



Town of Rangely

RDC Packet

May 11, 2017 Following RDA



6:00pm – Worksession

6:50pm – Foundation for Public Giving

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 CORPORATION (RDC)
May 11, 2017
FOLLOWING RDA MEETING

Brad Casto, Chairman		
Tim Webber – Vice Chair		Lenora Smuts - Treasurer
Karen Reed		Sarah Nielsen
David Morton		Andrew Key

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Minutes of April 20, 2017
- 4) Changes to the Agenda
- 5) Old Business
- 6) New Business
 - a. Recognition of Konnie Billgren's appointment to the RDC board
 - b. Review of the Elks Club - Trap Range Project
- 7) Information
 - a. By-Laws for the RDC
- 8) Adjourn

3 – Minutes

MINUTES
RANGELY DEVELOPMENT CORPORATION (RDC)
April 20, 2017
FOLLOWING RDA MEETING

Brad Casto, Chairman		
Tim Webber – Vice Chair		Lenora Smuts - Treasurer
Karen Reed		Sarah Nielsen
David Morton		Andrew Key

- 1) Call to Order
- 2) Roll Call – Roll Call Suspended
- 3) Approval of Minutes of March 9, 2017 Motion to approve by Sarah Nielsen, second by Andy Key, motion passed.
- 4) Changes to the Agenda
- 5) Old Business
- 6) New Business
 - a. Discussion and Action to Approve the February 2017 Financials – Motion to approve the February 2017 Financials made by Andy Key, seconded by Karen Reed, motion passed
 - b. Discussion and Action to Approve the March 2017 Financials (March Financials will be distributed at the meeting.) - Motion to approve the March 2017 Financials made by Andy Key, seconded by Sarah Nielsen, motion passed
 - c. Discussion of resignation of board member David Morton and board consideration of appointment for approval of Town Council.
- 7) Information
 - a. Resignation of board member David Morton and next steps to appoint new board member – Andy Key asked if the bylaws for the RDC are the same as the RDA, Peter said yes that is accurate, and or appointed by the Mayor or the Trustee's.
- 8) Adjourn – Meeting adjourned at 8:25

Peter said that during our bi-weekly phone call with Better Cities, we talked about the roles within the goals we have set, there have been a few complaints from this board that the RDA/RDC is an extension of the Town of Rangely board, and they want to be a support mechanism. The contract with Better Cities could be taken over by the RDA board and the Town would follow through with being a support mechanism by paying the bills and complete administrative duties. Another suggestion is that there are a couple of projects that should be finalized one being the Brownfield project and the other being the Town Home project. If there is a need for the RDA to utilize those funds we could move that project to the Housing assistance fund and move those projects completely away from the RDA and provide funding to the RDA for additional projects. The funds in the Housing assistance fund could pay off this project and transfer those funds to the RDA which might open the RDA up to use those funds for more creative projects.

Brad said he does not want the Town to step away because we need to have the support from the Town of Rangely. Brad continued that if the Town steps back and wipes their hands of the RDA this board will just become another board that does nothing. Brad believes that it is vital that Peter direct the board through ideas and projects. Peter said that the Town would support the RDA.

Tim Webber said that sometimes he feels that he doesn't have a voice, he also said that the way he felt the mayor came after him during the meeting he felt that was a problem. Tim continued that since some ideas have been put out there that weren't received well, the Town wants to step away and then the RDA can make their own decision. Peter said that the Town would support the RDA, he doesn't want the board to feel like an extension of the Town. Peter said that was not his intent. Tim Webber said that what foresight Peter had in reviewing the bylaws, that was great. Tim said he feels like he does not have a voice on the RDA, when he has spoken against certain directions that have been presented he feels that it is not well received. Tim said he and Peter have had conversations where Peter has agreed about this and has said he would try to step back from those conversations. Tim said after the last meeting he felt the mayor went after him, tells him that Peter has had conversations with the mayor about their discussions. Tim Webber feels that both he and Brad feel the Town is wiping their hands of this board, and it will be very difficult for anyone on this board, most of whom have full time jobs to be as involved as they would need to be. Tim said he comes to this meeting as Tim Webber 403 Maple Street, not as anyone else. Tim said no one appointed me I was asked to serve by you Peter, and since ideas have been suggested and implemented now the Town is saying we can pay off all of the previous projects and the RDA can take over and start running this on your own. Tim said that as a resident and property owner we have greater problems than just some of the projects we have been talking about. Peter said that is not what he is saying the Town will continue to produce the agenda and minutes and help with the oversight of the RDA/RDC. This board has the right to revise the bylaws and make many other changes if the RDA/RDC board wants. Tim asked why the Town does all of the administrative functions if the intent was for them to not be involved. Peter said that was not what he was thinking, he said we would continue with administrative support. Brad said he agreed with Tim, in the last two weeks Brad has talked with Kelby more that he has spoken with him in the last two years so he feels that Kelby has gotten direction from the Town to move towards the Town not being as involved. Brad said that speaking with him directly hasn't been a bad thing it just isn't something he will have the time for always to facilitate these things. Andy Key said that he was in the work session being discussed and he understands all of these feelings, but he feels that he heard at the last meeting that the RDA/RDC board doesn't want the Town as involved. Andy Key has the same concerns as Brad and Tim, but this board cannot have it both ways, is he missing

something? Tim said that he did not say he didn't want the Town involved. Tim said that the original plan that was presented didn't happen because Kelby felt the board did not want the project to be built close to the college campus. Tim said he didn't say anything to that statement because he is tired of the animosity and feeling that by saying something he is ticking someone off. Tim doesn't want to hear what Blanding Utah did, or how we need to draw the college students down town, he doesn't see how we can question every decision every politician has made and not followed through with. Our community is struggling because of the drop in Oil, Gas and Coal mining. For the last eight years we have had a drop people living and staying in Rangely. If we are going to ask that every business step up and become more of what we want then we need to go back to every business in Town and ask that they do the same as what we are asking of the grocery store owner. Andy asked what Tim wants to do. Tim said that we have set here for over a year and listened to what can we do about the grocery store and we are now back at the same place again. Andy Key said that this is a process. Tim said now we are listening to how the Town wants to dump everything into our lap. Andy feels he understands how Tim feels. Tim said he wants the Town to help the board decide what is right to do? Brad said that he was the one that sent out the email that he doesn't feel that every single Town of Rangely Board member needs to attend the RDA/RDC meetings. Brad said he gets a feeling from you, Peter, is that you do not want to be involved. Brad again reiterated that he has the feeling that Kelby has gotten the same direction from Peter because of his increased conversations he has had with him. Peter said that we will continue to be involved at that level but we are not going to be perceived as forcing a direction. Peter said that an example is the grant application that we put in at the last minute and did not get the packets out until last night but right now we are having difficulties deciding what direction we need to build the packets for. Peter said based on the last couple of meetings he has had those problems. Karen said she already see's the RDA/RDC board as an extension of the Town. Tim said that he didn't think we were a URA but the RDA is an urban renewal authority. Meeker voted to do a URA. Tim said that we moved to be a URA he felt that he wasn't as knowledgeable about it. Tim said that he has only Rangely's best interests at heart. Tim feels that the grocery store owner doesn't feel comfortable with what was going on or what everyone perceives the grocery store owner to believe. Tim said that it is very hard to sit on a board with relatives and feel comfortable. Andy Key said that Tim should always bring ideas to this board. We need to get a project in the mix and need to address these things. Tim said the last time he brought up some items and he felt he was yelled at. He doesn't want to hinder the board if that is how it goes and doesn't like how he and other people were treated. This is a small town and we need to work on the MRO. Andy said that is what we need to do. Peter said that in the planning of each of these meetings we will put out an Agenda and we want and need feedback from the board. Many of the board members would like an electronic copy of the RDA/RDC books. Joyce Key wanted to reiterate that many of the members are here because of the consideration of TIFF funding, also there are other members of the school board that would have had conflicts with other members on this board as well, we live in a small community and that makes it very difficult. Joyce believes that the MRO is going to be a project that is in constant change. Joyce said that if this board doesn't need representation because of TIFF funding then the ex-officio board members should maybe step back. Joyce believes we need to stay associated with the Town and Tim agree's. Peter said another thing we need to consider is that some of the MRO is outside of the RDA authority. Brad said that we could still look at the old A&B apartment complexes as a project for this board. Many of the members including Sandy Payne voiced concerns about the settling issues in that part of Town.

Adjorn at 8:44

5 – Old Business

6- New Business

From: Konnie Billgren [<mailto:rangelychamber@gmail.com>]
Sent: Wednesday, April 26, 2017 1:45 PM
To: Joe Nielsen <dad_of_redheads@yahoo.com>
Cc: Peter Brixius <pbrixius@rangelyco.gov>
Subject: RDA Board

Good afternoon Joe,
I would like to put my name in the hat as an RDA board member. I truly believe that I would be an asset to the board. Please let me know if there is anything else that you would need.
Have a wonderful day !
Sincerely,

Konnie

Konnie Billgren
Executive Director
Rangely Chamber of Commerce
255 E. Main St. Suite A
Rangely Co 81648
970-675-5290 office
337-852-5911 cell



“There are only two ways to establish competitive advantage: do things better than others or do them differently” Karl Albrecht

BYLAWS
FOR
RANGELY DEVELOPMENT CORPORATION

ARTICLE ONE
NAME

1.1 Corporate Name

The Corporation shall be known as Rangely Development Corporation or the “RDC”.

ARTICLE TWO
OFFICES

2.1 Registered Office

The Corporation shall maintain an office in the Rangely Municipal Building or such other location as the Board of Directors may designate.

2.2 Records

Records of the Corporation shall be maintained, stored, and deposited in the office of the Corporation and shall be available for inspection by any member of the Corporation or the public-at-large except that the Directors may establish reasonable rules protecting proprietary records of private parties. Until determined otherwise by the Board of Directors in a resolution, the records of the Corporation shall be treated as though subject to the Colorado Open Records Act.

ARTICLE THREE

PURPOSE. DISSOLUTION. FINANCIAL REPORTS. AREA OF OPERATIONS

3.1 Purpose The Corporation is organized and operates for charitable purposes within Section 501 (c) (3) of the Internal Revenue Code of 1954 and any corresponding provision of subsequent laws. The purpose of the Corporation is relieve economic distress and prevent community deterioration through assisting and promoting growth and development of business concerns in the Western portion of Rio Blanco County, the boundaries of said area being identical to the boundaries of the Rangely School District RE-4. Further, to implement said purpose, the Corporation shall have the power and authority to do and perform any or all lawful acts, engage in any lawful activity, and to coordinate its efforts with that of the Town of Rangely and the Rangely Development Authority, a Colorado urban renewal authority ("RDA").

3.2 No part of the gross or net earnings of the Corporation shall inure to the benefit of or be distributable to its directors, officers, employees or agents, or to any trustees, officers or employees of the Town of Rangely, or to any commissioner, officer, employee or agent of the RDA, except that the Corporation shall be authorized to pay reasonable compensation for services rendered to any of the foregoing if the conflict of interest constraints of State law or of the Town of Rangely are fully complied with, including prior disclosure to the Board of Directors and approval of a majority of said Directors constituting a quorum in an open meeting of the Corporation. Further, the RDC has the power and authority d to make payments and distributions for furtherance of the purposes set forth in Article Three hereof.

3.3 No substantial part of the activities of the Corporation shall be the carrying of propaganda or otherwise attempting to influence legislation. The Corporation shall not participate in, or intervene in (including the publishing or

distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provisions of these Bylaws, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law).

3.4 Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, dispose of all the assets of the Corporation exclusively for the purposes of the Corporation or shall distribute such assets to the Town of Rangely or to another entity exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c) (3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue law), in such manner as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the District Court of the County in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

3.5 Area of Operation

The Corporation's area shall be the Western portion of the County of Rio Blanco, State of Colorado, the boundaries of said area being identical to the boundaries of the Rangely School District RE-4, Rio Blanco County, State of Colorado.

3.6 Financial Reporting The Corporation shall make such financial reports as may be requested by the Mayor or the Town Manager of the Town of Rangely.

ARTICLE FOUR MEMBERSHIP

4.1 Members

The Corporation shall have a membership of seven (7) persons to be known as "members" who shall be the Commissioners, other than the *ex-officio* members, of the Rangely Development Agency as duly appointed by the Mayor and/or the Board of Trustees of the Town of Rangely.

4.2 Terms of Members

Terms of members shall coincide and be identical with each member's term on the Rangely Development Agency. Resignation or removal of a member of said agency shall be deemed a resignation or removal of a member of the Corporation. All members shall serve as Directors of the Corporation.

ARTICLE FIVE THE BOARD OF DIRECTORS

5.1 General Powers

The business and affairs of the Corporation shall be managed by the seven members of the Board of Directors. In addition to the powers and authority expressly conferred by these Bylaws, said Board may exercise all powers of the Corporation and do all acts and things not otherwise prohibited by law or the Articles of Incorporation.

5.2 Meetings

Board meetings may be called by the Chair or any two members of the Board. The Secretary shall cause each Board member to be notified by mail or in person of any meeting at least forty-eight hours in advance of said meeting. The Board shall meet at least annually for the election of officers and any other business it may wish to conduct.

5.3 Quorum and Votes Four members of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of said Board, and the affirmative vote of a majority of the members present that constitute a quorum shall constitute an act of the Board.

5.4 Adjournments

A meeting of the Board of Directors, whether or not a quorum is present, may be adjourned by a majority of those present, such meeting to be reconvened at a specific time and place. It shall not be necessary to give notice of the reconvened meeting of the business to be conducted, other than by announcement at the meeting to be adjourned.

5.5 Committees

Committees from among its own membership or from the public-at-large may be established by the Board of Directors from time to time for various purposes. All committees shall be advisory in nature and shall have no powers, staff, or authority to commit or obligate the Corporation or said Board.

5.6 Compensation

Directors shall receive no compensation, and activities of the Corporation shall not inure to their special benefit. However, reimbursement of reasonable expenses incurred as a result of their services to the Corporation may be made to Directors.

5.7 Bonds

The Board of Directors may require bonds for its officers, members, and employees conditioned on the faithful performance of the duties of their respective officers or positions, the costs of which bonds shall be defrayed by the Corporation.

5.8 Liability Insurance

The Board of Directors shall have the power to purchase and maintain liability insurance on behalf of its members, directors, officers, employees, or agents to the extent provided by Colorado law. The Town of Rangely may provide insurance in lieu of any insurance that the Corporation deems necessary.

ARTICLE SIX

OFFICERS

6.1 Number of Officers

The officers of the Corporation shall be Chairman, Vice-Chairman, Secretary, and Treasurer. No two offices shall be held by the same person. The duties of the Secretary and Treasurer may be delegated to the Rangely Town Clerk with the consent of the Rangely Town Manager.

6.2 Election of Officers

Officers shall be elected by the Board of Directors no later than thirty days following the biennial Town of Rangely municipal election and shall serve for two years or until they are no longer members of the Board, whichever is earlier.

6.3 Chairman and Vice-Chairman

The Chairman shall be the chief policy officer of the Corporation and shall preside at all meeting of the Board. The Vice-Chairman shall perform the duties of the Chairman in the absence or incapacity of that officer.

6.4 Secretary and Treasurer

The Secretary shall be responsible for the keeping of accurate records of the acts and proceedings of the Board and shall be the custodian of records. The Treasurer shall have custody of funds of the Corporation and be responsible for keeping full and true account and reporting same to the Board.

ARTICLE SEVEN

PROPERTY

7.1 Corporate Property

Any sale or any transfer of stock, bond, security, or any other property standing in the name of the Corporation shall be valid only if signed by the Corporation acting through any officer with the approval of the Board of Directors. Any transfer signed in this manner, having affixed thereon the seal of the Corporation, shall, in all respects, bind the Corporation as fully and completely as if each transaction had been authorized by specific vote of the Directors, and any person, firm, or corporation to whom a copy of this Article Seven shall have been certified by the Secretary, shall be entitled to rely thereon until notified of its repeal.

ARTICLE EIGHT

MISCELLANEOUS

8.1 Fiscal Year and Annual Financial Statements

The fiscal year of the Corporation shall be January 1 through December 31. No later than three months after the end of the fiscal year, the Treasurer shall cause to be prepared a financial statement showing in reasonable detail the financial condition of the Corporation as of the close of the fiscal year.


8.2 Amendments to Bylaws

The Board of Directors shall have the power to alter, amend, or repeal these Bylaws and adopt new Bylaws.

Revised and re-adopted by action of the Board of Directors on
June 8th, 2016.



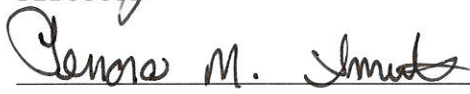
Director



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