



Town of Rangely

RDA Packet

August 10, 2017 @ 7:30am



1 – Agenda



GUIDELINES FOR PUBLIC INPUT

Public Input is a vital and important portion of every meeting and will be permitted throughout the meeting, but according to the following guidelines:

- a. Public input is allowed during the Agenda identified **Public Input** and **Public Hearing** portion of the meeting.
 - i. If you would like to address the meeting during the appropriate times, please raise your hand and when called upon you will be asked to come to the podium. ***Announce your name*** so that your statements can be adequately captured in the meeting minutes.
 - ii. ***Please keep your comments to 3-5 minutes*** as others may want to participate throughout the meeting and to insure that the subject does not drift.
- b. Throughout the meeting agenda calls for public input will be made, generally pertaining to specific action items. Please follow the same format as above.
- c. At the conclusion of the meeting, if the meeting chair believes additional public comment is necessary, the floor will be open.

We hope that this guideline will improve the effectiveness and order of the Town's Public Meetings. It is the intent of your publicly elected officials to stay open to your feelings on a variety of issues.

Thank you, Rangely Mayor

AGENDA
RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** August 10, 2017 @ 7:30 a.m. ***

Tim Webber – Vice Chair Karen Reed Board Open Seat – Konnie Billgren	Brad Casto, Chairman Ex-Officio Rio Blanco County Commissioner – Jeff Rector School District Representative – Joyce Key Library District Board Representative – Sandy Payne RJCD Board Representative – Ron Granger Rio Blanco Water Conservancy Dist. – Tim Winkler Rangely District Hospital – John Payne	Vacant - Treasurer Sarah Nielsen Andrew Key
--	--	--

1. Call to Order
2. Roll Call
3. Approval of Minutes of July 13, 2017
4. Changes to the Agenda
5. Public Input
6. Old Business
7. New Business
 - a. Discussion and Action to approve June 2017 Financials
 - b. Discussion on establishing a joint vision for the RDA and Town Council (Based on our last meeting we may want to establish Vision/Mission meeting discussions sometime after the Community Facilitation Event around the middle of September which should also benefit the renewal of our Urban Renewal Plan.)
 - c. Discussion and Action to approve changes to the By-Laws in response to our July 13, 2017 meeting and advisement for Town Attorney Dan Wilson. (Red-Line's from Wilson Law are included for the RDA By-Laws.)
8. Information
 - a. Updated contact log for the RDA/RDC
 - b. Agenda from the Better City call of 8/3/17 plus attachments
9. Adjourn

3 – Minutes

MINUTES
RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** July 13, 2017 @ 7:30 a.m. ***

Brad Casto, Chairman

Tim Webber – Vice Chair

Karen Reed

Board Open Seat – Konnie Billgren

Lenora Smuts - Treasurer

Sarah Nielsen

Andrew Key

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector

School District Representative – Joyce Key

Library District Board Representative – Sandy Payne

RJCD Board Representative – Ron Granger

Rio Blanco Water Conservancy Dist. – Tim Winkler

Rangely District Hospital – John Payne

1. Call to Order

2. Roll Call – Brad Casto, Konnie Billgren, Andy Key, Joyce Key, Sara Nielsen, Lenora Smuts, Karen Reed, Sandy Payne were present. Jeff Rector, Ron Granger, Tim Winkler were absent.

Lisa Hatch, Amber Barnes, Dan Wilson, Alden VandenBrink were also present.

3. Approval of Minutes of May 11, 2017 Motion to approve the minutes of May 11, 2017 made by Konnie Billgren, seconded by John Payne, motion passed

4. Changes to the Agenda

5. Public Input

6. Old Business

- a. Reschedule the By-Laws discussion. Discussion to reassign term dates. – Dan Wilson introduced himself. Brad asked if we are within our term limits to term out five people. Dan made a couple of suggestions. Dan said that if we ever make a decision that is controversial, we need to have made a decision about how we can agree on the terms going forward. If the board could have consensus and have the minutes reflect that, then we will be in a good position. Brad asked how everyone feels about the decision. If the board cannot have a consensus because of a tie break etc. then ultimately we go back to the mayor for the town appointees and the council will have to make that happen. For the county rep and the school district rep and special districts, the appointment body will decide that. He suggests that the board handles it themselves and reflects that in the minutes and then we go forward from there. Andy feels that the board members that have been on the board for the longest term should term out first and then go forward. Peter

asked if at the end of five years, are you termed out and that's it, or can you continue if you want to. Dan stated that a new five year term could commence. Peter stated that at the CML conference the question was asked about what happens to Ex Officio members. Peter said that they go in to the same five year rotation and have the same rights as other members. Brad asked what if, for example, John were to be voted off the hospital board, but he's their Ex Officio on their board here. Lisa Piering stated that the hospital board can change that. Konnie asked if they can stay on the board as many years as they want. Dan stated that yes, it's essentially up to the board to decide how many years before the question comes back up. Andy asked that if in the By Laws it stated a limit of years that one can be on the board. Brad and Dan said that they did not see that in there. Brad stated that in the City By Laws it is stated that they appoint one council member to serve on the board, but now he is no longer on the Town Council, but still on the RDA board. Dan stated that in the statutes for Town appointments, you can continue your term even after you leave the Town Council. Brad stated that if the Town Council needs a council member appointed to the board, and if the board is full, shouldn't that rotate with whomever the town decides is going to be on this board? Dan stated that one position would. Brad stated that as of now, it hasn't. Dan stated he would look in to it to see if it was an appointment by the council, or an appointment of a council member. Brad feels that if a Council member no longer serves on the Town Council, then they should relinquish their position on this board as well, so that another Town Council member can serve. Dan suggested making the terms renew on June 1st so that the new council could also come in and appoint. Dan feels that if we go this way, we should make an amendment to the By Laws stating so. Sandy asked if there is any criteria of the makeup of who is on the board. Dan stated that he has not seen anything that gives that guidance. Brad asked how we want to handle Lenora leaving if she chooses, is she just done and then we post for a new position. Dan stated that as long as we are in agreeance, then that works. Then we run through the list and whomever is being appointed now, the one year person serving will be done May 31st 2018 and then we will just stagger the rest of the years. Peter stated that in general it does say in the statute to try and find a replacement and approve them before they leave the board. Dan asked how many members we currently have, Peter stated 13, seven of which are Town Council appointed and the remaining are special districts. Dan talked about TIF and stated that if we ever get to a tax increment, those 6 members of the special district become voting members. Dan states that the statute is not clear and he recommends that we have state that all members including the special district members, be full voting members. Brad asked if for the special district members, is there a way that we can just call them in to the meetings if we are doing TIF, instead of them having to come to every meeting. Dan stated that yes, we can only call them in if we currently have a TIF project. Dan recommends doing a paper notice from the Clerk that states we will call them to attend when we have a TIF project in the works. Joyce mentioned that she would be fine with that and feels it's not necessary for her to be there unless it is affecting the school district. Joyce also suggested meeting and proposing that 2 people be placed on the board that

represent all the special districts. Peter stated that at the CML conference it was stated that there is a problem with consistency in Colorado. The attorneys were trying to make the case that all Ex Officious members vote on all matters that come before the board. Dan states that that is in fact the way that the statute is currently written. Peter understands Dan's point. Peter stated there is a consistency problem after 1348 which added the Ex Officio members and all of the boards are struggling with this and are trying to get on the same page. Dan stated that the statute states that all special districts must get together and appoint one person. It reads that it is ten person board. 7 from the town, then the county commissioners typically appoint one, the same with the school board, then all of the special districts together pick one. The lawyers are correct in saying they want everyone to fit in to the statutory box. We are an older entity and does not see any harm at this point in doing it the way we are. Until the TIF issue comes up, we could be back to a seven person board, with a quorum of four. Lisa wants to make sure that even if the issue of TIF comes up, that we agree to not discuss it until the next meeting when the Ex Officio's are notified and present. Brad agrees. Sandy stated that not all the special districts have representation and to her knowledge, they have never all gotten together to meet. Peter stated that is a key issue because we have 2 special districts that do not want to be represented. Part of the discussion related to some of the clean-up legislation. SB177 was about mediation with those districts. Peter stated that TIF does not exist until there is a project. There is no increment tax until you start a project. Joyce feels that it is going to be a lot to do for one person from the special districts to have to go to all of the districts and explain what is going on. Peter stated that the way it has been working for the other boards that have a single representative is that the special districts all got together and chose a representative to make the decisions and commit them to the projects. They have to trust that that person is making the right decisions for that board. If they are meeting in an executive session, that person cannot go back to the boards and relay all of the information going on in negotiations with private businesses. They need that level of confidentiality. Brad feels that as a citizen, giving each one of the special districts a voting at the table, that eventually the special districts will have additional money that they have control over to benefit one special district. He feel they could get together and vote a project in that does not benefit the rest of the town, but would benefit the special district. Sarah does not feel that would happen. Sandy stated that only having the Ex Officio's go when there is a TIF discussion, makes her schedule difficult because she does not know when she may be called in to a meeting Peter feels that the piece we are missing is whether or not we have a common goal and what is the vision of this group. DO we want to diversify our economy, do we want to make Main St. look better? We may need some visioning sessions in order to all get on the same page. Post 1348 if you are just forming a board, the town council are the 7 members. Now we have one board approving the Urban Renewal plan and another board executing the pan. This further complicates the situation. Maybe as a group with this board and the council we need a couple visioning sessions. Brad asked what if this board dissolved. Would it all go to the city council? Peter stated that you could do that and go to a post 1348 format. It

takes several months to get that accomplished. There are time limits in the statute. The average board of 7 takes 402 days according to the seminar that Peter went to. Dan stated that when he and Peter first talked about the RDA/RDC a couple of years ago, he asked the question of why we don't use a downtown development authority. There is a parallel statute that is several places around the state and TIF is its primary financing. It is done in similar ways. It requires consent of all of the land owners that are within the boundaries. For example, if you picked from Giovanni's to the west side half a block, and they agreed, you have an election for a downtown development authority with a 7 member board. The members would be appointed by the town council and its annual budget has to be approved by the town council as well, otherwise it would be on its own. Dan suggests that we look at all the statutory entities to get the job done. Peter stated that our plan is 27 years old and the process from what he understands, the Urban Renewal Plan is adopted by the town board. Dan stated that is correct, the town does need planning commission input. Joyce motions that the terms begin on June 1, 2017, Konnie seconds, motion passed.

Motion to appoint the terms expiring each May 31st as presented, motion by Konnie, seconded by Joyce, motion passed.

Brad asked if the consensus is to leave the Ex Officios coming to all the board meetings, or only when there is a TIF. Sarah stated she felt it would be easier just to leave it as it is with all of them joining every meeting. Joyce asked if we can change it at a later date if needed. Dan stated yes we could. Brad stated that the problem he sees with that is being able to get a quorum. Andy stated that when we do our community development meeting, that may be a good point where we can get some clear direction of what we are going to do or what people are wanting. After that we could do a work session as the RDA and say this is our vision and this is exactly what we want to do. Brad asked when Peter was going to get the Mayor of Craig to come here. He stated he did a great presentation. Konnie stated that she wants to make sure that when business owner's show up to a meeting that they are not put off by us not having a quorum. Brad agreed. Lisa stated that it would be a great help if each board member would reply to our email that is sent out. Andy motioned to change the bylaws to amend meetings that board members can participate electronically to the meetings. Konnie seconded, motion passed. Joyce asked if electronically as a board, Peter could send us a question and we could all vote. Dan stated that no, that is different. Brad asked if legally we cannot do phone polls. Dan stated that they are not binding and are in violation of the open meeting act.

7. New Business

- a. Discussion and Action to approve April and May 2017 Financials – Motion to approve the April and May 2017 Financials made by Joyce Key , seconded by John Payne, motion passed
- b. Discussion and Action to Approve a Business Improvement Grant submitted by John and Sandy Payne for 855 E. Main St. (See previously attached Façade Improvement Grant Application – Resubmitted for consideration) Peter stated that Lenora had reviewed the grant and was confident in the stability of the business

and its future. Konnie asked about the gutters. John stated that they are more intense than what they had thought. There is a lot more work that needs to be done on them. Konnie asked what would happen if they replaced the windows and not the gutters. John stated that they are not related and would not cause an issue. Brad asked why the change of loan type. John stated that they are not eligible for the Façade grant until September. Andy asked if they are just asking for \$4,496. John stated yes.– Motion to approve the Business Improvement Grant for 855 E Main Street in the amount at 80% of the full amount of made by Andy Key , seconded by Konnie, motion passed. John and Sandy abstained

- c. Discussion and Action to Approve a Façade Grant Application submitted by Victor and Shari Saenz for 302 W. Main St. (Current tenants – El Agave Restaurant). (See attached application) – Peter stated that they have met on site with the Saenz’s to go over the project. They want to repair the siding, especially on the east side of the building. They want to paint the structure and replace the stairway up to the landing and repair the parking lot. Peter suggested they work with Jeff on the paving of the parking lot. Brad asked how long the building is leased for to the current people. Peter stated they did not state how long. Brad asked how the funds are dispersed. Peter stated that they have to bring receipts in to receive a reimbursement. Andy noticed that the amount of the request exceeds the 50/50 match. Motion to approve the façade grant for 302 W. Main in the amount of \$6,040 made by Sara, seconded by Karen, motion passed

8. Information

- a. 2017 Revised Scope-of-Work for Better City, Inc.
- b. Expression of Gratitude-Elaine and Steve Urie
- c. PaintCare Colorado-Free Paint Recycling
- d. RDA/RDC Contact List
- e. Urban Renewal Plan 1990

9. Adjourn- Meeting adjourned

6 – Old Business

7- New Business

TOWN OF RANGELY
BALANCE SHEET
JUNE 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

<u>ASSETS</u>			
73-10100	CASH - COMBINED FUND	264,421.67	
73-10116	INVEST SEC DEPOSITS	5,275.00	
73-11121	N/R SENERGY	120,000.00	
73-11513	FNBR CD 102943	12,668.91	
73-13120	INTEREST RECEIVABLE	14.82	
TOTAL ASSETS			402,380.40
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
73-21500	ACCOUNTS PAYABLE	5,169.99	
73-23172	SECURITY DEPOSIT RESERVED	5,275.00	
TOTAL LIABILITIES			10,444.99
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
73-29800	FUND BALANCE	379,653.31	
	REVENUE OVER EXPENDITURES - YTD	12,282.10	
BALANCE - CURRENT DATE		391,935.41	
TOTAL FUND EQUITY			391,935.41
TOTAL LIABILITIES AND EQUITY			402,380.40

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,270.00	25,472.50	55,000	29,527.50	46.31
73-30-200	INTEREST EARNINGS CD	.00	55.83	100	44.17	55.83
73-30-500	MISCELLANEOUS INCOME	.04	20,678.51	26,000	5,321.49	79.53
	TOTAL REVENUES	<u>5,270.04</u>	<u>46,206.84</u>	<u>81,100</u>	<u>34,893.16</u>	<u>56.98</u>
	TOTAL FUND REVENUE	<u>5,270.04</u>	<u>46,206.84</u>	<u>81,100</u>	<u>34,893.16</u>	<u>56.98</u>

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2017

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
73-40-220	PROF/TECH SERVICES	659.85	8,345.33	26,000	17,654.67	32.10
73-40-250	HOUSING MANAGEMENT EXPENSE (65.00)	23,445.30	45,000	21,554.70	52.10
73-40-260	HOUSING MAINT/REPAIRS	.00	1,085.91	2,000	914.09	54.30
73-40-270	UTILITIES	20.64	103.20	200	96.80	51.60
73-40-300	MARKETING	165.00	945.00	1,500	555.00	63.00
73-40-301	GRANT EXPENSES	.00	.00	50,000	50,000.00	.00
	TOTAL OPERATING EXPENSES	780.49	33,924.74	124,700	90,775.26	27.21
<u>CAPITAL IMPROVEMENTS</u>						
73-40-700	CAPITAL OUTLAY	.00	.00	5,000	5,000.00	.00
	TOTAL CAPITAL IMPROVEMENTS	.00	.00	5,000	5,000.00	.00
	TOTAL EXPENDITURES	780.49	33,924.74	129,700	95,775.26	26.16
	TOTAL FUND EXPENDITURES	780.49	33,924.74	129,700	95,775.26	26.16
	NET REVENUE OVER EXPENDITURES	4,489.55	12,282.10	48,600-	(60,882.10)	25.27

Revised/Re-adopted:

~~June~~ _____, -20176

BYLAWS OF THE RANGELY DEVELOPMENT AGENCY
OF THE TOWN OF RANGELY, COLORADO

ARTICLE 1

GENERAL PROVISIONS

Section 1.01. Name of Authority. The name of the Authority shall be the "Rangely Development Agency." The Agency may also be referred to as the "RDA." The RDA is a Colorado statutory "urban renewal authority".

Section 1.02. Seal of Agency. The corporate seal of the Agency shall have inscribed thereon the name "Rangely Development Agency, an Urban Renewal Authority," the year of the Agency's organization, and the words "Corporate Seal, Colorado." The seal may be used by causing it or a facsimile thereof to be impressed, affixed, or in any manner reproduced on the document or instrument that is to be authenticated.

Section 1.03. Office of Agency. The registered office of the Agency shall be located in the Rangely Municipal Building, 209 East Main Street, Rangely, Colorado 81648. The Agency may also have an office at such other place in the Town of Rangely, Colorado, as the Agency may designate from time to time.

Section 1.04. Bank Accounts. The Agency hereby delegates to the Town Clerk of the Town of Rangely the duty and authority to collect all money of the Authority and to establish such general and special bank accounts as the Town Clerk, upon consultation with the Town Manager, deems appropriate with such banks, trust companies, or other depositories as the Town Clerk may designate. The Agency may establish such rules and regulations regarding these bank accounts, not inconsistent with these bylaws and the Town of Rangely's requirements and all applicable law, as the Agency may deem expedient.

Section 1.05. Auditing. ~~The Agency's accounts shall be reviewed as a part of the Town of Rangely's In conjunction with the annual Town audit.~~ ~~, the Agency shall cause the accounts of the Agency to be reviewed [?] by a certified public accountant and a full statement of the Agency's finances shall be distributed to each Commissioner of the~~

~~Agency then in office.~~

Section 1.06. Fiscal Year. The fiscal year of the Agency shall begin on January 1 of each calendar year and shall end on December 31 of the calendar year.

Section 1.07. Composition of Agency. The Agency shall be composed of seven Commissioners, who shall be appointed by the Mayor of the Town of Rangely, such appointments being subject to the approval of the Board of Trustees of the Town of Rangely ("RDA Commissioners"). The term of office of a Commissioner appointed by the Mayor shall be five years, on a staggered basis so that the term of at least one such Commissioner shall expire each year. The expiration dates of such five years terms are set forth in the minutes of the June, 2017 meeting of the Agency. A Commissioner shall hold office until his or her successor has been appointed and approved. Vacancies other than by reason of expiration of a term of office shall be filled by mayoral appointment for the unexpired term.

In addition to the RDA Commissioners, ~~for all matters involving any tax increment or tax increment financing, directly or indirectly~~, there shall be three *ex-officio* full voting members; (1) A Commissioner appointed by the Rio Blanco County Commissioners; (2) an elected member of the School Board for the Rangely School District; and (3) a board member of a Special district selected by agreement of the Special districts levying a mill levy in the Town of Rangely.

In addition to the three above identified *ex-officio* Commissioners, with the approval of the Mayor of the Town of Rangely, the Library District, the Rangely Junior College District, the Rio Blanco Water Conservancy District, Rangely Rural Fire Protection District, the Western Rio Blanco Metropolitan Parks and Recreation District, the Rangely Cemetery District and the Rangely Hospital District may each appoint one *ex-officio* member to the Agency, which members shall serve at the pleasure of their respective appointing boards. All ~~e~~*Ex-officio* Commissioners shall have the right and duty to vote on all matters regarding which other Commissioners vote.

Section 1.08. General Powers of Agency. The Agency shall enjoy all the powers granted to a validly established urban renewal authority under § 31-25-101, *et seq.*, C.R.S., as amended, including the power to make, amend, and repeal (as needed) these bylaws, and orders, rules, and regulations

Formatted: Font: Italic

Formatted: Font: Italic

intended to help the Agency effectuate its powers. No acquisition or disposition of property shall be undertaken or made except in conformity with an approved urban renewal plan that has been approved by Resolution of the Board of Trustees, nor shall any action be taken to condemn any property except in accordance with an approved urban renewal plan that has been approved by resolution of the Board of Trustees. All financing plans, annual budgets, capital budgets, borrowings, and long-term financial projections shall be submitted to the Board of Trustees to obtain the Board's advice and consultation.

Section 1.09. Compensation of Commissioners. A Commissioner, including *ex-officio* Commissioners, shall receive no compensation for his or her services, but shall be entitled to payment or reimbursement of the necessary expenses, including traveling expenses, incurred in the discharge of his or her duties.

Section 1.10. Gifts. Any one or more Commissioners may accept on behalf of the Agency any contribution, gift, bequest, or devise made to the Agency, but only in an open meeting. No Commissioner shall ever accept a contribution, gift or other thing of value to the Commissioner personally, or to a family member or business associate of the Commissioner.

Section 1.11. Budget and Administration. Except in the case of an emergency as determined by a majority of the Chairman, Vice-Chairman, and Treasurer, no over-expenditure of any budget line item or appropriation shall be permitted. No agent or employee of the RDA shall have any power to make or incur any expenditure that is not included in the Agency's approved annual budget, except in an emergency as stated in the preceding sentence.

Section 1.12. Meeting Attendance via Electronic Presence. Commissioners may attend any Agency meeting by telephone, SKYPE, or other electronic means so long as such Commissioner is able to effectively participate in all discussions at the meeting, be able to receive information presented at the meeting, and be able to make and vote on motions and other matters during the meeting.

ARTICLE II

OFFICERS AND PERSONNEL

Section 2.01. Officers. The officers of the Agency shall be a

Chairman, a Vice-Chairman, secretary and treasurer. The Chairman, Vice-Chairman, Secretary and Treasurer shall be Commissioners of the Agency and shall be selected within 30 days of each Town biennial election of Trustees by majority vote of the Commissioners of the Agency, except that the Commissioners may delegate the functions of the secretary and treasurer to the Town Clerk, with the consent of the Town Manager.

-Section 2.02. Chairman. The Chairman shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of the Agency or when the Chairman is not available, the Chairman shall execute all written instruments made by the Agency along with the secretary or Vice-Chairman. The Chairman, Vice-Chairman, Secretary or Treasurer may co-sign all orders and checks for the payment of money by the Agency, however, the Commissioners may authorize by resolution the Town Clerk to be one of two required signatories.

Section 2.03. Vice-Chairman. The Vice-Chairman shall perform the duties of the Chairman in the event of the absence from the Town or incapacity of the Chairman or when the Chairman is not otherwise available. In case of a vacancy in the office of the Chairman, the Vice-Chairman shall perform the Chairman's duties until the Agency selects, by majority vote, a new Chairman from among its members. In the event of the absence from the Town or incapacity or availability of the Chairman and the Vice-Chairman, either the Secretary or the Treasurer shall perform the Chairman's duties.

Section 2.04. Treasurer. The Treasurer shall routinely monitor the care and custody of all funds, and shall verify all receipts and deposits. He or she may co-sign all orders and checks for the payment of money by the Agency. The Treasurer, with the consent of the Board of Trustees, may delegate his or her day-to-day duties to the Town Clerk or other designee.

Section 2.05. Administration. The Agency may hire an Executive Director, or, with the consent of the Board of Trustees, authorize the Town Manager to fulfill the duties of an executive director. If an Executive Director is engaged by the Agency, the Agency may, after consultation with the Town Manager, delegate to the Executive Director responsibility for all or designated administrative functions and activities. All administrative functions and activities shall be performed in accordance with the same rules, regulations, and requirements that

apply to Town departments and employees, and shall be coordinated with other agencies and departments through the Town Manager.

The Agency may, after consultation with the Town Manager, employ such
-officers,

agents, and employees, permanent and temporary, as it may require, subject to the sufficiency of budgeted and appropriated funds. With the consent of the Board of Trustees, the Town Manager may provide personnel administration services and shall conduct the business of Agency employees consistent with the personnel rules and practices of the Town.

Section 2.06. Election of Officers.

The officers of the Agency shall be elected by the majority vote of the Commissioners every two years within thirty days after the regular biennial election of the Town of Rangely election of members of the Town Board of Trustees. . The officers

who are so elected shall assume their duties upon election.

Section 2.07. Removal of Officers. Any officer of the Agency may be removed from office at any time, with or without cause, by a majority of the Commissioners then in office.

Section 2.08. Vacancies. After being absent from three or more consecutive regular board meetings without being excused, any commissioner may be removed from office by majority vote of the commissioners then in office. Should the office of Chairman, Vice-Chairman, Secretary or Treasurer become vacant, the Agency shall select a successor from its membership at the next regular meeting and such successor shall serve for the unexpired term of said office.

ARTICLE III MEETINGS

Section 3.01. Regular Meetings. Regular meetings shall be in accordance with a schedule for the next calendar year adopted by resolution of the Commissioners no later than each December 31st beginning in 2017. Such schedule shall be posted at the Rangely Municipal building and on the Town of Rangely's web site under a "RDA/RDC" tab. Said resolution shall also

Formatted: Space Before: 13.5 pt, Tab stops: 0.25", Left

Formatted: Space Before: 6.6 pt, Tab stops: 0.25", Left

Formatted: Left, Tab stops: 0.25", Left

Formatted: Indent: First line: 0", Tab stops: 0.25", Left

Formatted: Left, Tab stops: 0.25", Left

Formatted: Tab stops: 0.25", Left

describe the time and place of regular Commissioner meetings.

Notwithstanding said schedule, the Commissioners may modify the adopted schedule at any regular or special meeting for which proper notice to the public and the Commissioners (including *ex-officio* Commissioners) is given. If a regular meeting is scheduled for a holiday recognized by the Town of Rangely, said meeting shall be held at the same time and place on the next succeeding business day.

Section 3.02. Special Meetings. The Chairman of the Agency may, when s/he deems it expedient, call a special meeting of the Agency for the purpose of transacting any business designated in the notice thereof. Whenever two or more Commissioners present the Chairman with a written request for a special meeting, the Chairman shall be obliged to call such a meeting for the purposes designated in the written request. All notices for special meetings shall be delivered in writing, by email if sent with a "receipt requested", or by telephone to the business or home address of each Commissioner and shall be posted at the Rangely Municipal Building and on the Town of Rangely's website under the "RDA/RDC" tab at least twenty-four (24) hours prior to the date of such special meeting. Such notice shall designate the time and place of the special meeting, and the business to be conducted. At any duly-convened special meeting, no business shall be considered other than as designated in the notice thereof.

Section 3.03. Quorum. The power of the Agency shall be vested in the Commissioners thereof who are serving in office from time to time. Four Commissioners who are not *ex-officio* Commissioners in office at any given time shall constitute a quorum for the purpose of conducting the business of the Agency and exercising the powers of the Agency and for all other purposes, except as otherwise prescribed, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Agency upon an affirmative vote of the majority of the Commissioners, including *ex-officio* Commissioners, present.

Formatted: Font: Italic

Section 3.04. Electronic Presence at Meetings. The Commissioners may adopt a resolution allowing for the presence at any special or regular meeting via electronic presence, such as SKYPE or by telephone, so long as the telephone or SKYPE (or equivalent electronic presence) allows each Commissioner participating in the meeting to have an effective two-way communication with the other Commissioners and any guests or witnesses.

Section 3.05. Email. When any notice is required, or when any other written communication is sent by the Agency, any Commissioner, any officer, any Town or Agency employee or agent, to any other Commissioners, officer, employee or agent of the Town or Agency, email may be used, however, when an email is providing notice of a regular or special meeting,

the email sender shall request a delivery receipt, which receipt shall be proof of the recipient having received the notice in question.

The Town Clerk, or other person designated by the Chairperson designee, shall develop a roster of Commissioners containing their respective contact information and email addresses to be used for all Agency related communications, however, if any Commissioner requests that email not be used to communicate, person or mailed communications and notices shall be provided to such Commissioner.

Section 3.06. Order of Business. At the regular meeting of the Agency, the following shall be the order of business, except as may be modified by action of the Agency at any meeting:

- (1) Call to Order
- (2) Roll Call
- (3) Reading and approval of minutes of the previous meeting
- (4) Reports of Officers
- (5) Old Business
- (6) New Business
- (7) Petitions and Public Input
- (8) Announcements

(9) Payments and Bills

(10) Correspondence (11) Adjournment

Section 3.07. Manner of Voting. The yeas and nays of all Commissioner votes shall be entered upon the minutes of every meeting, except in the case of elections, when the vote may be by secret ballot, and except when there is a unanimous vote.

Section 3.08. Open Meetings. The meetings of the Agency shall be open to the general public, in accordance with the Colorado Open Meetings laws, except that in the case of exceptions provided by said Open Meetings laws, such as negotiations, personnel or legal issues, the Agency may adjourn into executive session in accordance with said law. No vote or formal action may be taken at or in such executive session.

ARTICLE IV

AMENDMENTS AND SUSPENSION OF BYLAWS

Section 4.01. Amendment to Bylaws. The Bylaws of the Agency may be amended, altered, or repealed, or new Bylaws adopted, at any regular or special meeting of the Agency only if the proposed amendment, alteration, or repeal has been placed as an item of business on the agenda of a regular or special meeting.

The Bylaws may be altered, amended, or repealed, or new Bylaws adopted, only by the affirmative vote of a majority of the Commissioners then in office.

ARTICLE V

MISCELLANEOUS

Section 5.01. Conflict of Interest. No Commissioner, other officer, or employee of the Agency, nor any immediate member of the family of any such Commissioner, officer, or employee ("collectively "interested person") shall acquire, nor shall any Commissioner or officer retain, any interest, direct or indirect, in any urban renewal project associated with the Agency or the Rangely Development Corporation ("RDC") or in any property included or planned to be included in any urban renewal project associated with the Agency or the Rangely Development Corporation, nor shall any such interested person have any interest, direct or indirect, in any contract or proposed

contract for materials or services to be furnished or used in connection with any urban renewal project undertaken or to be undertaken by the Agency or the RDC. If any such interested person owns or controls any interest, direct or indirect, in any property included or planned to be included in or in any contract for property, materials or services to be furnished or used in connection with any urban renewal project undertaken or to be undertaken by the Agency or the RDC, such interested person shall, within three Town business days and before taking any action regarding the interest, disclose the same in writing to the Chairman of the Agency with a copy to the Town Manager, and such disclosure shall be entered upon the minutes of the Agency at its next regular or special meeting. Upon making such disclosure, the interested person shall not participate in any action by the Agency or the RDC affecting the urban renewal project or contract at issue unless a majority of the disinterested Commissioners then in office determine that, notwithstanding such personal interest, the participation of the interested person would not be inimical to the public interest or in violation of applicable Colorado law. Acquisition or retention of any such interest, or negligent or willful failure to timely disclose any such interest, may, as determined by the majority of the disinterested Commissioners or the District Attorney, constitute misconduct in office and will subject such interested person to removal from his or her position and, in appropriate circumstances, to criminal and civil liability.

Section 5.02. Contracts. Any contract or other written instrument executed by the Agency with the United States, with other federal, state, or local governmental entities, or with any other person or entity, public or private, shall be authorized only by written resolution, and a copy of the authorizing resolution, along with a copy of the contract or other written instrument, shall be kept with the journal of the proceedings of the Agency.

ARTICLE VI
INDEMNIFICATION

Section 6.01. Right to Indemnification. To the fullest extent permitted and as authorized by law, the Agency shall indemnify and hold harmless any commissioner, officer, employee, or agent of the agency who is made party to an action, suit, or proceeding, whether civil, criminal, or investigative, solely by reason of the fact that he or she is or was a commissioner, officer, employee, or agent of the agency, against any expenses, judgments, fines and amounts paid in settlement when the person acted in good faith and in a manner he or she believed to be in the best interest of the agency.

Section 6.02. Nonexclusivity. The foregoing rights of indemnification shall in no way be exclusive of any other rights of indemnification to which any such person may be entitled, under any applicable law, Bylaw, order, rule, or regulation of the Agency and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 6.03. Insurance. The Agency shall have power to purchase and maintain insurance on behalf of any person who is or was a Commissioner, officer, employee or agent of the Agency as an officer, employee or agent of another corporation, cooperative, partnership, joint venture, trust or other enterprise, against any liability asserted against and incurred by that person in any such capacity, or arising solely out of his status as such, whether or not the Agency would have the power to indemnify him against such liability under the provisions of Section 6.01 of this Article or applicable Colorado law.

The Town of Rangely may provide insurance in lieu of any insurance that the Agency deems necessary.

Formatted: Font: (Default) Courier New, 11 pt

ARTICLE VII
SEVERABILITY

Every provision of these Bylaws is intended to be severable, and if any term or provision is invalid for any reason whatsoever, such invalidity shall not affect the validity of any other terms or provisions of these Bylaws.

Adopted by the affirmative vote of the following Commissioners on this _____ day of _____, 2017⁶:

- _____
Director
- _____
Director
- _____
Director
- _____
Director
- _____
Director
- _____
Director
- _____
Director

**BYLAWS OF THE RANGELY DEVELOPMENT AGENCY
OF THE TOWN OF RANGELY, COLORADO**

ARTICLE 1

GENERAL PROVISIONS

Section 1.01. Name of Authority. The name of the Authority shall be the "Rangely Development Agency." The Agency may also be referred to as the "RDA." The RDA is a Colorado statutory "urban renewal authority".

Section 1.02. Seal of Agency. The corporate seal of the Agency shall have inscribed thereon the name "Rangely Development Agency, an Urban Renewal Authority," the year of the Agency's organization, and the words "Corporate Seal, Colorado." The seal may be used by causing it or a facsimile thereof to be impressed, affixed, or in any manner reproduced on the document or instrument that is to be authenticated.

Section 1.03. Office of Agency. The registered office of the Agency shall be located in the Rangely Municipal Building, 209 East Main Street, Rangely, Colorado 81648. The Agency may also have an office at such other place in the Town of Rangely, Colorado, as the Agency may designate from time to time.

Section 1.04. Bank Accounts. The Agency hereby delegates to the Town Clerk of the Town of Rangely the duty and authority to collect all money of the Authority and to establish such general and special bank accounts as the Town Clerk, upon consultation with the Town Manager, deems appropriate with such banks, trust companies, or other depositories as the Town Clerk may designate. The Agency may establish such rules and regulations regarding these bank accounts, not inconsistent with these bylaws and the Town of Rangely's requirements and all applicable law, as the Agency may deem expedient.

Section 1.05. Auditing. The Agency's accounts shall be reviewed as a part of the Town of Rangely's annual audit.

Section 1.06. Fiscal Year. The fiscal year of the Agency shall begin on January 1 of each calendar year and shall end on December 31 of the calendar year.

Section 1.07. Composition of Agency. The Agency shall be composed of seven Commissioners, who shall be appointed by the Mayor of the Town of Rangely, such appointments being subject to the approval of the Board of Trustees of the Town of Rangely ("RDA Commissioners"). The term of office of a Commissioner appointed by the Mayor shall be five years, on a staggered basis so that the term of at least one such Commissioner shall expire each year. The expiration dates of such five years terms are set forth in the minutes of the June, 2017 meeting of the Agency. A Commissioner shall hold office until his

or her successor has been appointed and approved. Vacancies other than by reason of expiration of a term of office shall be filled by mayoral appointment for the unexpired term.

In addition to the RDA Commissioners, , there shall be three ex-officio full voting members; (1) A Commissioner appointed by the Rio Blanco County Commissioners; (2) an elected member of the School Board for the Rangely School District; and (3) a board member of a Special district selected by agreement of the Special districts levying a mill levy in the Town of Rangely.

In addition to the three above identified ex-officio Commissioners, with the approval of the Mayor of the Town of Rangely, the Library District, the Rangely Junior College District, the Rio Blanco Water Conservancy District, Rangely Rural Fire Protection District, the Western Rio Blanco Metropolitan Parks and Recreation District, the Rangely Cemetery District and the Rangely Hospital District may each appoint one ex-officio member to the Agency, which members shall serve at the pleasure of their respective appointing boards. All ex-officio Commissioners shall have the right and duty to vote on all matters regarding which other Commissioners vote.

Section 1.08. General Powers of Agency. The Agency shall enjoy all the powers granted to a validly established urban renewal authority under § 31-25-101, et seq., C.R.S., as amended, including the power to make, amend, and repeal (as needed) these bylaws, and orders, rules, and regulations intended to help the Agency effectuate its powers. No acquisition or disposition of property shall be undertaken or made except in conformity with an approved urban renewal plan that has been approved by Resolution of the Board of Trustees, nor shall any action be taken to condemn any property except in accordance with an approved urban renewal plan that has been approved by resolution of the Board of Trustees. All financing plans, annual budgets, capital budgets, borrowings, and long-term financial projections shall be submitted to the Board of Trustees to obtain the Board's advice and consultation.

Section 1.09. Compensation of Commissioners. A Commissioner, including ex-officio Commissioners, shall receive no compensation for his or her services, but shall be entitled to payment or reimbursement of the necessary expenses, including traveling expenses, incurred in the discharge of his or her duties.

Section 1.10. Gifts. Any one or more Commissioners may accept on behalf of the Agency any contribution, gift, bequest, or devise made to the Agency, but only in an open meeting. No Commissioner shall ever accept a contribution, gift or other thing of value to the Commissioner personally, or to a family member or business associate of the Commissioner.

Section 1.11. Budget and Administration. Except in the case of an emergency as determined by a majority of the Chairman, Vice-Chairman, and Treasurer, no over-expenditure of any budget line item or appropriation shall be permitted. No agent or employee of the RDA shall have any power to make or incur any expenditure that is not included in the Agency's approved annual budget, except in an emergency as stated in the preceding sentence.

Section 1.12. Meeting Attendance via Electronic Presence. Commissioners may attend any Agency meeting by telephone, SKYPE, or other electronic means so long as such Commissioner is able to effectively participate in all discussions at the meeting, be able to receive information presented at the meeting, and be able to make and vote on motions and other matters during the meeting.

ARTICLE II
OFFICERS AND PERSONNEL

Section 2.01. Officers. The officers of the Agency shall be a Chairman, a Vice-Chairman, secretary and treasurer. The Chairman, Vice-Chairman, Secretary and Treasurer shall be Commissioners of the Agency and shall be selected within 30 days of each Town biennial election of Trustees by majority vote of the Commissioners of the Agency, except that the Commissioners may delegate the functions of the secretary and treasurer to the Town Clerk, with the consent of the Town Manager.

Section 2.02. Chairman. The Chairman shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of the Agency or when the Chairman is not available, the Chairman shall execute all written instruments made by the Agency along with the secretary or Vice-Chairman. The Chairman, Vice-Chairman, Secretary or Treasurer may co-sign all orders and checks for the payment of money by the Agency, however, the Commissioners may authorize by resolution the Town Clerk to be one of two required signatories.

Section 2.03. Vice-Chairman. The Vice-Chairman shall perform the duties of the Chairman in the event of the absence from the Town or incapacity of the Chairman or when the Chairman is not otherwise available. In case of a vacancy in the office of the Chairman, the Vice-Chairman shall perform the Chairman's duties until the Agency selects, by majority vote, a new Chairman from among its members. In the event of the absence from the Town or incapacity or availability of the Chairman and the Vice-Chairman, either the Secretary or the Treasurer shall perform the Chairman's duties.

Section 2.04. Treasurer. The Treasurer shall routinely monitor the care and custody of all funds, and shall verify all receipts and deposits. He or she may co-sign all orders and checks for the payment of money by the Agency. The Treasurer, with the consent of the Board of Trustees, may delegate his or her day-to-day duties to the Town Clerk or other designee.

Section 2.05. Administration. The Agency may hire an Executive Director, or, with the consent of the Board of Trustees, authorize the Town Manager to fulfill the duties of an executive director. If an Executive Director is engaged by the Agency, the Agency may, after consultation with the Town Manager, delegate to the Executive Director responsibility for all or designated administrative functions and activities. All administrative functions and activities shall be performed in accordance with the same rules, regulations, and requirements that apply to Town departments and employees, and shall be coordinated with other agencies and departments through the Town Manager.

The Agency may, after consultation with the Town Manager, employ such officers, Agents and employees, permanent and temporary, as it may require, subject to the sufficiency of budgeted and appropriated funds. With the consent of the Board of Trustees, the Town Manager may provide personnel Administration services and shall conduct the business of Agency employees consistent with the personnel rules and practices of the Town.

Section 2.06. Election of Officers. The officers of the Agency shall be elected by the majority vote of the Commissioners every two years within thirty days after the regular biennial election of the Town of Rangely election of members of the Town Board of Trustees. The officers whom are so elected shall assume their duties upon election.

Section 2.07. Removal of Officers. Any officer of the Agency maybe removed from office at any time, with or without cause, by a majority of the Commissioners then in office.

Section 2.08. Vacancies. After being absent from three or more consecutive regular board meetings without being excused, any commissioner may be removed from office by majority vote of the commissioners then in office. Should the office of Chairman, Vice-Chairman, Secretary or Treasurer become vacant, the Agency shall select a successor from its membership at the next regular meeting and such successor shall serve for the unexpired term of said office.

ARTICLE III

MEETINGS

Section 3.01. Regular Meetings. Regular meetings shall be in accordance with a schedule for the next calendar year adopted by resolution of the Commissioners no later than each December 31st beginning in 2017. Such schedule shall be posted at the Rangely Municipal building and on the Town of Rangely's web site under a "RDA/RDC" tab. Said resolution shall also describe the time and place of regular Commissioner Meetings. Notwithstanding said schedule, the Commissioners may modify the adopted schedule at any regular or special meeting for which proper notice to the public and the Commissioners (including ex-officio Commissioners) is given. If a regular meeting is scheduled for a holiday recognized by the Town of Rangely, said meeting shall be held at the same time and place on the next succeeding business day.

Section 3.02. Special Meetings. The Chairman of the Agency may, when s/he deems it expedient, call a special meeting of the Agency for the purpose of transacting any business designated in the notice thereof. Whenever two or more Commissioners present the Chairman with a written request for a special meeting, the Chairman shall be obliged to call such a meeting for the purposes designated in the written request. All notices for special meetings shall be delivered in writing, by email if sent with a "receipt requested", or by telephone to the business or home address of each Commissioner and shall be posted at the Rangely Municipal Building and on the Town of Rangely's website under the "RDA/RDC" tab at least twenty-four (24) hours prior to the date of such special meeting. Such notice shall designate the time and place of the special meeting, and the business to be conducted. At any duly-convened special meeting, no business shall be considered other than as designated in the notice thereof.

Section 3.03. Quorum. The power of the Agency shall be vested in the Commissioners thereof who are serving in office from time to time. Four Commissioners who are not ex-officio Commissioners in office at any given time shall constitute a quorum for the purpose of conducting the business of the Agency and exercising the powers of the Agency and for all other purposes, except as otherwise prescribed, but a smaller number may adjourn from time to time until a quorum is obtained. When a

quorum is in attendance, action may be taken by the Agency upon an affirmative vote of the majority of the Commissioners, including ex-officio Commissioners, present.

Section 3.04. Electronic Presence at Meetings. The Commissioners may adopt a resolution allowing for the presence at any special or regular meeting via electronic presence, such as SKYPE or by telephone, so long as the telephone or SKYPE (or equivalent electronic presence) allows each Commissioner participating in the meeting to have an effective two-way communication with the other Commissioners and any guests or witnesses.

Section 3.05. Email. When any notice is required, or when any other written communication is sent by the Agency, any Commissioner, any officer, any Town or Agency employee or agent, to any other Commissioners, officer, employee or agent of the Town or Agency, email may be used, however, when an email is providing notice of a regular or special meeting, the email sender shall request a delivery receipt, which receipt shall be proof of the recipient having received the notice in question. The Town Clerk, or other person designated by the Chairperson or Designee, shall develop a roster of Commissioners containing their respective contact information and email addresses to be used for all Agency related communications, however, if any Commissioner requests that email not be used to communicate, person or mailed communications and notices shall be provided to such Commissioner.

Section 3.06. Order of Business. At the regular meeting of the Agency, the following shall be the order of business, except as may be modified by action of the Agency at any meeting:

- (1) Call to Order
- (2) Roll Call
- (3) Reading and approval of minutes of the previous meeting
- (4) Reports of Officers
- (5) Old Business
- (6) New Business
- (7) Petitions and Public Input
- (8) Announcements
- (9) Payments and Bills
- (10) Correspondence
- (11) Adjournment

Section 3.07. Manner of Voting. The yeas and nays of all Commissioner Votes shall be entered upon the minutes of every meeting, except in the case of elections, when the vote may be by secret ballot, and except when there is a unanimous vote.

Section 3.08. Open Meetings. The meetings of the Agency shall be open to the general public, in accordance with the Colorado Open Meetings laws, except that in the case of exceptions provided by said Open Meetings laws, such as negotiations, personnel or legal issues, the Agency may adjourn into

executive session in accordance with said law. No vote or formal action may be taken at or in such executive session.

ARTICLE IV

AMENDMENTS AND SUSPENSION OF BYLAWS

Section 4.01. Amendment to Bylaws. The Bylaws of the Agency may be amended, altered, or repealed, or new Bylaws adopted, at any regular or special meeting of the Agency only if the proposed amendment, alteration, or repeal has been placed as an item of business on the agenda of a regular or special meeting.

The Bylaws may be altered, amended, or repealed, or new Bylaws adopted, only by the affirmative vote of a majority of the Commissioners then in office.

ARTICLE V

MISCELLANEOUS

Section 5.01. Conflict of Interest. No Commissioner, other officer, or employee of the Agency, nor any immediate member of the family of any such Commissioner, officer, or employee ("collectively "interested person") shall acquire, nor shall any Commissioner or officer retain, any interest, direct or indirect, in any urban renewal project associated with the Agency or the Rangely Development Corporation ("RDC") or in any property included or planned to be included in any urban renewal project associated with the Agency or the Rangely Development Corporation, nor shall any such interested person have any interest, direct or indirect, in any Contract or proposed contract for materials or services to be furnished or used in connection with any urban renewal project undertaken or to be undertaken by the Agency or the RDC. If any such interested person owns or controls any interest, direct or indirect, in any property included or planned to be included in or in any contract for property, materials or services to be furnished or used in connection with any urban renewal project undertaken or to be undertaken by the Agency or the RDC, such interested person shall, within three Town business days and before taking any action regarding the interest, disclose the same in writing to the Chairman of the Agency with a copy to the Town Manager, and such disclosure shall be entered upon the minutes of the Agency at its next regular or special meeting. Upon making such disclosure, the interested person shall not participate in any action by the Agency or the RDC affecting the urban renewal project or contract at issue unless a majority of the disinterested Commissioners then in office determine that, notwithstanding such personal interest, the participation of the interested person would not be inimical to the public interest or in violation of applicable Colorado law. Acquisition or retention of any such interest, or negligent or willful failure to timely disclose any such interest, may, as determined by the majority of the disinterested Commissioners or the District Attorney, constitute misconduct in office and will subject such interested person to removal from his or her position and, in appropriate circumstances, to criminal and civil liability.

Section 5.02. Contracts. Any contract or other written instrument executed by the Agency with the United States, with other federal, state, or local governmental entities, or with any other person or entity, public or private, shall be authorized only by written resolution, and a copy of the authorizing resolution, along with a copy of the contract or other written instrument, shall be kept with the journal of the proceedings of the Agency.

ARTICLE VI

INDEMNIFICATION

Section 6.01. Right to Indemnification. To the fullest extent permitted and as authorized by law, the Agency shall indemnify and hold harmless any commissioner, officer, employee, or agent of the agency who is made party to an action, suit, or proceeding, whether civil, criminal, or investigative, solely by reason of the fact that he or she is or was a commissioner, officer, employee, or agent of the agency, against any expenses, judgments, fines and amounts paid in settlement when the person acted in good faith and in a manner he or she believed to be in the best interest of the agency.

Section 6.02. Nonexclusivity. The foregoing rights of indemnification shall in no way be exclusive of any other rights of indemnification to which any such person may be entitled, under any applicable law, Bylaw, order, rule, or regulation of the Agency and shall inure to the benefit of the heirs, executors and administrators of such a person.

Section 6.03. Insurance. The Agency shall have power to purchase and maintain insurance on behalf of any person who is or was a Commissioner, officer, employee or agent of the Agency as an officer, employee or agent of another corporation, cooperative, partnership, joint venture, trust or other enterprise, against any liability asserted against and incurred by that person in any such capacity, or arising solely out of his status as such, whether or not the Agency would have the power to indemnify him against such liability under the provisions of Section 6.01 of this Article or applicable Colorado law.

The Town of Rangely may provide insurance in lieu of any insurance that the Agency deems necessary

ARTICLE VII

SEVERABILITY

Every provision of these Bylaws is intended to be severable, and if any term or provision is invalid for any reason whatsoever, such invalidity shall not affect the validity of any other terms or provisions of these Bylaws.

Adopted by the affirmative vote of the following Commissioners on this _____ day of _____, 2017:

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

Director

8 – Information

Board meets 2nd Thursday
monthly at 7:30 am

RDA Committees:

Grant/Loan: Lenora Smuts,
Karen Reed & John Payne

TOWN OF RANGELY

Peter Brixius, Town Manager

Home #: 970-675-2192

Cell #: 970-589-5547

Work #: 970-675-8476

Address: 209 E Main Street

E-mail Address:

pbrixius@rangelyco.gov

Joe Nielsen, Mayor

Home #: 970-675-2192

Address: 805 Pinyon Court

E-mail Address:

dad_of_redheads@yahoo.com

Andy Shaffer, Mayor ProTem

Home #: 970-675-2632

Address: 214 W Rangely Ave

E-Mail Address:

ashaffer@summitmidstream.com

Rio Blanco County

Katelin Cook

Work #: 970-878-9474

Address: 209 E Main Street

E-mail Address:

katelincook@co.rio.us

2019	CHAIRMAN, Brad Casto
Home #:	970-675-8031
Cell #:	970-629-3078
Work #:	970-675-5051
Address:	1321 La Mesa Circle
E-mail Address:	napabrad2000@yahoo.com
2022	Konnie Billgren
Home #:	337-852-5911
Work #:	970-675-5290
Address:	1340 La Mesa
E-mail Address:	rangelychamber@gmail.com
2018	Sarah Nielson
Home #:	970-675-5233
Cell #:	970-629-2253
Work #:	970-675-2090
Address:	102 E. Main St
E-mail Address:	sarah@rangelyconoco.com
2020	Karen Reed
Cell #:	970-629-2357
Work #:	970-675-2299
Address:	117 W. Main St
E-mail Address:	rangelyhomes@gmail.com
2023	
Home #:	
Cell #:	
Work #:	
Address:	
E-mail Address:	
2019	Tim Webber – Vice Chair
Cell #:	970-629-1715
Work #:	970-675-8211
Address:	611 S. Stanolind Ave
E-mail Address:	twebber@westernrioblanco.org
2021	Andy Key
Cell #:	970-629-8684
Address:	401 Rider Rd.
E-Mail Address:	andykey87@outlook.com

2021	Tim Winkler – Ex-Officio RBWCD Board
Home #:	970-675-8816
Address:	211 W Raven
E-Mail Address:	Tim420@centurytel.net
2021	Joyce Key – Ex-Officio RE-4 School District Board
Home #	970-675-2494
Address	501 Hilltop Dr.
E-mail Address:	Joycekey6@gmail.com
2021	Sandy Payne – Ex-Officio Library District Board
Home #:	970-629-1623
Address:	1228 La Mesa Circle
E-mail Address	Sanpay333@msn.com
2021	John Payne – Ex-Officio Rangely District Hospital Board
Home #:	970-629-1672
Address:	1228 La Mesa Circle
E-mail Address:	jospayne@netscape.com
2021	Jeff Rector – Ex-Officio County Commissioner
Cell #:	970-629-2614
Address:	3387 Cnty Rd 102
E-mail Address:	Jeffrector16@gmail.com jeff.rector@rbc.us
2021	Ron Granger – Ex-Officio CNCC RJCDB
Cell #:	970-629-3631
Address:	500 Kennedy Drive #5
E-mail Address:	Ronald.granger@cncc.edu
Cell #:	
Work#:	
Address:	
E-mail Address:	

About the Questionnaire:

America's workforce structure is changing. While technological improvements have created great economic opportunities and efficiencies, in some cases it is altering the historical relevance of rural communities. Rural communities have long been the agricultural and energy breadwinners of America as open spaces, abundant water, and energy resources have provided decades of economic security. However, technological advances in agriculture have meant that fewer acres of land and fewer farmers are needed to feed the global population. Rural America's other export powerhouse, energy production, is also under fire as changes in global value perceptions are shifting to encourage renewable and alternative methods of energy production. Job losses, underemployment, or traveling long distances for work are becoming more common in many rural communities as a result.

At the same time, America's urban centers are experiencing an economic resurgence and are facing workforce shortages. Employers are having a difficult time finding talent, particularly in the customer success, customer support, technical support, and client interaction sectors of the tech industry. An elegant solution? Pair employers facing workforce shortages in urban centers, with rural job seekers that are in many cases more qualified than their urban counterparts. Paired with fiber connectivity and seamless remote office solutions, rural communities are beginning to compete for, and attract employment opportunities within the tech and customer experience industry.

RANGELY

COLORADO

HELP ATTRACT INVESTMENT AND EMPLOYERS TO YOUR COMMUNITY

This workforce questionnaire is designed to match rural communities with employers that will pay responsible wages, provide employee benefits, and that would be a “good fit” for a specific community. Because being a “good fit” is about more than just existing skills, this survey will explore personal traits and soft skills that play into job compatibility and satisfaction.

Not currently looking for a new job? No problem! Your participation will help establish the cultural and workforce profile of the community, which will help attract an employer that may provide a valuable job opportunity with benefits to a neighbor or friend.



Please modify and add to this spreadsheet as appropriate and as more information becomes available									
Filming dates: August 9-11, and possibly the 12th									
Filming location/Activity	Volunteers/staging needed?	Volunteers committed?	Local footage available?	Proposed Filming Date(s)*	Filming Time*	Local Point of Contact	HOURS OF OPERATION	PHONE	EMAIL
ATV rides	No, will coincide with ATV rally	N/A	Unknown	Friday August 11th, maybe 12th					
Rock crawling	Yes	Tentative commitment	Possible	Evening of the 10th or the 12th	?	Andy Key/Ed Stewart			
Kenney Reservoir	Yes	Yes	Unknown	Evening of the 9th	Evening	Andy Key		970-629-8684	
Floating White River	Yes if possible	yes	Unknown	10th, or 11th		Jocelyn Mullen		970-210-8366	
Dental Hygeine program	Yes	Yes	No	9th or 10th	Before 4pm	Joyce Key	Per Request	970-675-2494	
CNCC Aviation Program	Possibly, for mechanic program.	Not yet	Unknown	9th or 10th		?		970-675-2316, Jason Krueger (Manager)	
Golf Course	No	N/A	Unknown	August 9th	Flexible	?			
Rec. Center	No	N/A	Unknown	August 9th	Afternoon	Tim Weber?			twebber@westernrioblanco.org
Hang-gliding	No	N/A	Possible	N/A	N/A	Lisa Hatch			
Rally Race	No	N/A	Yes	N/A	N/A	Konnie Billgren; Katelin Cook?			
The Tank	Possibly	Not yet	Possible	August 9th	Flexible	Lisa Hatch			
Mountain Biking	Yes	Yes	Unknown	9th or 10th?	After 4:30PM	Keely Winger; Jocelyn Mullen			
Camper Park	No	N/A	No	Flexible	Flexible	N/A			
Columbine Park	No	N/A	No	Flexible	Flexible	N/A			
Rock Art									
Parentology Program @ CNCC									
Car Museum	No	N/A							
*The dates and times are mostly suggestions at this point. The schedule will change based on availability of the volunteers/participants						Bud Striegel			
	Men's Golf Club Night	Thursdays start at 5:30 to 6:00. play to sunset							
	Mens' softball league	Tuesday nights at 7:00, 8:00 at park							

PERMITS				
BLM White River Field Office	Stacey Burke	(970) 878-3827	Stacey_Burke@blm.gov	Submit application with fee by 7/25/17
BLM White River Field Office	Melissa Kindall	970-878-3842	mkindall@blm.gov	