

Notes of the Town of Marble
Master Planning Committee
July 20, 2023 6:00 p.m.

- A. Meeting Call to Order – Present: Amy Rusby, Angus Barber, Richard Wells, Greg Tonazzi, Connie Hendrix, Brian Suter. Also present: Mark Chain, Ron Leach, Alie Wettstein, Terry Langley

Connie Hendrix reported that, according to some study and reading, she finds that a survey is required by Colorado law. Mark explained that there are many towns who have not done a survey and that there are some requirements regarding the three-mile radius. A link to the information will be sent to the committee members.

- B. Review and Approval of June 29, 2023 MPC meeting notes (accurate, anything missing, etc.) – Connie corrected her name – Connie Hendrix. Land use/zoning notes will be on the website. Alie handed out the list of business licenses and how they are categorized by the county.

- C. Report on water rights/augmentation (Ron) – Ron addressed three subjects relating to water. 1. Marble Water Company (MWC). 2. Water Augmentation in Marble. 3. Wild and Scenic designation of the Crystal.

- a. MWC started in 1979 with the filing of non-profit (501 3c) paperwork with the State of Colorado. In 1980 they began work on a 45-year lease with the Town of Marble for 1/3 of the Town of Marble water rights and that was completed in August 1983 and expires in August 2028. Rights are for one cubic foot of water per second. The MWC leases town property for the wells and the pump house. For the next 20 years they made improvements, added water taps and lines. In 2000 they wanted to put a water tank above the town (150,000 gal tank) and they applied for a federal grant for \$300,000 and got a low-interest loan from the FDA for \$400,000. The tank was installed in 2002. The payback is \$20,000 a year for 40 years (interest and principal). They made an agreement with the town council that the town would invoice and collect the \$20,000 payment and that is the water assessment that property owners get billed every year. Greg asked who paid for the initial infrastructure. Eight individuals paid \$10,000 each and they also got a loan. There are five board members and everyone who has a water tap has a share in the MWC (79 taps currently). They are applying for a loan from the USDA to get water into East Marble. This can take 6 months. The town is talking to the MWC about taking over the water system. The MWC Board of Directors is interested in turning it over to the town. The intent was always to do this. The town board wants the town to own their own utilities/infrastructure. They met in Sept. 2021 and 2022 to begin the discussion. Terms and conditions are under discussion. Brian Suter stated that they could simply not renew the lease. He asked if there was an early-out clause. Ron has not seen one. Angus asked if there were ways to mitigate potential exposure/responsibilities for aging infrastructure. Ron explained that there is a Rural Water Assistance Fund that can help with grants/funds for something like this. Ron will email the notes from the 2021 and 2022 meetings. Greg spoke to the alternate sources that Carbondale have developed.

- b. Water Augmentation – the drought in 2018 resulted in the ranchers who have senior water rights making a call on the water. Colorado Division of Water Resources wrote all with junior water rights, including the town of Marble, explaining that this means they need a water augmentation plan with water stored that can be released to those with senior water rights. The small neighborhoods and towns got the same letter. Marble hired water engineers Zancanella and Associates in GWS. They calculated that the town needs 10 acre feet of water to satisfy that. There is no piece in town big enough. Western Divide Water Conservancy (WDWC) Board got a \$100,000 grant from the state of Colorado to study this and to identify a location. Beaver Lake was the first thought. It is owned by Colorado Parks and Wildlife. That lake is meant to be a fishing lake and does not include any provisions for augmentation/storage. There is a current effort to form a management group that would include the Town of Marble, Gunnison County, WDCD, and CPW. They could craft rules that would allow augmentation. This can take years. Greg asked if the town could annex the lake.
 - c. Ron and Alie are part of the Wild & Scenic stake holders' group. They are looking at the possibility of a federal designation making the Crystal Wild & Scenic with no dams. The eastern slope development means a need for water and it has to come from somewhere. An example of what can happen is the diversion tunnels and dam connected with Reudi. There was a plan to dam the Crystal at Placita, buy out the Marble land owners and flood the valley. Greg feels that the energy of the river could be tapped with hydro-electric plants. Mark asked about bringing in someone from W/S to address the committee and answer questions regarding the issue. Brian asked about additional well locations beyond the park/campground. Greg asked about how far the proposed the east Marble extensions would go.
- D. Review of revenue sources for statutory towns (Mark and Ron) – Angus looked at the business licenses that have been granted and whether they are paying residential or commercial property tax rates. This could mean property tax bills quadrupling over a year. This could mean an increase in revenues of \$10,000 per year. Ron will provide sales tax figures for the past 10 years. Angus feels that if they would increase town sales tax 2.9% (7% total) to 15% it would bring in \$150,000 per year. He and Amy will work on a more detailed presentation for a future meeting. The possibility exists of applying sales tax to services as well as goods as well as a tourism tax. Classification – commercial vs residential. Sales tax makes up 50% of the town budget. Sales tax is distributed as follows: State 2.9%, County 1%, and Marble 4% (\$150000). Property tax totals approximately \$26,000. The MPC cannot increase taxes but they can suggest it. Mark suggested looking at out-of-the box ideas concerning funding. Connie suggested bringing in some experts on such issues as enforcement and a court system. Suggestions of future funding sources included the previously mentioned taxes, permits (OHV), lodging and finding benefactors. Richard will research OHV permit systems. LKL steering committee may have explored this. Alie will send out the survey.
- E. Finalize survey questions (Mark and Committee) Angus feels they are good as they are. Other comments and changes should be in to Mark by Monday at 5 p.m.

F. Comments from Committee Members – It was agreed that meetings will be once a month at the church. The goal is to have the plan done before the town election in March.

Next meeting: Aug. 17, 7:00 p.m. at the church. NOTE TIME & LOCATION CHANGE.

G. Adjourn -