

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
March 7, 2024

A. Call to order & roll call of the regular March meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 7:05 p.m. Present: Amber McMahill, Tony Petracco, Emma Bielski, Larry Good and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor Comments

a. Ryan said thank you to the community, committee members and all the volunteers that make things happen in Marble!

C. Consent Agenda – Emma Bielski made a motion to approve the consent agenda. Amber McMahill seconded and the motion passed unanimously.

- a. Approve February 1, 2024 minutes
- b. Approve Current Bills, March 7, 2024

D. Administrator Report

a. 2024 Election Report, Ron – Election day is on Tuesday, April 2. Election judges are Terry Langley (head), Sue Blue, Alie Wettstein and Frances Bogle. Training will be held March 14 and March 30. Dustin Wilke is the only person on the ballot for trustee. There are two names for mayor: Ryan Vinciguerra and Tony Petracco. Absentee ballots must be turned in by 7 p.m. on election day. The current board will still be official until the new board is sworn in. Ron recommends the current board ask for names of people interested in being appointed to fill the two available seats. The new board will be sworn in at the May meeting and then can appoint the people for the two remaining seats who can then be sworn in. Sue Blue asked why we have elections if we can appoint a board. Ryan explained that an election is held when there is more than one person running for a seat and appointments are made when there are not enough candidates to fill all open positions. Angus Barber asked about the timing for announcing election results and Ron explained they will be posted in the window of the Hub on election day.

b. Public Hearing re: Beaver Lake Lodge liquor license application, Amber – Ryan Vinciguerra made a motion to go into public hearing. Emma Bielski seconded and the motion passed unanimously. Amber and Larry recused themselves. Larry explained that they would like to sell drinks (beer and wine) at the special nights such as singer/songwriter nights and storyteller nights and would like lodge guests to be able to enjoy a beer or glass of wine in the evenings. Dustin asked if locals could drop in for a drink in an open bar situation. Larry explained that locals who are there with a lodge guest would be welcome. Sue asked what the hours will be and Amber explained that it would depend on guest/event needs. Dustin asked if they would have cans, bottles or kegs and expressed concern about serving going beyond what has been explained. Amber said it would be bottles and would be only served in the great room. Ryan asked if the great room had been listed as the boundary on the application. Amber said the map shows the great room and the side room. Guests will not be allowed to take purchased drinks to their room. Emma asked why they wouldn't sell larger quantities and Larry said that is not the business

they are in and that there would be insurance issues. Dustin asked what the consequences would be if they violated their agreement. Ryan explained that the town could choose not to renew the liquor license. Amber explained that the idea is for beer and wine but they would not rule out adding other drinks. There will not be a bar or bar tender. Tony Petrocco made a motion to close the public hearing. Emma Bielski seconded and the motion passed unanimously. Emma Bielski made a motion to approve the Beaver Lake Lodge liquor license. Ryan Vinciguerra seconded. Tony asked if they anticipate increased traffic and a need for additional parking if this is approved. Larry does not anticipate a change in parking needs. The motion passed unanimously. Ron explained that this application now goes to the state liquor licensing office. Ron will need the fee from Larry and a signature from Ryan on behalf of the town. Ron explained that the public hearing was properly noticed on the property for 30 days and in the Post Independent 10 days prior to this meeting.

E. Land Use Issues

a. Jyoti's Seeds For Change Marble Farm Campus Plan, Amber – Amber explained that the project is called the Marble Farm Campus. Jyoti's Seeds For Change is a 501(c)3 founded at the bequest of their late mentor's passion for organic farming, local food access, natural health care, sustainability and community. Karen Good is the executive director and this is separate from the Beaver Lake Lodge. Up until now, their work has primarily been focused in Hawaii. The benefactor (Jyoti) directed the board to carry on the work. The Marble Farm Campus will be on the Beaver Lake Lodge property. Components will include a freight farm (vertical growing facility housed within a shipping container, a prep kitchen classroom (housed in a second shipping container, a small office, a small employee housing unit and a future greenhouse. This system can provide the equivalent of 2 ½ acres of farming. It produces year-round and uses five gallons of water a day. They want to grow greens, herbs, some root vegetables and more. They plan to put the two shipping containers behind a wall. They hope to supplement electrical needs with solar panels. A CSA year-round program will help fund the project. Sue Blue asked about the need for inspections and Amber said they would be required if they go into preparation of salad mixes and the like. Dustin asked how the costs would compare for grocery store costs. Amber explained that she cannot answer that but that part of the mission is to make it affordable. The Foundation has committed to pay for the farm container which comes complete. She has applied for grants to fund the remaining components but has not heard yet. Dustin asked about septic needs and the provisions. Amber explained that it will be a long-term donation lease from the Lodge. The first phase is the freight farm and putting the container on a foundation. Angus asked about the water source and there is a well in place. Water is recycled. They will need a building permit for the foundation and placement and another for the remaining components, including plumbing and electrical permits. Dustin asked if the parking meets town set back requirements. Amber said it is planned for ample off-site parking including handicapped parking. Ryan asked for some clarification on the phases. The first phase is for the Freight Farm and placement of the kitchen container on concrete slabs. This will be year-round and can provide food to the school and also provide summer production. The plan is to have the Freight Farm and kitchen permitted and placed with growing to commence as soon as that is done. There are existing rest room facilities in the bath house.

b. Consider approval Ordinance # 2024-1 allowing Residential Use in a Business Zone. Ryan explained that the attorney, Kendall Burgemeister, had crafted this ordinance in response to a request from the Wilkes. Tony asked how this would affect the septic design now that an apartment is being

included in the building. He said that on a commercial building there is a requirement for only 33% of space covering the lot. Ryan explained that this allows residential use but that all building permits would still be required. Tony thinks this should wait until after the master plan is complete. Amber said she sees no problems with this, especially in light of the need for housing. Larry said we would be allowing residential use in existing businesses. Emma feels that this is long over due and recognizes what we are working with in the community. She does not feel there is a need to wait. Ryan said that there is little chance for a business to survive without incorporating a residence into it. It would still require a use by review and board evaluation. Emma Bielski made a motion to approve Ordinance 2024-1 Allowing residential use in a Business Zone. Amber McMahill seconded and the motion passed unanimously.

F. Committee Reports

a. Parks committee report – none

b. Master Plan Committee report – There will be a public outreach opportunity on March 14, 6-8 p.m. at the fire station with zoom capability.

G. Old Business –

a. Emma asked about Hub acquisition. Ron has asked for a meeting with the county. Richard Wells said that the town had vacated the alley between the county building and the bank building because they expected the bank building to be donated to the town. Ordinance 1991-2 vacated the alley with the requirement that the town acquiring the property after the restoration. He explained that restoration was done in the late 90's. Ryan does not feel there will be a problem getting the building. The question is what shape it is in. Richard feels it is in better shape than many think.

b. Visionary Broadband (VB) request for the quarry - Ron. VB would like to bury fiber optic from the tower, along the west edge of the Mill Site parking lot down to the quarry lot and then across the quarry lot to the office. The quarry has a large need for internet capability. Attorney Kendall Burgemeister reports that there is not a need for an easement, it just needs an agreement. Ron has not had time to run this request by the Parks committee. He would like the town to approve working on an agreement/lease between the town, VB and the quarry. Ryan asked what the lease is for and Ron explained that it is a lease of town property to VB and he recommends a no-cost lease. The attorney does not feel this lease would violate any of the SBA deed restrictions on the park property. Tony compared this to burying electric line from a private home to the line. Ryan asked who would do the excavation and Ron does not know at this point but the town would supervise. Angus asked about the depth and Ron said 3'. Ryan spoke in favor due to the relationship with the quarry and broadband and to keeping the parks committee informed. Ron asked for a motion directing the attorney and Ron to draft this. Tony Petrocco made a motion to draft an agreement between the town, VB and the quarry to permit burying the cable. Amber McMahill seconded and the motion passed unanimously.

H. New Business

a. Consider approval of current business license applications, Alie – Tony Petrocco made a motion to approve the current business license applications. Larry Good seconded. Ryan asked about the application for the Ridge House on West Park. Ron said Brian Suter has applied and been granted a license this every year. Tony asked if there was a need to have a business in order to get a business

license. Ryan feels that one should have a business in order have a license. Brian's stated purpose is to have an LLC for insurance purposes. Ryan suggested tabling this one. Ryan gave credit to Vince Savage for the effort and information he put into his application. Tony withdrew his motion. Ryan made a motion to approve the business license applications with the exception of Brian Suter's which is tabled. Ron will seek clarity on the reason for Brian's application. Tony Petrocco seconded and the motion passed unanimously.

b. Emma asked about the \$8,000 construction bill and it is for snow plowing.

c. Amber spoke to the proposal moving the mail sorting office from Grand Junction to the front range and the opportunity for public comment.

I. Adjourn – Ryan Vinciguerra moved to adjourn the meeting. Amber McMahill seconded and the motion passed unanimously. The meeting was adjourned at 8:32 p.m.

Respectfully submitted,
Terry Langley