



Town of Rangely

RDA Board Packet
January 19, 2023 - 7:30am





(RDA)
Town of Rangely Conference Room
*** January 19th @ 7:30 a.m. ***

Agenda

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jennifer O’Hearon
School District Representative – Jerry LeBleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts –

1) Call to Order

2) Roll Call

3) Minutes of Meeting

a) Discussion and Action to approve the minutes of November 9, 2022

4) Changes to the Agenda








5) Public Input

6) Old Business

7) New Business

- a) Discussion and Action to approve Doug Overton as the Rio Blanco County Representative to the Rangely Development Association*
- b) Discussion and Action to approve Alden VandenBrink as the Special District Representative to the Rangely Development Association*
- c) Discussion and Action to approve Nov/Dec 2022 Financials.*
- d) Discussion and Action to accept the resignation of McKenzie Webber to the Rangely Development Association*

8) Committee & Project Updates

-  **Main Street:** Jeannie Caldwell, Lisa Piering
-  **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering
-  **Housing:** Lisa Piering
-  **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber;
-  **Fiber Optic-Marketing:** Lisa Jones
-  **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt;
-  **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber



- 9) **Information**
Adjourn



(RDA)

Town of Rangely Conference Room

*** November 9, 2022 @ 7:30 a.m. ***

Minutes

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jennifer O’Hearon
School District Representative – Jerry LeBleu
RJCD Board Representative – Lisa Jones
Rangely Special Districts –

- 1) **Call to Order** -7:54am
- 2) **Roll Call** – Keely Ellis, Ron Granger, Emma Baker, Ryan Huitt, McKenzie Webber, Jerry LeBleu and Lisa Jones present. Karen Reed, Sara Peterson, and Jennifer O’Hearon absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve the minutes of Sept 15, 2022* – **Motion made by McKenzie to approve the minutes of Sept 15, 2022, second by Emma Baker. Motion passed**
- 4) **Changes to the Agenda**
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
 - a) *Discussion and Action to approve a Façade Grant to NCM Holdings LLC, DBA Adara Apartments in the amount of \$6,100.00 to replace the existing sign on Main Street* – Jared Edwards from NCM Holdings was present via telephone. Jared stated that the Adora Apartments was the Adora Inn and NCM Holdings purchased the property and turned hotel rooms into studio apartments. He stated that they would like to replace the sign on Main Street. **Motion made by Ron Granger to approve a Façade Grant to NCM Holdings LLC, DBA Adora Apartments in the amount of \$6,100 to replace the sign on Main Street, second by Emma Baker. Motion passed**
 - b) *Discussion and Action to approve Sept/Oct 2022 Financials.* – **Motion made by McKenzie Webber to approve Sept/Oct 2022 Financials, second by Ryan Huitt. Motion passed**



c) *Discussion and Action to approve the Draft 2023 Budget – Motion made by Ron Granger to approve the Draft 2023 Budget, second by Emma Baker. Motion passed*

8) **Committee & Project Updates**

- + **Main Street:** Jeannie Caldwell, Lisa Piering – *Jeannie attended the Main Street conference.*
- + **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering
- + **Housing:** Lisa Piering – *Meeting with DOLA Housing Rep and Margie Joy with CHFA.*
- + **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber
- + **Fiber Optic-Marketing:** Lisa Jones
- + **Outdoor Rec. – Tourism:** McKenzie Webber, Ryan Huitt – *ROAR will be at the end of April 2023 and will need volunteers. ChristmasFest and Parade is December 10th.*
- + **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber – *The Basic Energy property has 2 different investors interested. The tanks at the old Sinclair gas station will be removed next spring.*

9) **Information**

Adjourn – 9:20am

January 13, 2023

RE: Rangely Development Association Representative Vacancy

Dear Rangely Development Association

Please accept this correspondence as my interest in being a representative for the Special Districts on the Rangely Development Association.

Since becoming a resident of Rangely, I have actively represented and continue to represent our community in various capacities. Some of the more relevant roles include:


- Yampa-White-Green Basin Round Table - Vice chair 8 years, present chairperson (active)
- Colorado River Water Conservation District (active)
- Rio Blanco Water Conservancy District Board (past)
- Club 20 (active)
- Rio Blanco County Extension Advisory Board (active)
- White River Integrated Water Initiative (active)
- Northwest Colorado Development Council Committee (active)
- White River Management Plan Planning Committee (active)
- Rio Blanco County Land and Natural Resource Planning and Advisory Committee (past)

This exposure has enlightened me with practical and specific up-to-date analysis of political, socio-economical, recreation, environmental, residential, agricultural, and educational strengths, weaknesses, gaps, and potential of our community. These areas have aided me to apply this knowledge in a logical fashion for the benefit of those I represent on respective boards and committees for the betterment of our community.

Being the District Manager for the Rio Blanco Water Conservancy District over the last 8 years has provided additional opportunities to thoroughly learn Special Districts statutory roles, responsibilities, and abilities. Representing our Special Districts on the Rangely Development Association would be another way for me to integrate and provide services to our community. I am pleased to 'throw my name into the hat' for your consideration.

You are encouraged to contact me for further assistance.

Sincerely,

A handwritten signature in black ink, reading "Alden Vanden Brink". The signature is written in a cursive, flowing style.

Alden Vanden Brink

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2022

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	56,159.15	62,500	6,340.85	89.85
73-30-200	INTEREST EARNED	21.57	51.93	200	148.07	25.97
73-30-320	MAIN ST REVENUES	.00	97,345.96	1,400,000	1,302,654.04	6.95
73-30-500	MISCELLANEOUS INCOME	.00	33,061.90	90,000	56,938.10	36.74
	TOTAL REVENUES	5,196.57	186,618.94	1,552,700	1,366,081.06	12.02
	TOTAL FUND REVENUE	5,196.57	186,618.94	1,552,700	1,366,081.06	12.02

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	11.91	591.94	4,500	3,908.06	13.15
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	43,750.51	45,000	1,249.49	97.22
73-40-260 HOUSING MAINT/REPAIRS	.00	347.95	2,000	1,652.05	17.40
73-40-270 UTILITIES	.00	26.20	100	73.80	26.20
73-40-300 MARKETING	.00	210.00	1,000	790.00	21.00
73-40-301 GRANT EXPENSES	.00	43,796.71	25,000	(18,796.71)	175.19
TOTAL OPERATING EXPENSES	3,925.91	88,723.31	77,600	(11,123.31)	114.33
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	.00	17,437.77	0	(17,437.77)	.00
73-40-710 CAP OUTLAY--MSOB	.00	26,563.20	0	(26,563.20)	.00
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	44,000.97	1,500,000	1,455,999.03	2.93
TOTAL EXPENDITURES	3,925.91	132,724.28	1,577,600	1,444,875.72	8.41
TOTAL FUND EXPENDITURES	3,925.91	132,724.28	1,577,600	1,444,875.72	8.41
NET REVENUE OVER EXPENDITURES	1,270.66	53,894.66	24,900-	(78,794.66)	216.44

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	61,334.15	62,500	1,165.85	98.13
73-30-200	INTEREST EARNED	20.88	72.81	200	127.19	36.41
73-30-320	MAIN ST REVENUES	104,453.33	201,799.29	1,400,000	1,198,200.71	14.41
73-30-500	MISCELLANEOUS INCOME	.00	33,061.90	90,000	56,938.10	36.74
	TOTAL REVENUES	109,649.21	296,268.15	1,552,700	1,256,431.85	19.08
	TOTAL FUND REVENUE	109,649.21	296,268.15	1,552,700	1,256,431.85	19.08

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	213.96	805.90	4,500	3,694.10	17.91
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	47,664.51	45,000	(2,664.51)	105.92
73-40-260 HOUSING MAINT/REPAIRS	.00	347.95	2,000	1,652.05	17.40
73-40-270 UTILITIES	.00	26.20	100	73.80	26.20
73-40-300 MARKETING	.00	210.00	1,000	790.00	21.00
73-40-301 GRANT EXPENSES	104,453.33	148,250.04	25,000	(123,250.04)	593.00
TOTAL OPERATING EXPENSES	108,581.29	197,304.60	77,600	(119,704.60)	254.26
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	.00	17,437.77	0	(17,437.77)	.00
73-40-710 CAP OUTLAY--MSOB	.00	26,563.20	0	(26,563.20)	.00
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	44,000.97	1,500,000	1,455,999.03	2.93
TOTAL EXPENDITURES	108,581.29	241,305.57	1,577,600	1,336,294.43	15.30
TOTAL FUND EXPENDITURES	108,581.29	241,305.57	1,577,600	1,336,294.43	15.30
NET REVENUE OVER EXPENDITURES	1,067.92	54,962.58	24,900-	(79,862.58)	220.73

December 15, 2022

RDA/ RDC
209 East Main Street
Rangely, CO 81648

To The RDA/RDC Board,

I am writing to inform you of my resignation from the RDA/ RDC board as a board member.

I have greatly enjoyed my time on the board and working with all of you to serve the Rangely Community. However, due to personal reasons, I must resign from my position at this time.

I want to thank you for the opportunity to serve and I wish the RDA/ RDC continued success in its future endeavors.

Sincerely,

A handwritten signature in dark ink, appearing to read "McKenzie Webber". The signature is fluid and cursive, with the first name "McKenzie" being more prominent than the last name "Webber".

McKenzie Webber