

POOR LITTLE RICH TOWN

PART 3



Secret Stash owner, Kyleena Falzone. PHOTO BY NOLAN BLUNCK

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Many working locals lucky enough to have bought their homes years ago when houses were cheaper, can't afford the initial \$1,500 outlay for an unlimited STR license and annual \$750 cost. Additionally, a local who short-terms a room in their shared home can't charge as much as they might for a whole house.

Perhaps a small step in helping to keep some locals in their homes would be to revisit the concept of further varying the structure of rental time limits, fees and taxes to differentiate between primary resident locals who short-term and those who are merely capitalizing on our community's unique character and saleability.

As for commercial property taxation, Gunnison County officials understand the burden commercial property owners and landlords face when it comes to the quickly rising commercial valuations and thus commercial property taxes and are currently looking into possible alternatives in valuation methods (see sidebar). But their hands are tied by the state.

Need to solve our own problems

"We have to come up with a restaurant and retail organization. We can't just wait. We have to solve our own problems, before we lose our mom and pop businesses," says Kyleena Falzone, one of the owners of the Secret Stash and Bonez. She feels that a repre-

sentative could then address the needs of the business community to the Town Council and on a county level, with a list of necessities for business survival. "We also need to bring back Western's [Western Colorado University in Gunnison] hospitality program. They have the students, we have the jobs. Real-life experience for their students. We all could benefit."

Rob Zillioux, Crested Butte's finance and human resources director feels that the local business decline is also linked to the advent of online stores where you can get anything delivered to your door. Local shops may not have the availability of product and variety of goods that can be found online at mega stores like Amazon, whose quantity enables cheaper prices so mom and pop shops can't compete.

But a dollar spent with Zappos or Amazon is a dollar not spent at Paradox or Townie Books. Much like Walmart decimated Main Streets across America in the 1990s, Zillioux says, "Amazon will now be the final nail in the coffin for many area retailers, unless they are somehow truly unique. High rent rates are problematic, but it is not the only issue hurting local retail. Amazon is cheaper of course, but at what cost to the local retailers and the environment?"

He points out that while town's total sales tax collections (all categories) grew 5 percent last year, out-of-state

sales grew 33 percent. "Out-of-state is a good proxy for mail order. Out-of-state includes businesses such as Amazon, Zappos, Apple, etc. It also includes companies such as Atmos, though. Nevertheless, out-of-state sales are increasing much more rapidly than town sales."

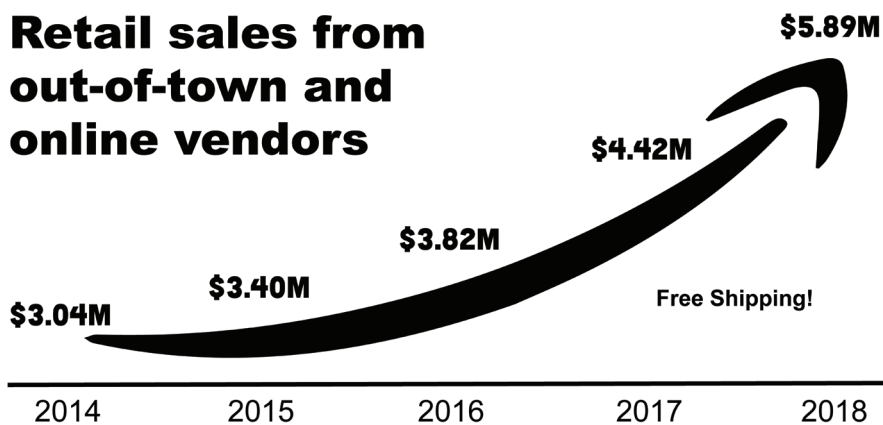
Zillioux also points out that implied out-of-state sales have grown to nearly \$6 million in 2018, up from about \$3 million in 2014.

With rumors flying as to what will happen to Donita's now-empty space, one way to make it affordable is to compartmentalize the space into retail shops and offices, splitting the rent between several separate businesses under one roof. The property owner has already applied to BOZAR for this permit. It's a major outlay of capital expense for the owner but is also a potential solution to affordability while creating more shop space.

Meanwhile, another group of local business owners is coming together to buy their building, condominiumizing individual spaces so each will have their own unit. It's a fortunate situation where the landlord is basically stepping up and helping locals stay in business. There can be solutions.

Crested Butte has always been innovative in their approach to making their lifestyle work. It's the lifestyle and character that we've created in this town that keeps us here and is worth the struggle to resolve these issues, because Crested Butte is a community that you'll not find anywhere else on the planet. But too many of us are too often feeling like a poor little rich town.

Retail sales from out-of-town and online vendors



Source: Town of Crested Butte - extrapolated from sales tax data

GRAPH COURTESY OF CHAD REICH

POOR LITTLE RICH TOWN... PROPERTY TAX

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Spicer agreed that could be the case. "The ability to apply an income approach is likely to improve the quality of some commercial property valuations in the future," he concurred. "However, this does not mean that overall commercial valuations will be lower than if a market approach to value were used. Rather, it is likely to improve equalization of valuations across commercial properties as a whole. If, as we have seen for the past several years, sales prices of commercial properties continue to rise, valuations will also rise regardless of which approach to value is used."

But the issue of high taxes on commercial property is based in the state's regulations. "Bear in mind that the overall level at which commercial properties are valued will always be driven by the sales of commercial properties," emphasized Spicer.

"Even the income approach relies on sales," continued Spicer, "in order to develop the capitalization rate used to convert income potential into market value. State audit standards require that the assessor's valuations are closely aligned with actual sales, regardless of how much weight is given to one valuation approach or another. "Also, the overall tax burden on commercial property owners is driven primarily by the 29 percent assessment rate dictated by the Gallagher Amendment," enacted in 1982, setting forth the guidelines in the Colorado Constitution for determining the actual value of property and the valuation for assessment of such property.

Spicer explained, "The discrepancy between this rate and the residential rate [currently 7.15 percent] can only increase unless and until voters statewide approve a change to Gallagher."

Legals

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—LEGAL— NOTICE OF LIQUOR AND BEER LICENSE RENEWALS

PLEASE BE ADVISED that the following liquor and beer license renewals are pending. Complaints concerning the conduct of said licensee or employees of the same should be directed, in writing, to Town Clerk Lynelle Stanford, by mailing to Box 39; Crested Butte, CO 81224, or by delivery to the same at Town Offices, 507 Maroon Ave, Crested Butte, Colorado. Complaints should be received on or before the date noted next to the establishment.

Base Camp Entertainment LLC DBA Majestic Theatre located at 507 Red Lady Ave December 6, 2019
Public House LLC DBA Public House located at 202 Elk Ave December 6, 2019

Published in the *Crested Butte News*. Issue of November 22, 2019. #112205

—LEGAL—

PLEASE TAKE NOTICE that a public hearing will be on the 2nd day of December, 2019 at 7PM in the Town Hall Offices at 507 Maroon Ave, Crested Butte, Colorado on Ordinance No. 39, Series 2019: Ordinance No. 39, Series 2019 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at 606 Sixth Street to The Center for the Arts. **TOWN OF CRESTED BUTTE, COLORADO** /s/ Lynelle Stanford, Town Clerk
Published in the *Crested Butte News*. Issue of November 22, 2019. #112208

—LEGAL—

PLEASE TAKE NOTICE that a public hearing will be on the 2nd day of December, 2019 at 7PM in the Town Hall Offices at 507 Maroon Ave, Crested Butte, Colorado on Ordinance No. 40, Series 2019: Ordinance No. 40, Series 2019 - An Ordinance of the Crested Butte Town Council Amending Chapter 4 of the Crested Butte Municipal Code to Include New Provisions Establishing a Tax On Cigarettes, Tobacco and Other Nicotine Products. **TOWN OF CRESTED BUTTE, COLORADO** /s/ Lynelle Stanford, Town Clerk
Published in the *Crested Butte News*. Issue of November 22, 2019. #112209

—NOTICE OF BUDGET— (PURSUANT TO 29-1-106, C.R.S.)

NOTICE is hereby given that a proposed budget has been submitted to the Reserve Metropolitan District No. 2 for the ensuing year of 2020; a copy of such proposed budget has been filed in the office of Toad Property Management, where the same is open for public inspection; such proposed budget will be considered at the Regular meeting of the Reserve Metropolitan District No. 2 to be held at the offices of Toad Property Management, on Thursday, November 21, 2019 at 11:00 a.m. Any interested elector of Reserve Metropolitan District No. 2 may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Published in the *Crested Butte News*. Issue of November 22, 2019. #112206

—MEETING NOTICE—

The Board of Directors of the Upper Gunnison River Water Conservancy District will conduct the monthly regular meeting on Monday, December 9, 2019, beginning at 5:30 p.m. The meeting is being held at the District offices, 210 West Spencer, Suite B, Gunnison, and is open to the public. An agenda will be posted prior to the meeting.
Published in the *Crested Butte News*. Issue of November 22, 2019. #112207

deadline tuesday at noon

Legals

**—NOTICE OF FINAL PAYMENT TO—
J.R. FILANC CONSTRUCTION, INC.
MT CRESTED BUTTE WATER & SANITATION DISTRICT PARADISE LIFT STATION BUILDING PROJECT**

NOTICE is hereby given that the Mt. Crested Butte Water and Sanitation District of Gunnison County, Colorado, will make final payment at the Administrative Office of the District (100 Gothic Road in the Town of Mt. Crested Butte, Colorado), on December 9, 2019, at the hour of 4:00 p.m. to J.R. Filanc Construction, Inc of Northglenn, Colorado for all work done by said Contractor(s) on the Paradise Lift Station Building Project performed within Mt. Crested Butte Water and Sanitation District. Any person, co-partnership, association of persons, company or corporation that has furnished labor, materials, team hire, sustenance,

provisions, provender, or other supplies used or consumed by such contractors or their subcontractors, in or about the performance of the work contracted to be done or that supplies rental machinery, tools, or equipment to the extent used in the prosecution of the work, and whose claim therefore has not been paid by the contractors or their subcontractors, at any time up to and including the time of final settlement for the work contracted to be done, is required to file a verified statement of the amount due and unpaid, and on account of such claim, to the Mt. Crested Butte Water and Sanitation District, P.O. Box 5740, 100 Gothic Road, Mt. Crested

Butte, CO 81225, on or before the date and time hereinabove shown. Failure on the part of any claimant to file such verified statement of claim prior to such final settlement will release the Mt. Crested Butte Water and Sanitation District, its Board of Directors, officers, agents and employees, of and from any and all liability for such claim.
BY ORDER OF THE DISTRICT
By: /s/ Mike Fabbre
Mike Fabbre, District Manager

Published in the *Crested Butte News*. Issues of November 22 and 29, 2019. #112201

**—GUNNISON COUNTY LIBRARY DISTRICT—
307 N WISCONSIN
GUNNISON, CO 81230
NOTICE OF BUDGET
(PURSUANT TO 29-1-106, C.R.S.)**

NOTICE is hereby given that a proposed budget has been submitted to the BOARD OF TRUSTEES OF THE GUNNISON COUNTY LIBRARY DISTRICT for the ensuing year of 2020, copies of such proposed budget have been filed at the Gunnison Public Library, the Crested Butte Library and online at www.gunnisoncountylibraries.org, where the same is open for public inspection; such proposed budget will be considered at the regular meeting of the BOARD OF TRUSTEES OF THE GUNNISON COUNTY LIBRARY DISTRICT to be held at the Gunnison Public Library located at 307 North Wisconsin, Gunnison, CO 81230 on December 12, 2019 at 4:00PM. Any interested elector of Gunnison County may inspect the proposed budget and file or register any objections thereto at any time prior to the final adoption of the budget.

Published in the *Crested Butte News*. Issue of November 22, 2019. #112202

**—NOTICE OF PUBLIC HEARING—
2020 BUDGET – DECEMBER 10, 2019
MT. CRESTED BUTTE WATER AND SANITATION DISTRICT
MT. CRESTED BUTTE, GUNNISON COUNTY, COLORADO**

Notice is hereby given that the proposed 2020 budget has been submitted to the Board of Directors of the Mt. Crested Butte Water and Sanitation District. That a copy of said proposed budget has been filed at the District's office, 100 Gothic Road, Mt. Crested Butte, Colorado 81225, where the same is open for public inspection. That said proposed 2020 budget will be considered at a regular meeting of the Board of Directors of the Mt. Crested Butte Water and Sanitation District to be held at 100 Gothic Road, Mt. Crested Butte, Colorado on Tuesday the 10th day of DECEMBER, 2019 at

5:00 P.M. The Board will hold a public hearing at such meeting during which all interested parties may be heard. Any interested elector of the Mt. Crested Butte Water and Sanitation District may inspect the proposed 2020 budget and file or register any objections thereto at any time prior to the final adoption of the budget.
Mike Fabbre, District Manager

Published in the *Crested Butte News*. Issues of November 22, 29 and December 6, 2019. #112203

**—NOTICE OF PUBLIC HEARING—
2020 RATES & FEES - DECEMBER 10, 2019
MT. CRESTED BUTTE WATER AND SANITATION DISTRICT
MT. CRESTED BUTTE, GUNNISON COUNTY, COLORADO**

Notice is hereby given that the Board of Directors of the Mt. Crested Butte Water and Sanitation District has proposed an increase in 2020 water and sanitation rates and fees. That a copy of said proposed rates and fees has been filed at the District's office, 100 Gothic Road, Mt. Crested Butte, Colorado 81225, where the same is open for public inspection. That said proposed rate increase will be considered at a regular meeting of the Mt. Crested Butte Water and Sanitation District to be held at 100 Gothic

Road, Mt. Crested Butte, Colorado on Tuesday the 10th day of DECEMBER, 2019 at 5:00 P.M. Any interested elector of the Mt. Crested Butte Water and Sanitation District may inspect the proposed 2020 rates and fees and file or register any objections thereto at any time prior to the final adoption.
Mike Fabbre, District Manager

Published in the *Crested Butte News*. Issues of November 22, 29 and December 6, 2019. #112204

Classifieds

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FOR RENT

FOR RENT: A very nice one bedroom, furnished house in town. \$1600/month plus utilities, available first part of Oct. No pets. Please call CB Lodging 970-349-2449. (11/22/27).

FOR RENT: 2 bedroom/2 bath furnished Elk Ridge II condo, \$1500/month + elec., includes wifi. Available Dec. 1 – May 1st. Call Paula at Crested Butte Lodging, 970-349-7687. (11/22/28).

FLEXIBLE RENTAL TERMS: Furnished 3 bedroom/3 bath in town at 7th and Teocalli. Spacious kitchen and living area with vaulted ceiling and great views. Master bath offers jacuzzi tub and steam shower. Furnished including W/D & TV. Utilities included. 1 block from shuttle. Off-street parking. Available immediately. Available from 1 to 7 month lease. Call Nic at 918-231-1623. (11/22/59).

3BD/2.5BA IN SKYLAND on the Slate River with astonishing views. Great neighborhood. In-floor heat, heated garage, hot tub, W/D, super-efficient, nice finishes, unfurnished. Available mid-January. \$2500, includes water. Call or text 970-773-0561. (11/22/34).

ROOM FOR RENT in 3 bedroom condo in town. \$625/month includes utilities & internet, plus \$625 deposit. No pets. Early rising household. Call for more details. 970-596-4716. (11/29/27).

ROOM FOR RENT \$800 ALL INCLUSIVE One room still available. 2 bedroom/2.5 bath plus office fully furnished custom log home - December 1st through May 1st. Our well loved family home is available for the winter months. Beautiful wood throughout, radiant tile floors, many plants, quiet and peaceful. Includes internet, snowplows, propane, trash, house phone/landline. Contact Laura 303-444-9642 phone or text. (11/22/62).

GREAT LOCATION OFF ELK AVE: 2BD/1BA cabin with fireplace, W/D, fully furnished, off-street parking, storage space. Utilities not included. No pets. 1 yr. lease, \$1900 per month. 2 ppl max. Please contact mto-homes@gmail.com. (11/22/36).

2 BEDROOM/1 BATH AVAILABLE: First, last, deposit, \$1900/month plus electric. 1 parking space. Great spot downtown CB. 970-349-2773. (12/6/20).

FOR RENT

TOWNHOUSE FOR LEASE: Furnished; 3/2; 1 stall garage; W/D; Pitchfork, Mt. Crested Butte; on bus line; \$2,600/month; lease term negotiable; no pets; avail 12/1. Call or text Fred at 530-448-6225. (11/22/32).

LOVELY HOME SKYLAND available in a great neighborhood for long term rental. 3 bedrooms/3.5 baths, custom finishes throughout, one car garage, in-floor efficient heat, steam shower. Pets negotiable. Lease terms negotiable. \$2,350 month. Please contact 970-209-5218. (11/22/37).

SPACIOUS FURNISHED FAMILY HOME in CB South Meadows. 4 bed/2.5 bath, 4000+ sq.ft., 2-car garage, dog considered, utilities included, \$2800, avail now. Call 970-596-4023. (11/22/25).

2 BEDROOM/2.5 BATH TOWNHOME: Available for 6 months in Mt. CB starting November 1. Furnished, wood burning fireplace, W/D, garage, includes cable + wi-fi, NP. \$2,100/mo. + electric. Contact Paula at CB Lodging 970-349-7687. (11/22/35).

VERY NICE, FULLY FURNISHED one bedroom + loft Almont Cabin on the river, available now. \$850/month + electric, includes cable & wifi, no pets. Available Nov. 1 – May 1. Call Paula at CB Lodging, 970-349-7687. (11/22/33).

INCREDIBLE VIEWS: Brush Creek, 2BD/1BA, furnished, W/D, NS/NP. Includes heated private garage w/ opener, trash & snow removal. \$1750/mo., 1 year lease. 970-901-8323. (11/22/26).

MT. CB 3BD/2BA: Recently updated floors, kitchen, baths, etc, clean home. WD/DW, killer views of peak and town, close to bus stops and bike path, 5 min. walk to base area, off-street parking. Pet negotiable, no smoking of anything. References thoroughly checked. Avail. 11/1, \$2100 - \$2400/month. Scottie 808-741-2740. (11/22/51).

FOR RENT

ROOMMATE NEEDED: \$1000 includes all utilities. NS/NP. Call William 720-576-5673. (11/22/11).

N COLORADO STREET in Gunnison, next to Western. Super nice basement apartment in owner's home. Available January 2020. No pets or smoking. Rent \$795, utilities paid. 361-550-0919. (11/22/27).

ROOM FOR RENT: 2BD/1.5BA in Mt. CB. Available Dec. 1. \$600/month plus utilities. One dog already lives here, no more pets allowed. On bus route. First, last & security to move in. Roommate wakes up very early for work. 802-345-6503. (11/22/41).

BEAUTIFULLY FULLY FURNISHED 3 bedroom/2 bath with fireplace, deck, all linens and kitchen items. Garage, pets ok. \$2900 monthly. 847-769-7800 or liskorinternational@gmail.com. (11/22/24).

2 BEDROOM/1 BATH ABOVE GARAGE APT: Meridian Lake. Includes heat, satellite, W/D. Unfurnished. NS/NP. 2 person max. Mature, quiet people; 1st, last, sec. dep. \$1600. 970-209-9940. (11/22/29).

FOR RENT: 3 bedroom/2.5 bath, 1 car heated garage. W/D, steam shower and radiant heat. \$2500/mo. Minimum 6 month lease, pets possible. Available December 1 or sooner. Text 970-209-0109. (11/22/32).

ENJOY THE SPARKLING RIVER and its sound in this River Front 2500 square foot furnished cedar home with hot tub on the river. Private, spacious, quiet with views of the river and mountains throughout 3 bedroom, two bath, den/parlor, large living room, dining room, mud room and breakfast nook. Available now through May 30th (possible year lease option), dog negotiable. \$2500/month, some utilities included. 505-670-3588 Monika. (11/22/68).

FOR RENT

CB SOUTH HOUSE: 3 bed/2 bath, new construction, private 16 acres, amazing views, excellent USFS access, partially furnished, W/D. \$2400/mo. Call Carolyn 970-349-6339. (11/22/26).

WINTER HOUSING at Three Rivers Resort in Almont: A variety of seasonal cabins available Oct/Nov from \$625-\$1500/mo. All leases go through 4/30/20. Most units furnished, short walk to bus stop. Sizes vary from 1 to 3 BR. For application and info: 3riversresort.com/lodging/winter-housing/ or 970-641-1303. Or stop by the resort office between 7:30 am and 5:30 pm. (11/22/61).

FOR RENT: 2 bedroom/2 bath nicely furnished Chateaux condo, \$1700/month + elec., includes cable & wifi, pool & hot tub. Available Nov. 21 – May 1st. Call Paula at Crested Butte Lodging, 970-349-7687. (11/22/31).

LET CB LODGING HELP YOU take care of your property. Whether it's a short-term or long-term rental property, or if you'd just like help with maintenance or housekeeping. Call us! Paula 970-349-7687. (11/22/32).

HISTORICAL HOME IN HEART OF CRESTED BUTTE at 2nd & Whiterock. 2.5BD/1BA. Mostly furnished, off-street parking, W/D, piano. \$2200/mo., utilities not included (\$80-\$220/mo.) 1 year lease, pets negotiable. Available mid-November, maybe sooner. Call Kate 720-273-9155. (11/22/39).

CB SOUTH: 1 bed/1 bath, furnished, utilities + wi-fi included, good storage, walk to bus. \$1500/month. Available Dec. 1 through May 31. Email cbssouthrental@gmail.com to inquire. (11/22/28).

COMMERCIAL RENTALS

TWO GROUND FLOOR COMMERCIAL SPACES available for lease in the Horseshoe Building, 5th and Bellevue. New construction, first class units, tall ceilings and lots of light. Good onsite parking. 829 and 772 square feet. One space for sale or lease 595 square feet. Available January 1, 2020. Inquiries to Bill at 209-1405 or bcoburn@coburndev.com. (11/22/55).

COMMERCIAL RENTALS

OFFICE SPACE AVAILABLE in Riverland: 450 square feet, includes all utilities, \$750/month. Call Carolyn 970-349-6339. (11/22/16).

OFFICE SPACES FOR RENT IN CB: Downtown location, great natural light, 450 and 500 square feet, available January 1, 2020. \$800/month plus dues. Call for more information 970-209-3859 or 970-209-8723. (11/22/31).

1605F OFFICE SPACE located on the 2nd floor of Silver Queen building located at 115 Elk Avenue. Plumbed with sink. Available October 1st. Call Priscila or Paddy at 970-349-7550 for details. (11/22/31).

OFFICE SPACE FOR RENT: Great central location near bus stop & downtown. Nice quiet building, great parking. Ore Bucket Building. 538 sq.ft. \$750/mo. + electric. 970-596-0869. (11/22/25).

BEAUTIFUL RIVER VIEW: 550 sq.ft. office with private bathroom and designated parking at Riverland Professional Center. Avail. November. Call Scott 970-208-2281 or Kristi 970-209-2670. (11/22/24).

ELK AVE RETAIL/STOREFRONT SPACE: Approx. 1234 s/f between 4th and 3rd. Available November 1. Contact Phil 973-919-1380, philippe.dujardin919@gmail.com. (11/22/21).

SHARED COMMERCIAL KITCHEN SPACE available in CB South. Space meets CO Dept. of Health standards. Call Carolyn, 970-349-6339. (11/22/18).

OFFICE SPACE AVAILABLE: Amazing views of Mt. Crested Butte, great location near 4-Way bus stop, Chamber of Commerce, Center for the Arts, Elk Avenue & historic downtown district. 707 sq.ft. in the Ore Bucket Building. \$900/mo. Call or text 503-341-7507. (11/22/40).

1905F OFFICE SPACE located on the 3rd floor of Silver Queen building located at 115 Elk Avenue. Available October 1st. Call Priscila or Paddy at 970-349-7550 for details. (11/22/28).

COMMERCIAL SHOP SPACE for rent in CBS. Approx. 2400 sq.ft. w/ office & full bath. Drive thru bay doors. \$2500 per month plus utilities. 970-209-3148. (11/22/24).

ClassifiedsWORK

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