeting. Amber McMahill made a motion to accept the 2025 Master Plan. Amy Rusby seconded and the motion passed unanimously. Ron will post the plan on-line, email a copy to the master plan committee members and have a few copies printed and bound.

b. Review Short Term Rental (STR) & Business License Fees, Ron – A final decision about license fees amounts needs to be made so that applications can be sent out. At the December meeting, the board voted to increase STRs to \$200 and businesses to \$100 but there was citizen pushback about the significant increases, particularly for small businesses. Dustin suggested increasing the business license fees from \$50 to \$55 and making slight increases each year. He would also like to look at permit funding. Angus Barber spoke in favor of increasing the fees. Amber addressed the cost of issuing the licenses. Dustin Wilkey made a motion to increase STR license fees to \$200 and business license fees to \$55. Amy Rusby seconded and discussion followed. Amy said that other small towns have an average of \$40 business license fees and that the cost per license is negligible. Ryan spoke to revenue to the town and the cost of doing business as a town, the fact that most businesses can only operate 6 months of the year and that Marble is a tough place to make a living. Amber said that raising the STR licenses may mean that people don't stay in compliance and that doubling the fee is too drastic a change. Dustin amended his motion to \$150 for STRs and \$55 for business licenses. The motion passed unanimously.

## F. Committee Reports

a. Parks Committee report, Amy – Amy reported that the committee has not met for awhile. Currently the committee members are Brent Compton, Lise Hornbeck and Amy Rusby. They would like to have a few more members. Anyone interested should contact Amy. They will resume monthly meetings this month with a date to be determined. They have set the dates for Roaring Fork Outdoor Volunteers. The committee was awarded a \$5,000 grant to have the Mill Site Park columns evaluated and Ron is lining up an engineer to do that. There is a wedding scheduled in August.

## G. Old Business

a. Discussion of pedestrian pathway in Mill Site Park, Amber – This was a discussion point at the last meeting along with historical preservation and the park restoration. She has been in contact with Gunnison County and they would like to set up a zoom meeting to discuss options. She would like to work with the Parks Committee on reservation, revamping the park walking tour and highlight history there. She asked about the interest in a pedestrian pathway through town. Dustin would like to see it go from the town limit to Beaver Lake. Amber would like to get input from the citizens at the Master Plan public meeting to see if it is a priority for citizens. Ryan said he looked at a possible route from the Raspberry Ridge Café to the church and that it would be a significant undertaking and so it is important to get input from citizens. Bringing this to the June Master Plan public meeting was discussed and it was agreed that that is the place to start.

b. Discussion of paid parking, Ryan – The town is continuing to try to work with the Small Business Administration (SBA). Ron and Ryan spoke to Senators Hickenlooper's and Bennet's staffs and they are willing to reach out to the SBA to encourage them to work with the town. Ryan would like the board to begin thinking about parking fees, dates/hours and a possible reservation system. Dustin suggested starting slow with low fees on the weekends and including signage/communication. Dave Hamra spoke to their experience in national parks with people making reservations but not showing up and not cancelling due to low fees. He suggested making the fees high enough that people whose plans change would cancel, thus opening it up space for others. Laura Walton spoke to setting fees high enough to encourage cancelling. Amy agreed with starting slow in order to work out any kinks and provide time for communication/notice. Amber said that starting with a lower amount would ease people into this. She also mentioned that paying a higher fee might give people a sense of entitlement in what they expect for the money they pay. Mariah Villalobos asked about staffing. Ryan explained that the town has already been providing staffing with more of an educational/parking liaison. There would need to be someone to monitor reservations. Dave suggested charging per ATV/unit. Angus Barber feels that the town is soft on visitors and, considering the increase in costs, the town could charge more. Ryan said that there is a balance between people coming to town but recreating outside of town. Because there has not been any charge for years, the easing into it will help minimize conflict. This is more to control parking than to discourage people coming to town in addition to some compensation for the impact to the town. Discussion about timing and how to inform followed. Amber said that Colorado Tourism has information about what user groups to reach out to and where to post. Amber suggested having dry camp and overnight parking available at the campground through hunting season.

c. Discussion of home occupation trips per day, Dustin – Dustin explained that the current codes says “6. The home occupation shall not generate vehicular traffic in excess of ten one-way trips per day which begin or end at the use”. He spoke to the different interpretations in the way trips are counted. His proposal states “Further definition of #6 is necessary to bring current “Home Occupation” businesses up to code. There are numerous current businesses in the Town of Marble that are designated as Home Occupation. Several of these established businesses do not meet the Home Occupation qualifications due to the limitation/definition of “vehicular trips” in #6. By changing the definition of “trips” to monetary transactions there will be no further question whether a Home Occupation meets code or not, even though they are zoned “Residential” these businesses will meet the code standard for “Home Occupation”. It is the same thing as making it legal to have residential dwelling located on the business zoned property”. He suggests changing the wording to “Home occupation shall not generate vehicular traffic in excess of ten monetary transactions per day”. Amber agreed that the language needs to be clarified but feels that there could be confusion in how to count monetary transactions. Ryan feels that it is clear as written and is for home occupation businesses with very little traffic. He does not see a need to change the zoning code when there is no data that businesses are not compliant and there have not been complaints. Amber said there are businesses that have been here and operated for years with no issues. She wants to know if this is to clarify or to loosen restrictions. Dustin says the way it is written is open to interpretation and so he would like to clarify what a trip is. Ryan feels the main discussion should echo the master plan with a commercial corridor along the paved road and allow businesses along that corridor to become zoned and licensed as a commercial business. Discussion on how to word the code included “five round trips” or “five distinct vehicles”.

d. Business Licenses – Ryan asked about the business license ordinance found on page 18 of the packet. He wondered if it was necessary to enter all the information on the application when renewing the business license each year when nothing had changed. Ron says he is fine with that and can include a statement to that effect on this year’s application. Ron said there is nothing on the application indicating whether a business is a commercial or a home occupied business.

H. New Business – Dustin asked that both paid parking and the commercial corridor discussion be added to next month’s agenda.

I. Adjourn – Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 7:27 p.m.

Respectfully submitted,  
Terry Langley