

Minutes of the Town of Marble  
Regular Meeting of the Board of Trustees  
August 1st, 2024

A. 6:00 P.M. Call to order & roll call of the regular July meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:10 p.m. Present: Amber McMahill, Amy Rusby, Larry Good, Dustin Wilke and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Executive session pursuant to C.R.S.§ 24-6-402(4)(b) for a conference with an attorney for the Town for the purposes of receiving legal advice on specific legal questions relating to a potential agreement to fund an extension of the Marble water company system, and C.R.S.§ 24-6-402(4)(e)(I) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding the same. – Ryan Vinciguerra made a motion to go into executive session as stated above. Amber McMahill seconded and the motion passed unanimously. Dustin Wilke made a motion to end the executive session and go back into the regular meeting. Larry Good seconded and the motion passed unanimously. The executive session ended at 6:55 p.m. and the regular meeting resumed after a short break.

C. Mayor Comments – Ryan welcomed those attending. He explained how they would like the meeting operate and asked that the public address their questions to the board and identify themselves for the minutes.

D. Discussion regarding potential agreement to fund an extension of the Marble Water Company (MWC) system, Ryan – Ryan thanked Tom Williams for attending last month and answering so many questions. The town has asked the attorney, Kendall Burgemeister, to draft a letter to the MWC about this issue. Angus Barber asked if the town had seen the offer/loan proposal from the USDA and the board has seen that but they have not seen the 1,000-plus page application. Dave Hamra said there is some miscommunication and misunderstanding in the community, particularly concerning costs to participants. He encourages good communication with citizens if and when an agreement is reached. Larry Good said that the July Echo had a good summation of the June work session with the town and the MWC. Angus reported there are additional details in the August edition.

E. Consent Agenda - Dustin Wilke made a motion to approve the consent agenda. Ron Leach reported on two additional bills: Redi Services, \$750, for the two porta potties and Aspen Maintenance Supply, \$521.85 for paper goods for the campground and park. Dustin amended his motion to include the two additional bills. Larry Good seconded and the motion passed unanimously.

a. Approval July 11<sup>th</sup>, 2024 minutes

b. Approval of Current Bills, August 1st, 2024

## F. Administrator Report

a. Marble Charter School update, Sam Richings Germain – Sam started as the director of the school on July 1. She reported that they are working on the Sept. 15 Lead King Loop race and encouraged folks to volunteer and/or to run in the race. Karly Anderson added that the parking plan would remain the same and would be centered at the Children’s Park.

Sam said they signed the agreement with the Gunnison Watershed School District to operate as a Charter School for the next 5 years. She said they applied for two grants that they did not receive but they are reapplying. They are looking at other grants and sources of funds and that should increase their chances of getting the original grants. School starts Aug. 22. Teachers return on Aug. 14. Dustin asked if the school would be applying for a liquor license for this year’s race. Sam said they do not plan to sell alcohol this year so they are not. Ryan welcomed Sam to the school and community. He asked Ron if the school would need a park permit for the race and Ron said they do not.

b. 2025 Budget discussion – Ron directed the board’s attention to page 16 in the packet. This is the first of the four-page proposed budget. He said the proposed budget can be seen on the town website as part of the packet. He pointed out that page 16 shows three years’ worth of revenues. The lion’s share of income comes from sales tax. He highlighted the increase in property tax revenue: \$30,000 in 2023 and \$40,000, 2025. The campground is estimated to bring in \$45,000 in 2025. The Marble Quarry lease brings in \$34,000. Ryan asked about the increase in the amount collected from the quarry lease from 2023 to 2024. Ron explained they were behind a couple of months and caught up in 2024. Dustin suggested talking to the attorney about starting a tourism tax. Ron said he would contact Kendall and ask him to write a memo so that the board all understands what would be included. Lodging is already taxed and would not be included. (The finalized budget is due in December - this is just an introduction and the board will be working on this in more detail in the coming months.) Ron explained that pages 17-18 show projected expenses of \$342,000 and projected revenue of \$362,000. Dustin reminded the board that it was suggested to include a line item for replacement of town equipment. Amber asked for a line item for grant matches. Ron will add both of those. Ron highlighted the transfer out of \$15,000 which is then shown as a transfer in to the park fund. This was done to allow better tracking of park expenditures. Under improvements in the Parks Fund, there is an amount of \$7000 requested for buying and installing a water bottle filling station and drinking fountain. On the last page of the budget there is a line for the water fee. This is the obligation that is collected from property owners and then paid to MWC to service the 2002 loan. Amber asked why it totaled \$31000 in 2023. Ron explained that MWC owns the fire hydrants and one was found to be broken so the extra amount was to repair that broken fire hydrant. Amy, as treasurer, reported that we are in good shape for 2024 and we are ahead of the budget schedule for income. She and Ron are working on a process to look at year-to-date activity each month.

c. Jailhouse project update, Ron. – Ron does not have an update.

d. Consider approval of Raspberry Ridge Café Liquor License renewal application – Ryan and Amber recused themselves from the discussion and vote. Mayor Pro Tem, Larry Good, asked if the application is complete and Ron said that it is. He has had no complaints or concerns in the year that the Café has had their liquor license. Dustin Wilke made a motion to approve the Raspberry Ridge Café Liquor License renewal. Amy Rusby seconded and the motion passed with three yeas.

## G. Land Use Issues

a. Konstantine “Kostas” Iannios conceptional presentation for property at 118 Silver St. Marble CO - Kostas reported that they have been clearing 20 years of brush. He introduced his team: Mike Stranahan, longtime friend and associate of Thanos’; James Webber, artist in residence; Arlo Crumby, landscape designer. The goal is to bring the property back to what it was, to rehab the structures and to provide glamping with inflatable tents. They would like to turn the barn into a bath house. They are working with an architect and will get all necessary permits and a use plan for review. Ryan encouraged him to be patient and go through the process. They are already zoned for business. Dustin asked about the tents and if there would be constant air going into it. Kostas said they would be on a quiet generator. They will be on an insulated deck. They plan to have a spring house. They plan to pick people up at the airport to limit parking. He is working with Ron on permitting. He said they are looking at 16 tents that will sleep up to 6. Currently they are looking at seasonal usage to begin. Dustin asked about staffing and housing. The house will be residence for the owners. The studio will be a coffee shop. The plan is to call this Thanos’ Tenth Mountain Retreat and will include a living museum of Thanos’ work and be a satellite of the 10<sup>th</sup> Mountain Division. Dustin spoke to the requirements of square footage of structure in relation to lot size. Larry spoke to the need for bear proof trash containers and food storage. The plan is for this to become a living studio with an educational and historical component. The family recently sold their 80 acres bordering the Outward Bound property to Aspen Valley Land Trust which has allowed them to move forward on this project. Dustin spoke in support of the artistic element and moving the town toward an artistic hub. Ryan asked about the time line if everything goes right. They hope for August of 2025. There is design work to be done, including a recirculating stream/creek and a community garden. They hope to not add any structures. Ron asked about the work to be done in the next couple of months and the need for a camping permit and the septic plan for camping for the initial workers.

## H. Committee Reports

a. Parks committee report, Brent – Minutes are attached below.

b. Marble Fest report

1. Street closure Friday 8/9/24, 5:00 pm to 9:00 pm – Ryan said the opening night was held on Friday night at Slow Groovin’ for the first-time last year. With the crowds, there were many children playing in the street. This is what precipitated the request to close the street. Dustin asked about cones and detour signs. Ron asked about barricades and Dustin directed him to the county for all of those things.

## I. Old Business

a. Consider approval of current Short Term Rental license application, Alie – Ron explained that this was for Jim Gohery. This was held up previously due to the lack of a land line which he now has. Larry suggested a future discussion about using wifi and router that may need to be added as allowable. Ryan spoke in favor of a landline due to the ability to contact people in the STR. Dustin Wilke made a

motion to approve the STR license. Larry Good seconded and the motion passed unanimously. Ron said he thinks there are seven licensed STRs.

b. Discussion of proposed access lease with CPW at Wetlands property – Ron reported that this concerns the lower access to the property which is owned by CPW. This is the preferred access by people wanting to go onto the property. Ron is working with the CPW on a lease similar to the lease for the campground and general store. If the board agrees, he will put Kendall in touch with CPW. Larry Good made a motion to authorize Ron to contact Kendall about reviewing the CPW lease proposal. Amy Rusby seconded and the motion passed unanimously.

J. New Business -

K. Adjourn – Larry Good made a motion to adjourn. Dustin Wilke seconded and the motion passed unanimously. The meeting was adjourned at 8:24 p.m.

Respectfully submitted,  
Terry Langley

Attachment: Marble Parks Committee minutes

Marble Parks Meeting  
July 30, 2024

In Attendance: Alie Wettstein, Lise Hornbach, Amy Rusby, Richard Wells, Ron Leach, Brent Compton

Agenda:

Fire Station/Basketball Court Fencing- Ron will contact contractors for estimates to build a fence around the tower (Suggestions for fencing- Red metal to match the fire station with pads on the outside as long as this works for the Broadband/Visionary equipment).

MarbleFest

-Set-up will begin Monday, August 5th and continue throughout the week

-Friday, August 9th First, Second and State Streets will be blocked/closed off on the paved portion of the road approaching Slow Groovin for the evening entertainment.

-Ron asked Richard to please move the "artifacts" and sheet metal that is currently piled in the Millsite Park to a safe place before MarbleFest takes place.

Woodchipper- Brent will be woodchipping this Saturday, August 3rd at the Millsite and Marble Childrens Parks. Volunteers welcome!

Millsite Stage Seating Project- Brent will check in with Greg Tonozzi to get an update on this project.

Water Fountain- Brent and Richard will contact plumbers to get guidance and estimates as to where and what should be installed for a water fountain in the Millsite Park bathrooms. It was discussed with Ron to possibly put the expense in the 2025 budget.

-Once more information is received from plumbers, the Parks committee will research and narrow down what actual fountain needs to be installed (i.e. water bottle filling station, drinking fountain, etc.).

Next Meeting Date- Tuesday, September 3rd, 2024 at 7:00 PM

Meeting Adjourned- 8:19 Pm