

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
November 6, 2025

A. Call to order & roll call of the regular November meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:02 p.m. Present: Dustin Wilkey, Amber McMahill, Larry Good, and Ryan Vinciguerra. Amy Rusby arrived shortly after roll call (6:12 p.m.) Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor's Comments – Welcome!

C. Consent Agenda – Ron reported an additional bill: \$12,300 for the audit. Terry added the minutes from the Sept. 30 conference call meeting. Larry Good made a motion to approve the consent agenda. Amber McMahill seconded and the motion passed unanimously.

- a. Approval of October 2nd 2025 Minutes
- b. Approval of October 2nd 2025 Marble Water Board Minutes
- c. Approval of Current Bills, November 6th, 2025

D. Treasurer Report, Amy – Agenda adjustment: this report followed the Administrator report.

a. Account balances, 11/1/25 – Amy reported that the account balances total \$454,761.41, up approximately \$32,000 from last year at this time.

b. Year to date, budget vs actual – Amy reported that we are at 83% of the year (through October). Revenues are at 78.5% of projected. Expenses are at 73.5%. Last year revenues were at 75% and expenses were at 83%. THANK YOU, RON!!!!

E. Administrator Report

a. 2026 Preliminary budget discussion, Ron – The board is still working on the draft budget. They budget will be approved at the December meeting and public hearing. Ron called the board's attention to page 15 of the packet. In regard to revenues, Ron has an estimate of \$174,000 for sales taxes. Looking at 2025 sales tax, it looks like they are going to be down and so the 2026 sales tax estimate may be decreased to \$168,000-170,000. The mineral tax is listed at \$2,000 for 2025 and 2026 but those funds from the state have dried up so those funds will not be coming in. Ron will drop those line items to zero. Under other revenue, paid parking for 2025 was estimated to be \$9,000 but should be around \$17,000 once October numbers are included. On the 2026 draft budget, estimates are currently listed at \$12,000. 2026 revenues are estimated to be \$376,000. Expenditures begin on page 16. These will be adjusted to reflect changes suggested last month, including increasing the election budget to \$3,000. Grant income 2025 was \$5000 for mill site park safety assessment and the town matched that for a total of \$10,000. \$5000 of that is for 2026. Bell tower maintenance did not happen in 2025 and that amount will be moved to 2026. A school subsidy line item in the amount of \$5,000 was included in 2025 but it has not been requested for this year and that will be deleted for 2025. On page 17, the municipal court item will be dropped. Dustin asked if street maintenance should be

increased. Ron reported that it has been increased to \$30,000 and there is also \$30,000 for snow plowing. One of the 2026 targets is East 3rd. Larry reported a problem spot at Silver and East 2nd due to a culvert that gets crushed and fills with silt. Ryan explained that all the road needs cannot be taken care of at once. He suggests combining areas where possible in terms of maximizing machinery use. He said the main roads (Main Street and 4th Street) have to be maintained yearly and that E 3rd will be added for 2026. If there are funds remaining, the town can look at other areas. Dustin stated that it includes blading, new gravel and mag chloride application. He said there is also a need for mag chloride at the parking and possible needs for blading. Ron pointed out that a large “lake” in the road at Gallo Hill needs some attention. Mariah asked if the additional \$10,000 would come from parking revenue and Ryan explained that it would come from the general fund. Dustin asked if unused snow budget rolls over to the next year and Ryan explained that there is not a roll over. Amy said that there could be need for snow plowing in November and December 2025. Ryan asked about grant expenditures and if the \$5000 for 2026 was from the grant or if this was an additional \$5000 for grant expenditures. Ron explained that the \$5000 would be spent this year. There is \$6000 in the 2026 budget for grant writing. Ryan asked about the school subsidy and Amy thought it might have been requested if there was a need for matching funds for their grants. Ryan asked that someone reach out to the school to see if there was a need for the subsidy. Kelcy Been spoke in favor of helping the school. Larry asked about the capital improvement fund account. Ron explained that there is currently \$5000 in a capital fund bank account and that will increase to \$10,000 at the end of 2026. Larry and Ryan spoke in favor of the earth day/fire mitigation line item.

b. Set December 4, 2025 as the 2026 budget hearing – This requires a public notice in the Glenwood Springs Post Independent. Amber McMahill made a motion to set the public meeting and budget hearing for Dec. 4, 2025. Dustin Wilkey seconded and the motion passed unanimously.

c. Dark Sky discussion, Kelcy – Kelcy reported that the Dark Sky Colorado (DSC) mentoring program has asked for a Marble kick off meeting. Becoming a certified Dark Sky community would include having DSC look at codes, insuring community support with education and community events. They have had one community event and plan for another. Kelcy asked that, if this is something the town wants to pursue, a board member participate in a call with DSC. Dustin asked who would enforce any regulations because lighting regulations and restrictions are already on the books but are not enforced. Kelcy said that having community participation, support and awareness would provide some pressure for neighbors and that codes for new construction are strong. Dustin asked about surrounding areas and if the county has codes and regulations. Dustin expressed resolutions on the whole thing since it is already in the codes. He feels it should go to a vote of the townspeople if becoming certified would involve changes to existing codes. Kelcy said there needs to be broad support to become a certified dark sky community. Larry suggested a questionnaire to determine support. Dustin feels it could be included on the ballot when the town council election is held. Larry said there has already been support and many people have changed their lightning. He asked if adding this to the ballot would increase the costs of the election. Ron said it probably would. Dustin said advertising costs should be covered by those seeking certification. Amber said this has already come before the council and it was supported. She also said there is broad community support and that the initiative requires community buy-in. Looking at our current codes and DSC’s preferred codes are pretty close. She does not agree with adding it to the ballot since this is not a divisive issue and that there are many other issues that could be on the ballot.

She suggested circulating a petition. Dustin would like to have Gunnison County on board to expand requirements to the surrounding areas. Ryan spoke in agreement for a petition and finding out how much change in zoning codes would be required. Scott Long asked what the issue is – for instance, is it changing zoning codes or working with the DSC. Dustin is worried about this opening the door to more government overreach. Kelcy will schedule a kick off call with DSC to learn more. Larry volunteered to be a town representative. Amber suggested reaching out to the chamber of commerce for members.

d. Discuss Commissioners Meeting Spring 26 – Ron suggested March for both the current board and anyone who is running for the April election. Ryan suggested April due to the less snow. Mariah said that the later date would allow a better look at CR 3. More discussion around winter travel, the school spring break and election timing followed. Ryan suggested giving the county a six-week window from late march through early May.

e. Discuss 2026 Trustee Election notice – The trustee election is scheduled for April 7, 2026. Terms for Larry Good, Amy Rusby and Amber McMahill are expiring. Petitions to become a candidate will be available about Jan 10 and have to be returned in about 2 weeks. It takes 10 signatures. Ron suggests putting an ad in the Dec. issue of the Echo, one in the Sopris Sun and on the town website. Larry suggested including a list of the qualifications and the process.

F. Committee Reports

a. Mill Site Master Plan committee, Amber – Amber McMahill, Mariah Villalobos, Ron Leach, Mark Beckler and Andrew Bennett were in attendance at the last meeting. Amber explained that the purpose of the master plan is to develop a cohesive idea of what they want to do in the park and having a document to help secure grants. Mariah said Mark Beckler brought some drafts of the park to show layout of the park and trails. He brought in an engineer who did a drone scan on Oct. 31 to provide geo-imagery for a thorough picture of the park and what it needs. She brought Andrew Bennett, a certified arborist who lives in Hermit's Hideaway who has been working with Mariah on wildfire mitigation. He is eager to work on the Mill Site Park and can use the geo-imagery to determine what trees need be removed or relocated. Amber guided the group in setting goals and values and recommended bringing in Kimberly Perrin, Greg Tonazzi and Luke Leone. Other interested people are welcome. Ron reminded them that safety was the main priority.

b. Parks Committee, Amy – Amy spoke to the overlap between the Parks committee and the mill site master plan committee. The Parks committee is looking for members. She recommended not meeting in the winter to allow focus on the Mill Site Master Plan committee.

c. Continue Master Plan priorities discussion, Amy – Board members were asked to bring their top three priorities from the town's Master Plan to the October meeting. Acquisition of Marble Water Company (MWC) was the top priority after last month's discussion. Ron was asked to contact a facilitator from the Department of Local Affairs (DOLA) and to facilitate and help us with the next steps. Amber suggested monthly work sessions to work on the priorities. Second was mixed used zoning in addition to looking at our land use codes with DOLA. Next was park restoration. Amber feels that we are closed to mixed use zoning and so that should be at the top. Dustin missed the last meeting but reported that his top three are mixed use, parking and a pedestrian walking path. Kelcy asked if citizens can be involved in this work. Ryan encourages being informed by coming to the town meetings. Each item may require subcommittees and support with specific

tasks. Ryan does not feel the board is ready for work sessions on the water acquisition. He feels the codes will require work sessions and consultation with DOLA. Amber reported that DOLA has staff that can help. Ryan feels the town should set a meeting with Kendall to see what he needs and what questions need to be answered to move from the idea to reality regarding the mixed-use corridor. Dustin asked that that be set for next month. Larry thinks we need to slow down on this, particularly if we are going to be spending money on legal fees. Ryan feels it is important to move ahead before another application might force a hurried response. He would like to come to a decision as to whether we want this to come to fruition or die. Amy agreed. Ryan asked that a meeting with Kendall be set and Larry suggested coming with questions. He asked if there are property tax implications for everyone along a mixed-use corridor and Ryan said only if someone actually has a business. Larry asked if there is a difference between year-round and summer only businesses as far as the town's people wanting more businesses. Amber spoke to more detail on use by right and commercial use. Ryan feels the current zoning code will limit the type of businesses in town (parking, bathrooms, etc.) Ryan spoke to the difficulties in having a business in Marble and the fact that those will limit what people can do. Angus Barber said he feels that designating a property mixed use would affect the property value and asked if there was a way to monetize that for the town. Ryan explained that even designating a mixed-use zone would still mean following codes and thus would limit types of business. Amber feels that the only way for Marble to survive as a community is to provide a pathway for spaces to be a community. Larry asked about the fairness to anyone who doesn't have property along the blacktop. Amber said there is no one way to be fair to everyone. (Amber had to leave at this point.) Discussion of the size and location of the mixed-use area followed. Angus asked if there was a way to review how business licenses are granted and if there is a way to ensure that businesses are well run and, if they are not, is there was a potential for legal action against the town. Ryan feels that this would organize the zoning map and business locations and that it should come before looking at the zoning codes. He explained that Marble is a complaint driven community and businesses have been asked to fix problems when they are brought to the town's attention. Renewal of business licenses is one recourse. Ryan reviewed the steps being taken for the top priorities.

G. Land Use

a. Dual zoning/multi use for main corridor of Marble, Dustin – Dustin asked for community input prior to working with the attorney and to avoid the feeling that this is being sprung on citizens.

b. Consider approval of Helm camping permit – The board had requested information on the camping dates and Ron hasn't heard back so this was tabled.

H. Old Business

I. New Business –

a. Michael Carter reported that he headed up last summer's "Marble Rocks", the rock and mineral show and he feels it was a success. He said that four of the eleven vendors did not have a sales tax capability and that they got a special event sales tax license. He would like to hold it again in 2026 on June 12,13 and 14. Dustin would like to see town issue a temporary business license to each vendor with information on how to

pay sales tax. Michael explained that those who do not have their own sales tax license pay through the special even sales tax license. Ryan feels that this event is small enough that this method works.

b. Terry Langley reported on some upcoming community event dates. These include a church sponsored Thanksgiving potluck dinner on Sunday, Nov. 23, 11:30 a.m. at the church. The community is invited. Other dates: Dec. 10, Ladies' ornament exchange at the church and Dec. 13, Christmas in Marble with Santa, a bake sale and baskets at the church.

J. Adjourn - Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 8:09 p.m.

Respectfully submitted,
Terry Langley

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