

**2017 Budget Work Session 5:30 p.m. TOR Conference Room
(Better City Work Session 7:30 p.m)**



Town of Rangely

Town Council Packet

August 23, 2016 @ 7:00pm



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

**2017 Budget Work Session 5:30 p.m. TOR Conference Room
(Better City Work Session 7:30 p.m.)**



Town of Rangely

August 23, 2016 - 7:00pm

Agenda

Rangely Board of Trustees (Town Council)

JOSEPH NIELSEN, MAYOR

ANDREW SHAFFER, MAYOR PRO TEM

LISA HATCH, TRUSTEE

TREY ROBIE, TRUSTEE

ANN BRADY, TRUSTEE

ANDREW KEY, TRUSTEE

TYSON HACKING, TRUSTEE

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation**
- 4. Pledge of Allegiance**
- 5. Minutes of Meeting**
 - a. Approval of the minutes of the August 9, 2016 meeting.*
- 6. Petitions and Public Input**
- 7. Changes to the Agenda**
- 8. Public Hearings - 7:15pm**
- 9. Committee/Board Meetings**
- 10. Supervisor Reports – See Attached**
 - a. Roy Kinney-Police Department*
- 11. Reports from Officers – Town Manager Update**
- 12. New Business**
 - a. Discussion and action to approve the Liquor License renewal for El Agave Mexican Restaurant*
 - b. Discussion and action to approve the Special Event Permit for the Rock 'N' Bull*
- 13. Informational Items**
 - a. 2016 CML District 11 Meeting is being held on Wednesday, September 14th in Rifle. RSVP deadline is September 5th. RSVP to www.cml.org For questions, call 303-831-6411*
 - b. Community Networking Meeting - August 23, 2016 12:00 p.m-1:30p.m at the Weiss Conference Room*
 - c. Better City/RDA Newspaper Review Article for the Project 08/18/16*
- 14. Scheduled Announcements**
 - a. Rangely District Library regular meeting August 8, 2016 at 5:00pm.*

- b. Rangely Junior College District Board meeting is scheduled for August 8, 2016 at 12:00pm.*
- c. Western Rio Blanco Park & Recreation District meeting August 15, 2016 at 6:00pm.*
- d. Rangely Chamber of Commerce board meeting is scheduled for August 18, 2016 at 12:00pm*
- e. Rural Fire Protection District board meeting is scheduled for August 15, 2016 at 7:00pm.*
- f. Rio Blanco County Commissioners meeting is scheduled for August 15, 2016 at 11:00am.*
- g. Community Networking Meeting is scheduled for August 23, 2016 at 12:00pm.*
- h. Rangely School District board meeting is scheduled for August 30, 2016 at 6:15pm.*
- i. Rio Blanco Water Conservancy District board meeting is August 31, 2016 at 7:00pm.*
- j. Rangely District Hospital board meeting is scheduled for August 25, 2016 at 6:00pm.*

15. Adjournment

5 – Minutes



Town of Rangely

August 9, 2016 - 7:00pm

Minutes

Rangely Board of Trustees (Town Council)

JOSEPH NIELSEN, MAYOR

ANDREW SHAFFER, MAYOR PRO TEM

LISA HATCH, TRUSTEE

TREY ROBIE, TRUSTEE

ANN BRADY, TRUSTEE

ANDREW KEY, TRUSTEE

TYSON HACKING, TRUSTEE

1. **Call to Order**
2. **Roll Call** - Joseph Nielsen, Andrew Shaffer, Lisa Hatch, Andrew Key, Trey Robie, Tyson Hacking present, Ann Brady absent
3. **Invocation** - Tyson Hacking lead the invocation
4. **Pledge of Allegiance** - Peter Brixius lead the pledge of allegiance
5. **Minutes of Meeting**
 - a. Approval of the minutes of the July 26, 2016 meeting. Motion to approve the minutes of July 26, 2016 made by Andrew Shaffer, seconded by Tyson Hacking, motion passed
6. **Petitions and Public Input** - Konnie Billgren introduced herself as the new Chamber Director. She is very excited to get started in the position and looks forward to working with everyone at the Town of Rangely.
7. **Changes to the Agenda** Add approval of July 2016 Financial Summary
8. **Public Hearings** - 7:15pm
9. **Committee/Board Meetings**
10. **Supervisor Reports – See Attached**
 - a. Roy Kinney – PD – Reschedule at the next meeting
 - b. Don Reed- Utilities - Don Reed brought two of his staff, Michael Dillion and Emily Peterson, to present on different topics. Don wanted to update the council of the Upland project at the river station. It has been completed with few problems, there is just a little clean up. Last week Don received a letter from the State of Colorado Dept. of public health and the EPA about the new lead and copper rules. These rules are the result of the problems in Flint Michigan. Basically what the rulings state is that the LCR rule has been revised. Currently Rangely is on a reduced schedule which means that we take 10 samples for lead and copper every three (3) years. This will no longer be our schedule, they are requiring that we access and expand our pool for lead and copper and classify each house which will be very time consuming. In addition to the homes assessment we must also assess the entire distribution system and target high risk entities for lead and copper contamination. Don must fill out page two of the report provided in the board packet with 10 item criteria, Don has until Sept 15, 2016 to complete the assessment and submit to the state for their approval. Don called Brian Pilgred from the State of Colorado to see if we could use the past ten people we had been using. Don was told there will be no considerations of reduced sampling going forward. This is going to be very hard in the fact that the personnel

completing these assessments must have a large amount of training to complete the testing correctly. Don feels that some of the problems is if he identifies a high risk home, if the home is high risk then the home owner at their own expense will have to repair their own home which will be very problematic. Andrew Shaffer asked if our responsibility doesn't stop at the curb stop. Don stated that with lead and copper we still must test but if a home is identified the home owner will be responsible for all costs. Joseph Nielsen said then the worst case scenario is that a very expensive repair could be a possibility. Joe feels that we must be very careful and be sure our testing is accurate and thorough. Joe asked if the home owner refuses the Town to enter their residence what can we do. Andrew Shaffer wants to make sure that the Utility department does public information so our community is well educated about the testing and why it is being done.

Michael Dillon updated the council on the cross connection we are currently sitting at 33% compliance with 64 customers surveyed, We need 53 more customers surveyed in order to meet the 50% survey ratio. Two dozen letters have been sent out that customers have not responded to. We need to start being a little more aggressive or we will fail to meet compliance by 2020. Mike is asking the council if he would apply for an alternate schedule which may help getting the compliance by 2020. Lisa Hatch asked how much the cost is to complete the cross connection. Michael said that for Chevron is was \$3000 but for most users it is around \$300. Michael would really prefer not to be intrusive if possible. The council is in agreement with Michael's recommendation.

Emily presented the process that they have completing on Jar testing to explore best available technology. Coagulants remove particulate impurities, especially suspended solids and color from the water being treated. These contain microbes including pathogens. A jar test is a laboratory procedure where varying dosages of coagulant are tested in a series of glass or plastic jars under identical conditions. The jars are injected with coagulant dosages and mixed to match flash mix & flocculation field conditions as closely as possible. After mixing and settling the jars are observed to determine which dosage produce the largest, tightest floc or which dosage produces the floc that settles the fastest. Emily further explained that the reason for the switch was to avoid complacency. Use the best available technology to provide a safe, palatable product at the same or reduced cost to taxpayers. Health risks of Aluminum sulfate over a lifetime of ingestion. The reasons that we are using Ferric Chloride as the primary coagulant to benefit our consumers are softened water, more effective removal of color, turbidity, Higher removal of TOC's- indication of improved NOM and DBP removal (Trihalomethanes and halo acetic acid primarily), works over a wider pH range, produces a heavier floc that settles faster and is more effective during cold weather than aluminum sulfate, lower sludge disposal costs because high iron content sludge is not considered hazardous to the environment and is compatible and beneficial w/ many land application residual programs. It has also lowered cost of operations. Some of the health effects of higher exposure include: increased risk of developing bladder cancer. Other health effects that may be associated with exposure to DBPs include rectal and colon cancer. Adverse developmental and reproductive effects associated with exposure to DBPs during pregnancy are a concern. Some of the other water users that have switched to this technology are Brad Nelson of Weber Basin Water Conservancy- 14 years using Ferric, Dave Hatch of Ashley Valley Water and Sewer, Big Cottonwood Water Treatment Plant, Ogden

Water Treatment. A few of the possible downsides are de-scaling of service lines due to corrosion as water treated w/ ferric combines with pre-existing organic material. We have investigated the possibility of having to add soda ash or lime to adjust pH values of finished product in instances of very low influent ph. Caveat to that is an increased softening effect. *Brad Nelson of Weber Basin Water Conservancy District. In conclusion Emily stated that the water department feels that switching to Ferric Chloride as our primary coagulant will provide a higher quality product with far fewer possible health effects at the same or a decreased cost to the taxpayers of our community.

11. Reports from Officers – Town Manager Update - *Peter said he believes that the new employee's to the Utilities department are great additions to our team in the Utility Department. We have been working on the budget for the last week and half, we will have our first budget work session on Aug 23. The severance and mineral lease distributions are now looking like they may not be as low as previously anticipated for 2016. Peter thinks they should be no more than 20% off in 2016 and in 2017 they will be likely down 50%. Our health insurance looks like it will only increase 3-4% in 2016-17. We are very happy with the health insurance and the projected increase in premiums. We should be in very good shape by the end of this year and will hopefully add to our reserves. We can't commit that in 2017. We have some capital projects that will carry into 2017, the municipal building remodel and phase III of the water treatment plant. In addition to the 5:30 budget work session, Better Cities will be in town and would like to meet. Possibly we could meet with them after the Town council meeting. Peggy Rector called to ask if Better Cities could meet with all of the special districts and the CNCC board so we can try to move the project forward. We still have a number of taxing entity board members that do not feel they have a good understanding of the project and scope of work. Lisa Hatch will help implement this meeting. These meetings will go on until everyone understands the process and why they would consider committing their funds to this project. Funds will be committed to this project over the next 15 years. Next week the asphalt contractor is coming into town to complete Hillcrest and some patching work around town. Our new website will be up and running we hope this week. For consistency, we would really like pictures all of the council members and a short bio to update on the Website. The tank is having a celebration on the 13th of August at the park. Lisa Hatch said the dinner is at 5:00 followed by a concert at the tank. AGNC will be having a meeting on August 17th in Meeker. This meeting should be very interesting and will discuss a couple of key ballot initiatives #75 and #78. Andy Key is our representative and Lisa Hatch is our alternate. One ballot initiative is asking for a \$350 million tax increase on tobacco. Some initiatives are to let voters cast their ballot regardless of party affiliations. Andy Key believes that we need to have information every week in the newspaper to try and get more information out to the public about these proposals. Peter said that in addition we can get some information in the Utility billing. Lisa Hatch also sent an email that we need each taxing entity to know about the Better Cities meeting. It would be much easier to talk to each board separately but if the taxing entities want to meet collectively that is an option.*

12. New Business

- a. *Discussion and action to approve the July 2016 Check Register - Motion to approve the July 2016 check register made by Andrew Key, seconded by Lisa Hatch, motion passed*

- b. Discussion and action to approve the July 2016 Financial Summary - Motion to approve the July 2016 Financial summary make by Tyson Hacking , seconded by Andrew Key , motion passed*
- c. Discussion and action to approve Resolution 2016-04 A RESOLUTION OF THE TOWN OF RANGELY, COLORADO APPROVING SETTLEMENT OF PENDING CLAIMS INVOLVING THE TOWN, SOUTHWEST CONTRACTING, LLC AND LIBERTY MUTUAL INSURANCE COMPANY, RELATING TO PHASE 1 IMPROVEMENTS TO THE TOWN'S WATER TREATING PLANT - Motion to approve Resolution 2016-04 A resolution of the town of Rangely, Co approving settlement of pending claims involving the Town, Southwest Contracting, LLc and Liberty Mutual insurance company, relating to phase 1 improvements to the Town's water treating plant made by Lisa Hatch , seconded by Trey Robie, motion passed*

13. Informational Items

14. Scheduled Announcements

- a. Rangely District Library regular meeting August 8, 2016 at 5:00pm.*
- b. Rangely Junior College District Board meeting is scheduled for August 8, 2016 at 12:00pm.*
- c. Western Rio Blanco Park & Recreation District meeting August 15, 2016 at 6:00pm.*
- d. Rangely Chamber of Commerce board meeting is scheduled for August 18, 2016 at 12:00pm*
- e. Rural Fire Protection District board meeting is scheduled for August 15, 2016 at 7:00pm.*
- f. Rio Blanco County Commissioners meeting is scheduled for August 15, 2016 at 11:00am.*
- g. Rangely School District board meeting is scheduled for August 30, 2016 at 6:15pm.*
- h. Rio Blanco Water Conservancy District board meeting is August 31, 2016 at 7:00pm.*
- i. Rangely District Hospital board meeting is scheduled for August 25, 2016 at 6:00pm.*

15. Adjournment

Motion to adjourn made at 7:40pm, meeting adjourned

ATTEST:

RANGELY TOWN COUNCIL

Lisa Piering, Clerk/Treasurer

Joseph Nielsen, Mayor

8 – Public Hearings

9 – Committee/Board Meetings

10 – Supervisor Reports

11 – Reports from Officers

12 – New Business

**RETAIL LIQUOR OR 3.2 BEER
LICENSE RENEWAL APPLICATION**

EL AGAVE MEXICAN RESTAURANT
1695 WHITE FALCOLN CT
LOMA CO 81524

Fees Due	
Renewal Fee	\$500.00
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Related Resort \$75 x _____	_____
Amount Due/Paid	

Make check payable to: Colorado Department of Revenue.
The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

PLEASE VERIFY & UPDATE ALL INFORMATION BELOW

RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE

Licensee Name AGAVE INC		DBA EL AGAVE MEXICAN RESTAURANT		
Liquor License # 4703304	License Type Hotel & Restaurant (city)	Sales Tax License # 30502837	Expiration Date 10/07/2016	Due Date 08/23/2016
Operating Manager Lori Hodder	Date of Birth 4-3-64	Home Address		
Manager Phone Number (248)302-5327		Email Address jvolivas1@gmail.com		
Street Address 302 W MAIN ST RANGELY CO 81648				Phone Number 2483020062
Mailing Address 1695 WHITE FALCOLN CT LOMA CO 81524				

1. Do you have legal possession of the premises at the street address above? ☒ YES ☐ NO
Is the premises owned or rented? ☐ Owned ☒ Rented* *If rented, expiration date of lease March, 2017
201. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ YES ☒ NO
- NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
3. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ YES ☒ NO
4. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ YES ☒ NO
5. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ YES ☒ NO

AFFIRMATION & CONSENT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business Lori Hodder / Jessica Olivas	Title owner / Manager
Signature <i>[Signature]</i>	Date 8/1/2016

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

Local Licensing Authority For		Date
Signature	Title	Attest

Dear Sir or Madam

It has come to my attention that the local business establishment known as El Agave Mexican Restaurant, is seeking renewal of its beer and spirits, liquor license from the Town of Rangely.

Based upon the Rangely Police Computer Aided Dispatch (CAD) records it is my belief that El Agave Mexican Restaurant has maintained a reputable establishment during the 2015-2016 business year.

There have been no (0) calls for service to this establishment according to CAD

Based upon this knowledge I have no reservation in giving my recommendation to renew the beer and spirits liquor license to afore mentioned business establishment.

Roy G. Kinney

Roy G. Kinney, Inter Chief of Police
Rangely Police Department
Rangely, CO. 81648
(970) 675-8466

APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT
AND ONE OF THE FOLLOWING (See back for details.)

- | | | |
|---|--|--|
| <input type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC | <input type="checkbox"/> PHILANTHROPIC INSTITUTION |
| <input checked="" type="checkbox"/> FRATERNAL | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER | <input type="checkbox"/> POLITICAL CANDIDATE |
| <input type="checkbox"/> PATRIOTIC | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL | <input type="checkbox"/> RELIGIOUS INSTITUTION | |

DO NOT WRITE IN THIS SPACE

LIQUOR PERMIT NUMBER

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:

- 2110 ☒ MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY
2170 ☐ FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE

Benovolant Protective Order of Elks Lodge #1907

State Sales Tax Number (Required)

12024420001

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE
(include street, city/town and ZIP)

*633 East Main
Rangely Co-81648*

3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT
(include street, city/town and ZIP)

Rio Blanco

NAME

DATE OF BIRTH

HOME ADDRESS (Street, City, State, ZIP)

PHONE NUMBER

4. PRES./SEC'Y OF ORG. or POLITICAL CANDIDATE

Trustee / BAR MANAGER

06/17/1957

323 E. MAIN ST.

970-589-4450

5. EVENT MANAGER

Donald C. Reed

6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN
ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR?

☒ NO ☐ YES HOW MANY DAYS? _____

7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE?

☐ NO ☒ YES TO WHOM? _____

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? ☒ Yes ☐ No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	From	To	Hours	From	To	Hours	From	To	Hours	From	To	Hours	From	To
<i>9-3-2016</i>														
	<i>5:00 P</i>	<i>11:59 P</i>												

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE

Donald C Reed

TITLE

BAR MANAGER

DATE

08/17/2016

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

☐ CITY
☐ COUNTY

TELEPHONE NUMBER OF CITY/COUNTY CLERK

SIGNATURE

TITLE

DATE

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION

License Account Number	Liability Date	State	TOTAL
			<i>25.00</i>
		-750 (999)	\$



Rangely Police Department

Dear Sir or Madam

It has come to my attention that the Elks Lodge 1907, also known as the Benevolent Protective Order of Elks, is seeking the issuance of a Special Events Permit from the Town of Rangely. This permit request is for a specific date and time. The date and time designated on the permit request is identified as September, 3, 2016 between the hours of 5:00 p.m. and 11:59 p.m.

I have knowledge of the Elks/BPOE 1907 having prior permits being issued by the Town of Rangely. By use of the Rangely Police Department, Computer Aided Dispatch system (CAD) I have found no previous complaints arising from previously licensed events.

Based upon this knowledge I have no reservation in giving my recommendation that the requested permit be approved, allowing for the Elks/BPOE 1907 to sell and/or allowing the legal consumption of Malt, Vinous and Spirituous Liquor's on the date indicated above, between the hours indicated above, at the following location:

2729 East Main Street, (Rodeo Grounds) located in the Town of Rangely, Rio Blanco County, State of Colorado.

As specified upon the Application for special events permit.

A blue ink signature of Roy G. Kinney, written in a cursive style.

Roy G. Kinney, Interim Chief of Police
Rangely Police Department
Rangely, CO. 81648
(970) 675-8466

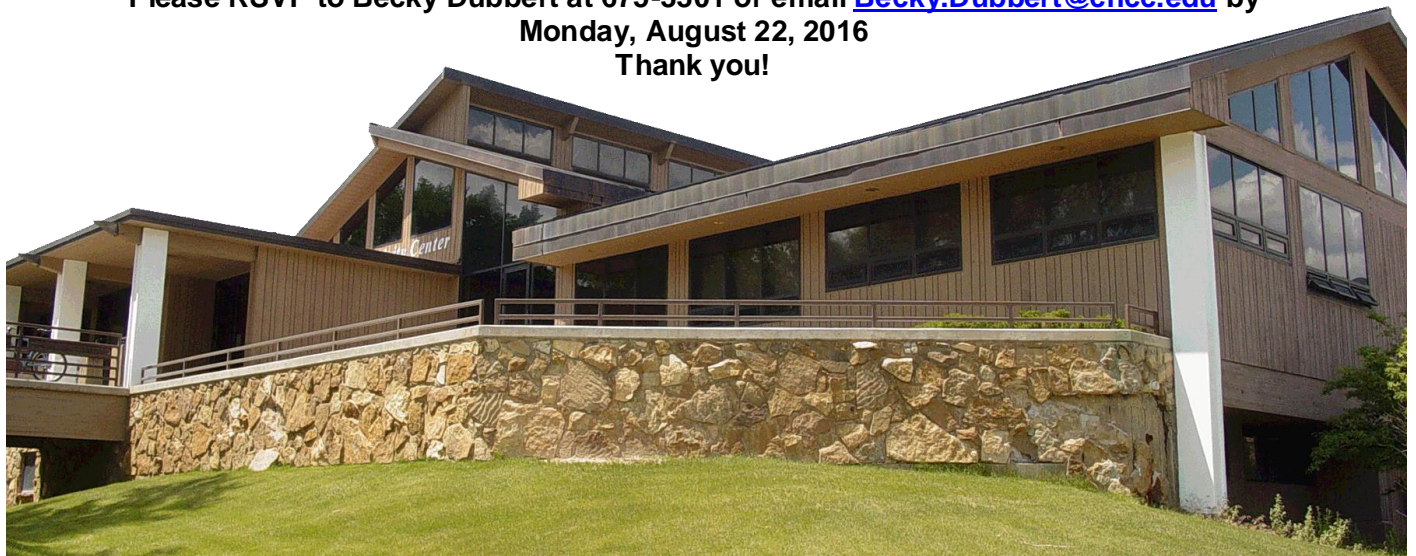
13 – Informational Items

Community Networking Group

The next Networking meeting will be on Tuesday, August 23, 2016 at 12 noon-1:30 p.m. in the Weiss Conference Room. The Speaker for August will be Mr. Drew Kramer, Senior Advisor of External Affairs for Tri-State Generation and Transmission Association. Kramer oversees policy and issue-related communications initiatives for Colorado's second-largest power supplier. Kramer oversees policy and issue-related communications initiatives for Colorado's second-largest power supplier, a not-for-profit wholesale electric cooperative. In addition to establishing and maintaining critical relationships with local elected officials, advocacy organizations and community groups, he directs public outreach programs to support the company's generation, transmission and mining operations.

LUNCH, SALAD & DESSERT WILL BE SERVED!

Please RSVP to Becky Dubbert at 675-3301 or email Becky.Dubbert@cncc.edu by Monday, August 22, 2016
Thank you!



District 11 Chair and Rifle City Manager Matt Sturgeon and the City of Rifle invite you to the
2016 CML DISTRICT 11 MEETING.

WHERE: Ute Events Center, 132 E. 4th St., Rifle

AGENDA

Business meeting — Hear from CML on policy development and provide your input for the 2017 legislative session.

Social hour (*sponsored by Karp Neu Hanlon Attorneys at Law*)

Dinner (*buffet of stuffed chicken breast filled with ham and swiss cheese, and topped with a creamy Dijon sauce, or applewood-smoked tri-tip with au jus; vegetarian and gluten-free option available upon advance request*)

Program — Video presentation by the City of Rifle.

At each district meeting, all attendees will be entered to win \$25 in "CML Cash," good for a \$25 discount toward any CML product or training.

Note: Special food accommodations are not available on-site.

Reminder: This meeting is open to CML municipal and associate members only.



WEDNESDAY, SEPT. 14
4–8 P.M.

RSVP DEADLINE: SEPT. 5

COST: \$18.50

Make check payable to:

City of Rifle

Send check by **Sept. 5** to:

City of Rifle

Attn: Kristy Christensen

City Clerk

P.O. Box 1908

Rifle, CO 81650

Investing in our Future

The Town of Rangely, Rio Blanco County, and Better City LLC have been working together for the last eighteen months to develop, refine, and implement a strategy to attract private investment into the Town of Rangely and to create new, diversified opportunities for employment and economic prosperity. These efforts have culminated in the identification of a development opportunity that would create new options for housing in the community, particularly for students at CNCC. The housing component is critical because CNCC is currently near capacity for student housing, and in order to grow programs as part of its ongoing commitment to the Town of Rangely, the college needs additional capacity for new students. The retail component of the project is designed to meet two of the community's most expressed desires: a robust, full-service grocery store that eliminates the need for frequent trips to Vernal or Grand Junction, and a family/young adult entertainment venue such as bowling, arcade, skating rink, etc. Several potential sites have been identified within the Town, and, depending on which location is ultimately selected, river recreation rentals such as kayaks, rafts etc., as well as mountain bikes, could be added to help provide an additional source of revenue for the retail operator.

By joining these projects into one, each component will assist the entire development and will help create critical mass to ensure a successful outcome overall. In other words, the retail and entertainment options will help the college (as well as other local businesses) recruit and retain students and staff. In turn, the proximity of housing adjacent to the proposed retail and entertainment center will provide easy access to individuals that will patronize the retail store. By themselves, any one of these projects would struggle in a rural community like Rangely, but by joining together and sharing overhead and development costs, economic modeling has shown that these projects are feasible and sustainable through a public-private partnership.

A public-private partnership is an economic development tool utilized by communities across the country to help address impediments within communities where private investment is not readily flowing. The public-sector invests through responsible and well-vetted means to change the project dynamics sufficiently so that the project becomes attractive to a private-sector operator. The private sector operator takes on operational risk, and the public-sector benefits by adding assets and venues without paying for the entire cost. The details of this public-private partnership will be determined in the coming weeks and months, but the project stands as a great opportunity to inject private investment into the Town of Rangely. Individuals from Better City, the Town and the County are currently working with local taxing entities to discuss the details of the public-private partnership to ensure that the community is the ultimate beneficiary of the project.

Brad Casto ; Chairman – Rangely Development Agency
Kelby Bosshardt – Better City Project Manager

Better City Housing and Retail Implementation
Land Acquisition and Architectural Engineering

	Cost	Town/Housing Authority	County	RDA	Total
Land Acquisition Housing	61,420	61,420			61,420
Land Acquisition Retail*	315,540	152,310	125,000	38,230	315,540
Initial Architectural and Engineering (Housing)	66,270	66,270			66,270
Total	443,230	280,000	125,000	38,230	443,230

All funds would flow through the RDA which would coordinate the land transaction, as well as secure professional architectural and engineering design work. The public investment in the land acquisition for the retail portion of the project would be paid back to the RDA from the developer through a subsequent transaction. The proceeds from the transaction would go to fill the remaining \$350k funding gap for the housing project. Any additional proceeds would be paid back to the housing authority fund.