

Minutes of the Town of Marble  
Special Meeting of the Board of Trustees  
January 19, 2023

A. Call to order & roll call of the special meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 6:12 p.m. Present: Emma Bielski, Larry Good, Amber McMahill, Tony Petrocco, Ryan Vinciguerra. Also present: Ron Leach, Town Administrator; Terry Langley, minutes and Ali Wettstein, Administrative Assistant.

B. Mayor’s comments - Ryan asked the board to please be sure to read the recent letter from the town’s attorney, Kendall Bergemeister, to the Marble Water Company (MWC).

C. Consider approval of Mark Chain master plan consulting proposal – Mark explained that this is a draft proposal. If the town or committee have a different direction or perspective it can be adjusted. He also said that there may be places and ways to save time by checking with people that already have information and expertise. He said Marble’s master plan would be different from others due to size, infrastructure, commercial land uses, etc. It would be more looking at such things as core values, problems, assets and what the town wants to look like in the future.

Tony said that the current master plan is for a small town with limited services. He asked if there would be a formal Request for Proposals (RFP). Amber said the plan is to hire Mark as a facilitator, form a committee and for Mark to guide the committee in writing a master plan.

Amber asked if Mark feels the 12-month time frame is feasible. Mark said it will be tough, but it can be done. Amber asked about the task time line in Mark’s proposal. He said that the public outreach should be during the summer. The first four tasks are preparation and can be done between now and May. Public meetings should wrap up in late summer/early fall and have the plan finalized and adopted in late fall into the winter. Amber asked if 15 hours a month for members of the committee is realistic. Mark said in the middle of the summer there might be more due to the public meetings. He said a key component would be communicating with the public – casual conversations, on-line, surveys. Amber asked if Mark would communicate if the scope of work increases or if time and therefore costs would exceed expectations. He said there are ways to deal with it such as putting more complicated projects off for the future.

Larry asked what the first wave of promoting the need for committee members would be. Mark said posting the applications on the web, placing articles in the Echo and the Sopris Sun, putting information on KDNK. He suggested trying to have a group formed by March. Mark said he could begin gathering information and statistics

Tony made a motion to approve Mark Chain’s master planning proposal subject to attorney review.

Emma asked how long Mark has been attending Marble Town Council meetings. He said he has attended on an as-needed-basis since 2013. Emma spoke to the positive aspects of his experience and knowledge of our community and culture. He said he has been recreating here for 40 or more years. She said she feels his proposed hourly rate is very fair and reasonable. Mark explained that he had not included hours but would flesh that out for a final proposal.

Ryan asked if Mark thinks there is a middle ground that might be tackled first. For instance, hiring Mark to help form the group and do informational outreach rather than going forth with a \$20,000 12-month goal of having a finished master plan. Mark said that it could be done that way, but the group would need to decide if they want to hit it hard or take longer and possibly have different leadership later. Ryan suggests starting to plan and gather information without the full master plan as the final goal – taking more time to get the information and perhaps find a more cost-effective route. Emma said that she feels that this is a tool to make sure current projects continue to be a focus and included in a master plan so that they are not lost with a change in leadership. Ryan spoke to the limited resources of the town and that a master plan is not necessarily the answer to all the issues facing Marble. He would like to explore forming the planning committee more, do some surveys to see what the desires of the town are but not try to get a full plan done in 12 months. Larry spoke to 12 months being a goal but not a limit and that there is energy and excitement now. Ryan spoke to slowing down and the fact that the idea for a planning commission only recently morphed into a master plan. Emma said that we budgeted for this in 2023 and there are matching funds available for a total of \$25,000. Amber spoke to gathering information and building momentum as opposed to gathering information that then goes nowhere. She said the plan can be updated as needed. She feels that having a facilitator from the beginning would help keep the committee from losing steam, crashing & burning as has happened with other commissions and groups. Richard Wells suggested combining the seven tasks into two big tasks that then would be tackled one at a time with half of the funds used for each. Amber said there might be some constraints with the grant in using half at a time. Ryan recognized the grant opportunity as having a big impact. Tony said that in his experience with master plans, we get a facilitator and then get the public involved at public meetings, take that information back to the facilitator who crunches it into a report that the town then finalizes. This takes time and work. Tony said that the facilitator is the person to get this started, to take the information gathered and to report to the board. Larry suggested forming a master planning group and postponing forming a planning commission until after the master planning work is done.

Emma Bielski seconded the motion. Ryan asked Mark whether, if the town doesn't get the participation that they need and the project is halted, the town be liable for undone work. Mark said he would only expect to be paid for work done and he can add that into the final proposal. The motion passed unanimously.

#### D. Discussion of Planning Commission

1. Application period and appointment plan - Alie suggested including a deadline for applications. Emma suggested the meeting date of March 2 as a deadline so that interviews and selections can be done in March. Tony asked how they can let summer residents know. Alie suggested using the email list. Applications will be on the website, available at a to-be-determined site and by emailing Alie. Ryan asked how the applicants would be selected and what the committee size should be. Mark suggested at least 5 members. Tony spoke to including anyone who applies. Discussion of the make-up of the committee and whether to include non-residents followed. Tony spoke to only including people in town. Amber spoke to the impact the decisions will have on area residents. Emma feels it needs to include residents of the valley. Ron said there is a thing called a three-mile plan and the master plan must encompass a three-mile area. Ryan suggested requiring a majority of members be residents of Marble.

2. Job Description for commission members – Emma suggested including the hourly commitment. Ryan wants to keep it general. Larry suggested including “volunteer” in the description.

3. Term limits for commission members - Term limits are for the duration of the project which is anticipated to be one year. Emma suggested including a start date of April. Emma suggested adding that applications will be accepted from residents who live within a three-mile radius of town.

4. Definition of terms - none

E. Other master plan discussion - Angus asked about including where to get applications and where to direct questions in his article in the paper and that was approved.

F. Emma Bielski made a motion to adjourn. Tony Petrocco seconded and the motion passed unanimously. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,  
Terry Langley