

Minutes of the
Town of Marble
Regular Meeting of the Board of Trustees
September 5th, 2024

A. 6:00 P.M. Call to order & roll call of the regular September meeting of the Board of Trustees of the Town of Marble – Mayor Pro Tem, Larry Good, called the meeting to order at 6:04 p.m. Present: Larry Good, Dustin Wilkey and Amy Rusby. Absent: Ryan Vinciguerra and Amber McMahill. Also present: Ron Leach, Administrator, Alie Wettstein; Administrative Assistant and Terry Langley, minutes.

B. Mayor Comments – In the absence of Mayor Ryan Vinciguerra, Larry Good served as Mayor Pro Tem. Congratulations to Ryan and Katie on the birth of their baby.

C. Consent Agenda – Dustin Wilkey made a motion to approve the consent agenda with corrections to the minutes listed below. Amy Rusby seconded and the motion passed unanimously.

a. Approval of August 1, 2024 Minutes – corrections – should read August meeting and Dustin’s name ends with a y.

b. Approval of Current Bills, September 5th, 2024

D. Administrator Report

a. Jailhouse Project Update, Emma Bielski – Emma reported that they broke ground today. The proposed dates for the move is the week of Sept. 16 or the week of Sept. 23. They have found a concrete professional to donate labor. Emma explained that she had an oversight in reading the estimate for moving the jailhouse – she read it as \$800.00 and it was actually \$8000.00. She thought they had the funding secured but with the error there is a deficit. The company will honor the \$8000 bid when they could have increased it due to inflation. Options to help make up the deficit could be to continue to fund raise, the town could agree to pay the difference or they could forgo the archeological services and that amount (\$2300) could be applied to the deficit. This is for a team of archeologists to be on site when the ground is disturbed. It is a requirement of the state historical fund but we did not get that grant so we are not bound by those regulations. The question is whether this would affect getting state historical funds in the future. Emma recommended applying for a non-competitive grant for the jail house project, saving applying for the state historical fund grant for work at the mill site and working together to acquire the funds for the jailhouse work. Amy asked about this being required by the state historical funding but now not having to have them on site. Larry asked for clarification whether the required services were to be covered by the grant. Emma said she left this in budget as a matter of ethical integrity. Emma recommends applying for a non-competitive grant and to continue work on the project. She would save applying for another grant for the Mill Site work. She recommends that they work together to cover the gap. Dustin recommends scrapping the archeological services and going to the businesses and asking them to run a “save our jail” campaign. A question was raised concerning possible impacts of scrapping the archeological services and possible impacts on the National Historical Site designation. Larry asked about previous fund-raising efforts, including the Go Fund Me page. Larry acknowledged the work Emma has done over the past nine years and suggested explaining what happened and asking for donations. Dustin does not agree with Emma throwing herself under the bus as the point is to save the jail. Emma asked the town to acknowledge the problem and to be willing to

provide needed support, that they approve not having the archeological services on site. The moving company will need 50% (\$4000) when they move the jailhouse and the remaining 50% when they move it onto the new foundation. She explained some of the issues with AVLT, the GOCO grant and reimbursement. Dustin suggested working with Ron to arrange to pay for the project. Ron explained that the town would have to front the money for this project in order to have this phase completed before the October meeting. He asked the town to make a motion to authorize the spending up to \$25,000 on this project. Dustin Wilkey made a motion for Ron and Emma to work on the jailhouse funding together and to authorize the town to spend up to \$25,000 with the understanding that any grants and funds raised would go back to the town and to continue fund raising efforts. Amy Rusby seconded. Amy asked what amount was actually needed. Emma explained that they have \$18,849 currently so funds needed should be about \$7,000. Amy spoke in favor of this due to the GOCO deadline, wanting to continue a good working relationship with GOCO, the in-kind services offered and the fact that prices will continue to go up. She feels it is in the town's best interest to get this completed. The motion passed unanimously. Richard brought a souvenir from today's excavation. An intact bottle. They have collected anything they can. Emma suggested a plexiglass case to house some of these artifacts.

b. Jyoti's Farm Proposal, Karen Good – Karen said she met with Ron and Alie today and found that it is considered a multi-use building so may need some design modifications. Dustin asked about the minimum parking spots with two of them ADA accessible on concrete or pavers. He asked about the square footage. They want to have a hydroponic farm housed in a freight container, an additional freight container for a farm kitchen. Eventually they would like this to be a commercial kitchen but at this time it would be a storage/prep kitchen. They would like to have a gathering area and employee housing. They would need to upgrade the septic and they have a septic plan for that. They have engineered foundation plans. Because they would have a commercial space sharing a wall with a residential space they need to meet some design requirements for the shared the wall. They do not have interior build out plans currently. She explained the exterior plans are engineered and stamped. The container is scheduled to arrive in October and they would like to put it on a concrete pad and pillars. She asked if they would need a permit for the pillars and pad. Dustin stated that they need a permit when pouring concrete and that Ron can issue permits without having to come back to the board. Dustin spoke to the requirements and definitions for a permanent structure vs. a portable unit and permits needed for foundation/power/doors between containers and suggested getting the concrete permit, setting the container and then come back with one big thing for approval. Karen asked if the work could be done in phases. Dustin said they could. He also they would need blueprints for the container and spoke to the benefits for the school and community and making the container presentable. He suggested communicating with the neighbors regarding the plans. Karen said they plan for two stories with employee housing for a single family with three bedrooms. Dustin stated that a public hearing for use by review would require a 30-day notice including posting in the newspaper. Due to Larry having to recuse himself and thus lacking a quorum, this will be put onto the October agenda.

c. Consider Approval of Ordinance #2024-2 regarding Street Cut Permit and Process – Ron explained that there is a property owner who needs to install water service requires crossing the street and a trench along the right of way. There is no process in place currently for this type of cut and excavation. The ordinance was developed by the town attorney. This does not need a public hearing or

waiting period – it can be approved tonight. Larry asked if the \$1000 fee is refundable and Ron said it is not – it covers the town costs for town employee time. Amy asked if it was possible to amend this ordinance in the future if needed and Ron explained that it is. It is similar to the Gunnison County ordinance and process. Larry asked if the excavator participates in the application and permit as far as a plan and Ron said they do. Dustin said that the permit should be submitted by the contractor as they have the liability and responsibility for any mitigation or repairs. Ron agreed. Dustin made a motion to approve Ordinance 2024-2 as written and to allow the contractor to fill out the permit and to continue with putting in utilities. Amy Rusby seconded and the motion passed unanimously.

d. 2025 Preliminary Budget Discussion – Dustin asked if there had been any discussion about adding a secondary fund for future vehicle use/replacement. Amy explained that this would be listed as a Capital Project Fund with a separate bank account and funds would be deposited each year. She said this is a positive for grant applications. Ron projected the projected budget and highlighted and explained various lines in the budget, including “ask Ron” (a bookkeeping issue), reserves, revenues (sales tax, oil and gas tax, property tax, quarry lease, campground, etc.), expenses, (payroll, maintenance and repairs to the bell tower, HUB subsidy, snow plowing, road maintenance (asphalt, chip/seal), legal fees, plan reviews/inspections, auditor, dumpsters, recycling program). Amy said that the town is right where we need to be for the year as far as revenue and expenditures and they will be continuing to work as the year progresses to be able to estimate 2025 as accurately as possible. She commended Ron on the work he has done to build up reserves. Larry suggested increasing the estimate for election expenses in case there needs to be a 2025 election. He mentioned the need for some culvert repair/replacement under roads. He also suggested increasing grant writing expenses. He suggested raising license and permit fees, including short-term rental licenses. Dustin asked for a list of the permit fees currently so that they can be reviewed next month. Ron said he has asked for information about tourism tax but has not heard back yet. Angus Barber asked about office supplies and software expenditures. Ron said he does not have those details but he can get them. Angus asked about legal expenses and what has been spent so far this year. Amy said we have spent \$9723.97 to date and \$14,000 was budgeted for 2024.

E. Committee Reports

a. Parks Committee – Richard Wells said there has not been a meeting so no report.

F. Old Business

G. New Business

a. Discussion of Carbondale Fire District proposed impact fees – Ron explained that the Carbondale Fire District has passed a resolution to impose an impact fee to be collected from the counties and towns on development. Ron has some questions about what is included as development. Dustin asked about what is included in “square feet” – building only, lot, etc. Dustin asked if these funds would stay in Marble for the local fire department and what would be done with the funds. Dustin spoke to it being an added fee for building permits. Amy asked if there is a time line for instituting this. Ron will ask for some clarification on definitions and the verbiage. A citizen asked what the position of other fire districts are. Ron has asked Gunnison County but has not heard.

b. Dan Szmiot asked if the town could create a mechanism to allow rock to be removed from Carbonate Creek to do road maintenance in the surrounding area. Larry said it might be an Army Corps of Engineers issue. Dustin spoke to hiring a contractor and getting needed permits vs. having the town dredge, crush and sell the gravel. Larry said it might be possible to coordinate something like this when the creek is dredged anyway.

c. Richard Wells spoke to the need for bear resistant trash cans. He explained that there are organizations that can help such as roaringforkbear.org and asked if the town could encourage and helping people get the cans.

d. Paul Wahlbrink – spoke to a problem with 911 calls through Starlink not going through.

H. Adjourn – Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,
Terry Langley