

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
January 4th, 2024

A. The meeting was called to order by Mayor Ryan Vinciguerra at 7:02 p.m. Present: Amber McMahill, Emma Bielski, Larry Good, Tony Petracco and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes.

B. Mayor's Comment – Welcome and thank you for attending.

C. Consent Agenda – Larry Good made a motion to approve the Nov. 2, 2023 minutes (they were not approved in December due to two council members missing the November meeting. Amber McMahill seconded and the motion passed with 4 yays and Tony Petrocco abstaining. Amber McMahill made a motion to approve the consent agenda. Larry Good seconded and the motion passed unanimously.

- a. Approve December 7th, 2023 Minutes
- b. Approve Current Bills, January 4th, 2024

D. Administrator Report

a. Consider Approval of the Marble Wetlands Management Plan – Pat Willits & John Armstrong – Pat gave some history of the project and the management plan and the management agreement. He asked for any issues with the current draft of the plan which contains ways to amend it if needed in thee future and treats the property as, essentially, a passive nature preserve. Tony asked for an estimate of yearly costs for the town to meet the expectations of the plan. Pat said he does not feel there are any hard costs other than some staff time. They hope to see a visible presence of either volunteer or paid staff daily for a short time. John said costs for things like weed management would be under the auspices of the Aspen Valley Land Trust (AVLT). Time for monitoring and stewardship would be minimal: simply keeping an eye on the place. Tony asked about the existing easement and the use of heavy equipment by the adjoining property owner. Pat explained that the easement agreement has been in place since 1961. It does not limit the neighbor's use. Pat said they were warned that the neighbor would be doing a construction project but they don't anticipate it means making road improvements such as widening or paving the road. John anticipates installing an electronic gate once that project is complete to limit unauthorized use of the road. Pat said the neighbor bought property with the easement already in place and he is limited to use similar to current use. There will be a copy of the easement as an amendment in the final management plan. There have been some improvements made but it is hoped that it will be allowed to return to something similar to the original road once the project is complete. Amber asked for an update on the smelter and the slag pile. Pat said that a grant paid for the work to address that and the work is complete. There is an agreement with the State of Colorado that the site will be maintained as it is now. The state will issue a letter of No Further Action that means that everything that the state and the EPA has asked for has been addressed. It protects the owner from further action and liability regarding this. Pat said that there are conversations about getting access from CPW's state-owned property to the wetlands. He also said there is a natural drainage/erosional gully to the east of the smelter site that is affected adversely by a culvert under the quarry road. They have asked the county road and bridge department to evaluate putting another culvert above the current one to help reduce heavy washing. Emma thanked the Trust for Land Restoration, Pat and John for their hard work on this project. Pat said the revised management plan will be presented at the February meeting. It will address issues/questions from the town attorney, including indemnity language. Richard Wells asked what would happen if the neighbor wanted to put a business on his

property. Pat said their attorney felt that the owner is limited to uses similar to those that the easement was intended for.

b. Public hearing to consider approval of Liquor Application for Beaver Lake Lodge – Ron explained that this is not the public hearing, but an introduction to the request to hold one. He has the completed application. A public hearing needs to be set at least 30 days from tonight and a public notice needs to be posted on the property 10 days prior to the hearing. Karen Good explained that they will not be opening a bar and that this would be for special events such as the singer/songwriter and story teller nights. Ryan Vinciguerra made a motion to set the public hearing for March 7, 2023. Emma Bielski seconded and the motion passed unanimously.

c. Approve Resolution #2024-1 regarding Public Posting Place - Ron explained that this is done each year. Larry Good made a motion to designate the bulletin board at the Hub as the public posting place. Emma Bielski seconded and the motion passed unanimously.

d. Consider Approval of Gunnison County Plow IGA - Ron explained that this is another yearly agreement. Tony asked why his street is not plowed. Dustin Wilke said the county plows the A roads – paved road to base of Daniel’s Hill, up by the school and around the church fellowship hall. They widen secondary street plowed areas if requested by the town. Otherwise, those secondary streets are plowed by whoever the town contracts with. If there is a need for changes, those need to be requested through Ron Leach. Amber asked about language in the agreement that states the county will plow secondary streets. Dustin will check on this with the county. Tony Petracco made a motion to approve the agreement. Amber McMahill seconded and the motion passed unanimously.

E. Public Hearing to consider approval of 2024 Budget – Larry Good made a motion to reopen the public hearing. Amber McMahill seconded and the motion passed unanimously. Ron said the changes requested last month have been made to the proposed budget and the ordinances have been adjusted accordingly. Ron said that property valuations in Marble increased 41% over 2023 valuations. Previous increases have been in the neighborhood of 5%. The mill levy is and has been 6.5%. The town does not have to take the full amount. The town can offer a rebate or a one-year temporary tax credit. As this stands currently it would mean an increase of \$7000 in revenue and is shown on page 22 of the packet. Amber asked how a credit would be returned to property owners. Ron said it would be a lower property tax bill. This would be only for the town’s portion and would essentially be a gesture of good will as the individual amounts would be minimal. Ryan spoke to the town’s increased financial needs.

a. Consider approval of 2024 Mill Levy – Ordinance # 2023-1 Tony Petracco made a motion to approve Ordinance 2023-1. Larry Good seconded and the motion passed unanimously.

b. Consider Adoption of 2024 Budget – Ordinance # 2023-2 – Tony Petracco made a motion to approve Ordinance 2023-2. Larry Good seconded and the motion passed unanimously.

F. Committee Reports

a. Parks Committee – No meeting but Josh Hochhalter plowed the ice on Beaver Lake for skating.

b. Master Plan Committee – Mark Chain – Mark said the group is down to about 9 strong-willed people. Several have a focus on a few issues. The survey results were divided. They are currently working on goals, objectives and implementation. Main subject areas are infrastructure, housing, enforcement, land use and growth, financing and economics/revenues, history/culture/art, preservation, and sustainability. He hopes to have the implementation matrices done by the end of January. Mark has been working on land use and growth. There are not many areas that would be easy to annex. He has identified approximately 110 lots that

might be able to be built on (37 in town, 73 outside). There are 400 undeveloped lots but most of them are too small for development. The zoning code needs to be reformatted for ease in usage. Business areas need to be identified and criteria identified. Potential for growth is limited. He discussed some of the survey results including desire for paved roads (low), enforcement (civil vs criminal) and affordable housing. Demographics are changing due to the cost of housing. Amber asked about public meetings. Mark said that they will need to wait for warmer months for increased participation. Discussion on in-person and virtual meetings followed and the consensus was that public, in-person is the preferred way. Mark suggested a document be drawn up in draft form that can be amended after public meetings. It can then be adopted by the board. Larry spoke to wanting to hear from the public since the board represents the town, not just personal interests. Amber discussed the format and suggested having different tables/centers for the different areas. Mark said resolution of the LKL and ATV issue is important to the overall livability and pressure should be applied to the powers that be although that has not been something the group has tackled. Mark explained that the different issues should be prioritized for the board to then address. Ryan spoke to the board's preference for public meetings and asked about how the survey was sent. He wants to make sure everyone is informed and invited to any public meetings. Alie Wettstein said the address list went from Crystal to the Darian's and was sourced from the county. There were nearly 400 mailed out and there was information on how to source it on the website. Other communication avenues were discussed, including radio, newspaper, social media and placards. Amber suggested a meeting format that includes an in-person, public meeting with a separate zoom such as done with the LKL meeting.

G. Old Business

- a. Dustin explained that plowing requests will result in additional billing to the town.
- b. Terry reported that the Thompson Divide comment period is open until Monday evening.
- c. Ron said Mike Yellico asked that the town pursue the paid parking program with the SBA.
- d. Amber asked for a work session regarding finishing up old projects.
- e. Election petitions are available and need to be turned in by January 22.

H. New Business

- a. Dustin asked that the council develop a list of accomplishments for 2023 and how much time was spent to be presented in February. He then suggested going back further.
- b. Amber invited everyone to the 7th & 8th grade trip fundraising pancake breakfast on Saturday, Jan 20, 8 a.m. to noon at the school.

I. Adjourn – Tony Petracco made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting was adjourned at 9:51 p.m.

Respectfully submitted,
Terry Langley