

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
February 1, 2024

A. Call to order & roll call of the regular February meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 7:02 p.m. Present: Ryan Vinciguerra, Tony Petracco, Amber McMahill and Emma Bielski. Attending by phone: Larry Good. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes.

B. Mayor Comments – Welcome!

C. Consent Agenda – Tony Petracco made a motion to approve the January 4th minutes. Amber McMahill seconded and the motion passed unanimously. Tony Petracco made a motion to approve the current bills. Amber McMahill seconded and the motion passed unanimously.

- a. Approve January 4, 2024 minutes
- b. Approve Current Bills, February 1, 2024

D. Administrator Report

a. 2024 Election Report, Ron – The deadline for petition submission has passed. One nomination petition for trustee was received from Dustin Wilke. There were two nomination petitions for Mayor – one from Ryan Vinciguerra and one from Tony Petracco. The election is scheduled for April 2. We will proceed with appointing election judges and securing the Hub as the polling place. Sue Blue volunteered to serve as an election judge. Dustin asked if he would automatically get the four-year seat and Ron will check on that. Angus Barber asked if only one person could be mayor or if it could be a joint/shared position. Angus asked how many constitute a quorum and Ron said three. He asked if Tony could sit on the council in the event he is not elected mayor. Ron said it would not be automatic, he would have to be appointed. Amber asked if voting was only in person or if mail-in ballots are an option. Ron explained that a mail in/absentee ballot will have to be requested from him.

b. Discussion with Hub representatives regarding building ownership – Ryan Kinney and Nicole Farrel - Ryan said there are some grant opportunities to address some of the building maintenance issues. They have the option of pursuing those as ownership stands now or waiting to see if the town acquires ownership. Amber said she has found some grants: one is for a 501c4 entity and two have to be 501c3 or government entities. She feels town ownership would streamline the grant process. Ryan said Gunnison County has said they are willing to help with grants but that all the leg work would be up to the Hub. They would like to see an owner that is responsive and they feel the town would be more responsive. There are several maintenance issues that need to be addressed, including the roof. Tony asked if Amber has looked at Covid funds that might be available. Emma does not think Covid funds are available for infrastructure. Amber said she had found several that deal with infrastructure of community buildings. Nicole said that their newest board member, Sally Osborne, is very focused on getting the 501c3 designation. Nicole said that the Hub board feels the integrity of the building as a historic building is the main consideration. Ryan Vinciguerra suggested that the first step is assessing the building. Emma said an assessment grant is fairly easy to get. Ryan feels having the information would allow the County and the Town to work together to determine which pieces each can take on. Amber

said that she subscribes to Grant Watch for grant ideas and mentioned some of the types available. She talked about the training that Dana, (DOLA) will do regarding grant opportunities. Sue asked what the group is trying to accomplish. Ryan K. explained that they are simply trying to address maintenance issues that Gunnison County has not taken care of. She asked what the status of the building is in terms of Gunnison County. Ryan suggested talking to the county about that. It is on the Historic Register. Emma explained that Marlene, the former public works director, was very invested in the Hub building and was very accessible and helpful. There seems to be a decline in interest since the change in leadership. The county used to take care of repairs and maintenance. Amber explained that they are somewhat limited due to the National Historic Building designation. Dustin said that much of the maintenance needed is complicated by the Historic Building designation. He said that the Hub and the county building currently share a water tap and septic system and that would need to be addressed if the town takes ownership. Tony said that the county provided \$8,000 a year for maintenance when the building served as the Town Hall. Ryan said they show \$6,000 currently and that is primarily for propane and electric. Dustin suggested lowering the thermostat but Amber said they were told to keep it at 55. Ryan K. said Nicole Ludlow has also joined the board. Angus asked who had initially mentioned the possibility of transferring ownership and Ryan K. explained that it came up at the meeting with the county. Angus asked about the previous estimates for renovations. He suggested not taking building ownership until the town knows the costs involved. Tony said that issues include foundation, roof, and load capability on the second story. He feels the town should take it over and get the funds needed for renovations. Emma explained that there was a land swap proposed years ago that included giving the Hub building to the town. She said a previous grant covered the foundation. Nicole said the roof needs attention to protect the interior. Richard Wells feels that the town should have the building due to the historical significance. Amber mentioned that Aug. 21 was declared John Darien Day in the 1970s in recognition of 30-plus years of service. Dustin asked if the building could be moved over by the jail and could the Hub operate out of the old general store. Nicole clarified that the Hub operates as stewards of the building but the Hub and the building are separate. Amber explained that grants from the state historical funds have to go through the county as the owner. She suggests asking the county to do the assessment. Emma feels that the town should own the building as part of the town's historical integrity regardless of the assessment. Tony explained that the town can write the grant and ask the county to submit it. Emma asked if Ron would be willing to reach out to the county about transferring ownership. Ron will report back next month.

c. Consider approval Wetlands Management Agreement, Ron – Pat Willits, Trust for Land Restoration and John Armstrong, CVEPA, attended by phone. Ron said that the attorney has read the current management agreement and has no problems with it. He does have questions about the deed but as far as the agreement from the town's perspective and has no issues with it. Ron has read it thoroughly and feels that it addresses all the concerns that were brought previously. Emma Bielski made a motion to approve the Wetlands Management Agreement. Amber McMahill seconded. Tony asked about the gnome village at the base of Yule Creek/Treasury Falls that are expanding onto the wetland property and whether the town be required to remove them. His also has an issue with debris running or pushed into the beaver ponds and would the town be required to mitigate that. Pat said that the agreement would mean that the town do their best to prevent and communicate that the gnome expansion shouldn't happen. Ryan said that it is not specifically addressed in the agreement and it is a judgement call. In regard to the run off and debris from the road, Tony said the neighboring land owner

pushes the mud into the ponds. Ryan feels it is addressed in the plan under 6.2.3 regarding erosional issues and that the town would be involved with Gunnison County to take care of the issue. John Armstrong agrees and that CVEPA would be willing to work with the town to find a solution. Pat said that a solution would involve team work and the town would be expected to be part of that team. They have asked the county about installing additional culverts. They don't feel that costs involved will be significant. Sue Blue asked what the potential cost to the town will be for buying into this. Ryan said that costs discussed so far involve minimal costs for some staff checking the property. The motion passed unanimously. Pat said they have received the letter of no further action from the state for the smelter site.

d. Authorize filing of diligence application for water rights – Tony Petracco made a motion to approve filing of the diligence application for water rights. Amber McMahill seconded and the motion passed unanimously.

E. Land Use Issues - None

F. Committee Reports

a. Parks committee report – Alie said they are working on dates for the Roaring Fork Outdoor Volunteers and are exploring how to deal with requests for memorials.

b. Master Plan Committee report – Amber reported that the soup days are going well and are resulting in good conversation. The last one brought up the need for emergency management plans. Another topic was a way to make ordinances accessible. There will be another this Sunday and the topic will be Arts/Culture/Preservation. They are taking Super Bowl Sunday off. Angus reported that enforcement was a main topic at the last Master Plan Committee meeting, particularly regarding speeding and running stop signs. Working with the school was another topic and Hawkins Siemon is coming to the next Master Planning Committee meeting. Mark has been working on the matrices.

G. Old Business

H. New Business

a. Consider approval of current business license applications, Alie – The town has received 10 renewal applications. Ryan asked about Jeep Tours operating out of public parking and Sam explained that they have been approved to operate from church parking and will not have a store front. Sam said that she had asked the Forest Service what would happen if they skipped a year and was told that they would lose the permit and no one would ever be able to get one. Amber McMahill moved to approve the current business license applications. Emma Bielski seconded and the motion passed unanimously.

I. Adjourn – Tony Petracco made a motion to adjourn. Emma Bielski seconded and the motion passed unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Terry Langley