

# Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • www.crestedbuttenews.com

### —KNOWN INTERESTED PARTY NOTICE OF APPLICATION FOR A PUBLIC AUCTION OF A CERTIFICATE OF OPTION FOR TREASURER'S DEED— TAX LIEN SALE CERTIFICATE NO.202000196 SCHEDULE/ACCOUNT NO. R016130 TREASURER'S DEED NO. 2024-004

To Every Person in Actual Possession or Occupancy of the hereinafter Described Land, Lot or Premises, and to the Person in Whose Name the Same was Taxed or Specially Assessed, and to all Persons having an Interest or Title of Record in or to the said Premises and To Whom It May Concern:

You and each of you are hereby notified that on the 5<sup>TH</sup> day of November 2020 the then County Treasurer of the County of Gunnison, in the State of Colorado, sold at public tax lien sale to JERICHO HOLDINGS LLC the following described real estate situate in the County of GUNNISON, State of Colorado, to wit:

**LEGAL DESCRIPTION: 1 ACRES IN SE¼NE¼SE¼ SEC 25, TOWNSHIP 13S, RANGE 89W**

and said County Treasurer issued a certificate of purchase therefore to JERICHO HOLDINGS LLC. That said tax lien sale was made to satisfy the delinquent taxes assessed against said real estate for the year 2019. That said real estate was taxed or specially assessed in the name(s) of GORDON ROBERT F

That said JERICHO HOLDINGS LLC on the 27<sup>TH</sup> day of AUGUST, 2024, the present holder of said certificate, has made request upon the Treasurer of said County by presenting an Application for a Public Auction of a Certificate of Option for Treasurer's Deed pursuant to C.R.S. 39-11.5-101 for initiation of the process for a deed to said real estate; Notice Is Hereby Given that on the first possible Auction date (unless the Auction is continued) at 10:00 a.m. on Thursday, MARCH 20, 2025, at Gunnison County Treasurer's Office, 221 N. Wisconsin ST., STE T, Gunnison, Colorado, I will sell at Public Auction to the highest and best bidder for cash, the said real property and all interest of said Lawful Holder, Lawful Holders' heirs and assigns therein, for the purpose of paying the indebtedness provided in said Application for a Public Auction of a Certificate of Option for Treasurer's Deed, plus fees, expenses of sale and other items allowed by law, and will deliver to the purchaser a Certificate of Purchase, all as provided by law. If you wish to Redeem these taxes prior to the property going to auction, please contact our office at least 10 days prior to the auction date listed

above.  
First Publication: 11/29/2024  
Last Publication: 12/13/2024  
Published in: Crested Butte News  
\*You may track the Public Auction date on the Treasurer's website: www.gunnisoncounty.org  
Said property may be redeemed at any time prior to the actual Public Auction.  
Witness my hand this 4th day of November, 2024.  
Debbie Dunbar, Gunnison County Treasurer  
By: Teresa Brown, Deputy County Treasurer  
221 N Wisconsin ST., STE T  
Gunnison, CO 81230  
970-641-2231

Published in the Crested Butte News. Issue of November 29 and December 6 and 13, 2024 #112902

### —NOTICE OF FINAL PAYMENT—

Notice is hereby given that final payment will be made on or after December 20, 2024, on a contract dated June 29, 2022, between the Crested Butte South Metropolitan District (Owner) and Rice Lake West (Contractor) for the Crested Butte South Metropolitan District Wastewater Treatment Plant Expansion project. All persons, companies, or corporations that have furnished labor, materials, or other supplies or services used by the Contractor under and in connection with said contract and whose claims have not been paid by the Contractor shall file with the Owner a verified statement of the amount due and unpaid on account of such claim on or before the date of final payment stated above. Failure on the part of the claimant to file such a settlement will relieve the Owner from any or all liability for such claim.  
Ronnie Benson  
District Manager, Crested Butte South Metropolitan District

Published in the Crested Butte News. Issue of December 13, 2024 #121303

### —PUBLIC NOTICE—

#### TOWN OF MT. CRESTED BUTTE DOWNTOWN DEVELOPMENT AUTHORITY BOARD VACANCY

There is a vacancy on the Mt. Crested Butte Downtown Development Authority Board. The Mt. Crested Butte Town Council will be appointing one (1) member to the Downtown Development Authority Board at the Tuesday, December 17, 2024 meeting. These terms will run until June 2025. The appointed member of the board shall reside, lease or own real property within the Mt. Crested Butte Downtown Development Authority. An officer or director of a corporation or other entity owning property in the Mt. Crested Butte Downtown Development Authority shall be eligible for appointment to the board. Members of the board shall serve without compensation, but they may be reimbursed for actual and necessary expenses.

Interested people who meet the qualifications may apply by submitting a letter of interest to the Town Hall by Wednesday, December 11, 2025 or by stating his/her interest at the December 17, 2024 Town Council meeting. Applicants are encouraged to attend the December 17, 2024 Town Council meeting. Applicants' letters should include information on whether they reside, lease or own real property inside the Downtown Development Authority boundaries and the location of such property.  
/s/ Tiffany O'Connell  
Town Clerk

Published in the Crested Butte News. Issues of November 8, November 22, December 6, 2024 #110805

## EARLY HOLIDAY DEADLINES:

FRIDAY, DECEMBER 20 @ NOON (for the 12/26 paper)  
FRIDAY, DECEMBER 27 @ NOON (for the 1/2/25 paper)

\*regular deadline is Tuesdays at noon

### —NOTICE OF PUBLIC HEARING— CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW TOWN OF CRESTED BUTTE, COLORADO

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on December 17th, 2024, beginning at 6:00 p.m. in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:

Amendment to Chapter 16 Article 1 Section 20 (16-1-20) of the Crested Butte Municipal Code to Accommodate the Colorado's Natural Medicine Health Act Requirements  
TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician

Published in the Crested Butte News. Issue of December 13, 2024 #121301

### —AGENDA— TOWN OF CRESTED BUTTE REGULAR TOWN COUNCIL MEETING TOWN COUNCIL CHAMBERS 507 MAROON AVE; CRESTED BUTTE, CO MONDAY, DECEMBER 16, 2024

Meeting information to connect remotely:  
<https://us02web.zoom.us/j/89211611035>  
Or Telephone: Dial (for higher quality, dial a number based on your current location) +1 719 359 4580 U +1 253 205 0468 US +1 669 444 9171 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US  
Webinar ID: 892 1161 1035  
Public comments may be submitted at any time to the entire Council via email at [towncouncil@crestedbutte-co.gov](mailto:towncouncil@crestedbutte-co.gov).

The times are approximate. The meeting may move faster or slower than expected.

#### 6:00 WORK SESSION

1) Draft 2030 Climate Action Plan Update.  
Staff Contact: Sustainability Coordinator Dannah Leeman

#### 7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

#### 7:02 APPROVAL OF AGENDA

#### 7:03 CONSENT AGENDA

1) December 2, 2024 Regular Town Council Meeting Minutes.  
Staff Contact: Town Clerk Lynelle Stanford  
2) Fall 2024 Community Grant Recommendations.  
Staff Contact: Finance Director Kathy Ridgeway  
3) Resolution No. 28, Series 2024 - A Resolution of the Town Council of Town Crested Butte, Colorado, Authorizing a Loan to TWG Crested Butte LLLP for the Completion of the Mineral Point Housing Project and Promissory Note and Lease-

hold Deed of Trust to Secure the Loan.

Staff Contact: Housing Director Erin Ganser  
4) First Amendment to 2022 Town Manager Employment Agreement.

Staff Contact: Town Manager Dara MacDonald and Town Attorney Karl Hanlon  
5) (First Reading) Ordinance No. 10, Series 2024 - An Ordinance of the Crested Butte Town Council Authorizing Signing Stipulation in Case No. 21CW3021 and Storage Water Lease Agreement with Mt. Emmons Mining Company.  
Staff Contact: Attorney Scott Miller

6) 2025 Memorandum of Agreement (MOA) with the Gunnison Valley Regional Housing Authority for the Crested Butte GreedDeed Program.  
Staff Contact: Sustainability Coordinator Dannah Leeman

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.

#### 7:05 SWEARING IN OF NEW COUNCIL MEMBER JOHN O'NEAL

#### 7:10 PUBLIC COMMENT

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public

comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under "Other Business to Come Before the Council."

#### 7:15 STAFF UPDATES

#### 7:20 LEGAL MATTERS

#### 7:25 PRESENTATION

Gunnison County Substance Abuse Prevention Project (GCSAPP) Community/School Report 2023 Healthy Kids Colorado Survey Data Presented by Emily Mirza.

#### 7:35 PUBLIC HEARING

1) Resolution No. 25, Series 2024 - A Resolution of the Crested Butte Town Council Adopting the Budget and Appropriating Sums of Money for the Town of Crested Butte, Colorado for the Fiscal Year Beginning the First Day of January 2025, and Ending the Last Day of December 2025, Estimating the Amount of Money Necessary to be Derived from Revenue Sources, and Setting Forth the Total Estimated Expenditures for Each Fund.  
Staff Contact: Finance Director Kathy Ridgeway

#### 7:50 NEW BUSINESS

1) Resolution No. 26, Series 2024 - A Resolution of the Town Council of the Town

of Crested Butte, Colorado, Adopting Employee Compensation Plan.

Staff Contact: Finance Director Kathy Ridgeway

8:00 2) Resolution No. 27, Series 2024 - A Resolution of the Crested Butte Town Council Adopting Certain Fees and Charges for the Fiscal Year 2025.

Staff Contact: Finance Director Kathy Ridgeway

8:10 3) Historic Preservation Plan Adoption.  
Staff Contact: Community Development Director Troy Russ

8:30 4) (First Reading) Ordinance No. 9, Series 2024 - An Ordinance of the Crested Butte Town Council Repealing and Replacing Chapter 11 of the Crested Butte Municipal Code.  
Staff Contact: Public Works Director Shea Earley

#### 8:40 COUNCIL REPORTS AND COMMITTEE UPDATES

#### 8:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL

#### 8:50 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

• Monday, January 6, 2025 - 6:00PM Work Session - 7:00PM Regular Council  
• Tuesday, January 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council  
• Monday, February 3, 2024 - 6:00PM Work Session - 7:00PM Regular Council

#### 8:55 ADJOURNMENT

Published in the Crested Butte News. Issue of December 13, 2024 #121305



**—NOTICE OF DRC MEETING—  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION, INC.  
SPECIAL AREA ARCHITECTURAL DESIGN REVIEW  
LOCATION: CB SOUTH POA OFFICE, 61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224**

**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**

PLEASE TAKE NOTICE THAT a CB South Property Owners Association Design Review Committee meeting will be held on Tuesday, December 17, 2024, at 5:30 p.m. for the purpose of considering the following:

**Design Review** for the application for **The Gunnison Bank & Trust, Commercial Building, Units 11, 12 & 13 Pioneer Plaza Townhomes, AKA 28 Gillaspay**. A complete set of plans can be viewed at the Crested Butte South P.O.A. Office, 61 Teocalli Road by appointment. There is a 14-day public comment period in which comments regarding the above-referenced project may be submitted in writing to the Design Review Committee. The 14-day public comment period shall be from December 3, 2024 to December 16, 2024. Comments may be submitted to the CB South Design Review Manager by email at [drcmanager@cbsouth.net](mailto:drcmanager@cbsouth.net), by mail or in person to the address listed above. Comments must be professional.



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# EARLY HOLIDAY DEADLINES:

**FRIDAY, DECEMBER 20 @ NOON  
(for the 12/26 paper)**

**FRIDAY, DECEMBER 27 @ NOON  
(for the 1/2/25 paper)**

**\*regular deadline is  
Tuesdays at noon**

**—AGENDA—  
DESIGN REVIEW COMMITTEE (DRC)  
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION  
NOTICE OF PUBLIC MEETING  
TUESDAY, DECEMBER 17, 2024**

**START TIME: 5:30 PM**

CB South POA, 61 Teocalli Road  
**Join virtually: Email [staff@cbsouth.net](mailto:staff@cbsouth.net) for a Zoom invitation**  
Questions about this Agenda/Meeting can be directed to 970- 349-1162 or [info@cbsouth.net](mailto:info@cbsouth.net) or viewed at: [www.cbsouth.net](http://www.cbsouth.net)

**5:30 PM** Call to Order

**5:35 PM** Approve Minutes from October 29, 2024

Declaration of Notices

**Business:**

**5:40 PM** Design Review for **The Gunnison Bank & Trust Company, Commercial Building, Units 11, 12, & 13 Pioneer Plaza Commercial Townhomes AKA 28 Gillaspay.**  
**6:30 PM** Work Session: Discussion and consideration of amendments to the Residential Design Guidelines, Section 3: Landscape Architecture.

**Executive Session: Discussion of legal matters with respect to possible revisions to the Residential Design Guidelines.**

**Other Business**

**8:00 PM** Adjourn

**ADA Accommodations:** Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.

**Agenda Items:** All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road, by appointment.

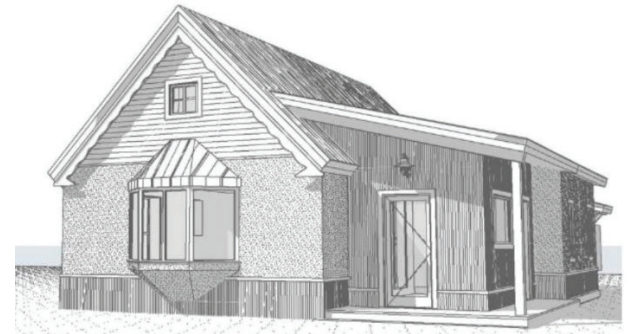
Published in the *Crested Butte News*. Issue of November 29 and December 6 and 13, 2024 #112909

**—NOTICE OF PUBLIC HEARING—  
CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW  
TOWN OF CRESTED BUTTE, COLORADO  
201 GOTHIC AVENUE**

PLEASE TAKE NOTICE THAT a public hearing, which may result in the granting of a vested property right, will be held on December 17th, 2024, beginning at **6:00 p.m.** in the Crested Butte Town Hall located at 507 Maroon Ave. in Crested Butte, Colorado, specific information can be found on the agenda on the Town website regarding access to the virtual meeting, for the purpose of considering the following:

Consideration of the application of **Greg P. Guibert** and **Kaitlin Guibert** to demolish a non-historic portion of the existing historic building and site an addition at the building located at 201 Gothic Avenue, South 62.5 feet of Lots 17, 18, 19 and 20, Block 9 in the R1C zone. (Barrett/Love/Guibert)

- **Architectural approval is required.**
- **Permission to demolish a non-historic portion of a non-contributing historic building within the R1C zone is requested.**
- **A conditional waiver of a non-conforming aspect with respect to side yard setback is required; 16-4-490 (5) is the requirement and 1'5" is provided on the west.**
- **A recommendation to the Town Council regarding a Revocable License Agreement to document the**



**existing encroachment on the south and west is requested.**

**-A recommendation to the Town Council regarding a Revocable License Agreement to document the existing water line in the right of way on the west is requested.**

TOWN OF CRESTED BUTTE  
By Madison Manning, Planning Technician

Published in the *Crested Butte News*. Issue of December 6 and 13, 2024 #120601

**—REGULAR MEETING/MILL LEVY APPROVAL—  
DECEMBER 16, 2024 • 5:30PM  
LAKE SCHOOL CONFERENCE ROOM GUNNISON, CO**

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM Webinar. Please check the GWSD website for further instructions.

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Approval of agenda (**ACTION, All**)
5. Commendations and celebrations (Information, Successful Students, Strong Employees)
6. Public comment (Information, *Engaged Community*)
  - Please use the public participation form, or use the Q&A feature in Zoom, and indicate your name, address, and topic for comment.
7. Consent agenda (**ACTION, All**)
  - Items in the consent agenda are considered routine and will be enacted under one motion. There will not be separate discussion of these items prior to the time the board votes unless a Board Member requests an item be removed from the grouping for separate consideration.
  - a. Board of Education Minutes

- November 11, 2024 Regular meeting
- b. Finance: Approve for payment, as presented by the Director of Finance, warrants as indicated:
  - General Account # 44534-44623
  - Payroll Direct Deposit # 63008-63403
- c. Personnel
  - Evelyn Aparicio-SPED EA-GES
8. Items for information, discussion, and action
  - a. Internship Program update (Discussion, *Successful Students*)
    - Chad Terry, Pathways Director
  - b. FY2023-24 Audit Presentation (**ACTION, Healthy Finances**)
    - Paul Backes, McMahan & Associates
    - Consider approval of the FY2023-24 Audit
  - c. Mill Levy Certification update (**ACTION, Healthy Finances**)
    - Mrs. Tia Mills, Director of

- Finance
  - Consider approval of the Mill Levy Certification Resolution
- d. Facilities Improvement Program Update (Information/Discussion, *Functional Facilities*)
  - Artaic Group: Chris Guarino, John Usery, Ryan Smelker, Matt Prinster
- e. Strategic Planning update (Discussion, *All*)
  - Colorado Education Initiative: Tristan Connett, Esther Valdez
- f. Bullying Report (Information/Discussion, *Functional Facilities*)
  - Dr. Leslie Nichols, Superintendent
- g. School Board Policies for Second Reading (**ACTION, All**)
  - ACA-Name Change
  - IKF-Graduation Requirements (adding Seal of Bilingual)
  - JRA/JRC- Student Records/Release of Information on Students

- JRA/JRC-R Review, Amendment and Hearing Procedures
- h. Other Administrative Report Items - (Discussion, *All*)
  - Dr. Leslie Nichols, Superintendent
9. Items introduced by Board Members (Discussion, *All*)
10. Board committee reports (Information, *All*)
  - a. Board/Student Engagement - Dr. Coleman and Mrs. Roberts
  - b. School Board Policy - Mrs. Brookhart and Dr. Coleman
  - c. Executive Committee for Bond Project - Mr. Martineau
  - d. Superintendent Evaluation- Mrs. Brookhart and Dr. Coleman
  - e. District Accountability Committee (DAC) - Mrs. Roberts
  - f. School Accountability Committees (SAC)
    - GHS - Dr. Coleman
    - GCS - Mrs. Brookhart
    - CBCS - Mr. Martineau
  - g. Gunnison County Education Association Negotiations - Mr.

- VanderVeer
  - h. Gunnison County Education Association 3x3 - Mr. VanderVeer
  - i. Fund 26 - Dr. Coleman
  - j. Gunnison Memorial Scholarship - Mrs. Roberts
  - k. Health Insurance Committee - Mr. VanderVeer
  - l. Housing Advisory Committee- Mr. VanderVeer
  - m. Gunnison Valley Education Foundation-Dr. Coleman
  11. Upcoming agenda items and meeting schedule (Information, *Engaged Community*)
    - a. January 13, 2025 Regular Meeting@5:30pm-CBCS
    - b. January 27, 2025 Regular Meeting/Amended Budget@5:30pm-GUN
    - c. February 10, 2025 Regular Meeting@5:30pm-CBCS
    - d. February 24, 2025 Work Session@5:30pm-GUN
  12. Adjournment
- Published in the *Crested Butte News*. Issue of December 13, 2024 #121304

**—TOWN COUNCIL REGULAR MEETING—  
DECEMBER 17, 2024 • 6:00 P.M.  
MT CRESTED BUTTE, COLORADO**

The Town Council of the Town of Mt. Crested Butte will have their regular Town Council meeting on Tuesday, December 17th. There will be multiple work sessions starting at 4pm and the regular meeting will start at 6pm. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance op-

tions. Please go to <https://mtcrestedbuttecolorado.civicweb.net/portal/> or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: <https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx>

Published in the *Crested Butte News*. Issue of December 13, 2024 #121306

**—MOUNTAIN EXPRESS BOARD OF DIRECTORS MEETING—  
AGENDA**

**DECEMBER 19, 2024 • 9:00 A.M.  
REMOTE ONLY - VIA ZOOM**

- I. Roll Call – 9:00 a.m.**
- II. Public Comment – 9:05 a.m.**
- III. Reading and Approval of the Meeting Minutes from November 21, 2024 – 9:10 a.m.**
- IV. Staff Report (Questions Only, No Presentation) – 9:15 a.m.**
- V. Unfinished Business – 9:30 a.m.**
  - A. Presentation of Path Collective's People and Culture Strategy Proposal

- MOTION 016.2024:** The Mountain Express Board of Directors approves the Path Collective People and Culture Strategy Proposal
  - B. Discussion of a decision making timeframe and framework for 2025 service levels
- VI. Unscheduled Business – 10:30 a.m.**
- VII. Schedule Next Board Meeting – 10:35 a.m.**

**VIII. Adjournment – 10:45 a.m.**  
Zoom Remote Access:  
Join Zoom Meeting  
<https://us06web.zoom.us/j/82524780095?pwd=Pk09Z8n9sJGS1b4YgAB7Eg0PeEqBO4.1>  
Meeting ID: 825 2478 0095  
Passcode: 812939

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