



Town of Rangely

RDA Packet

January 21, 2021 - 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 DEVELOPMENT AGENCY

(RDA) Town of Rangely Court Room

****** January 21, 2021 @ 7:30 a.m. ******

Agenda

Andrew Key, Chairman

Keely Ellis – Vice Chair
Karen Reed
Emma Baker

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector
School District Representative – Jason Cox
RJCD Board Representative – Ron Granger
Rangely Special Districts – John Payne
Member – Sandy Payne

1) Call to Order

2) Roll Call

3) Minutes of Meeting

a) Discussion and Action to approve the minutes of October 22, 2020

4) Changes to the Agenda

5) Public Input

6) Old Business

7) New Business

a) Discussion and Action to appoint Emma Baker to the RDA Board

b) Discussion and Action to approve December 2020 Financials.

c) Discussion and Action to approve RDA Logo

d) Discussion about 2021 Goals and Priorities

e) Committee & Project Updates

a. Main Street: Jeannie Caldwell

b. Mountain Bike Trails: Keely Ellis and Jeannie Caldwell

c. Airport: Jeff Rector, Keely Ellis, **Vacancy**

d. Call Center: Jeannie Caldwell, Lisa Piering, McKenzie Webber;

e. Fiber Optic-Marketing: Andy Key, Ron Granger, Jeff Rector;

f. Outdoor Rec. – Tourism: McKenzie Webber, Andy Key, Sandy Payne,
Ryan Huitt;

g. Investment Opportunity: Jeannie Caldwell, Karen Reed, Jason Cox

8) Information

9) Adjourn

3 – Minutes

Minutes
RANGELY DEVELOPMENT AGENCY (RDA)
Town of Rangely Conference Room
*** October 22, 2020 @ 7:30a.m. ***
TOR Conference Room

Andrew Key, Chairman

Keely Ellis – Vice Chair
Karen Reed
Tim Webber

Sara Peterson
Ryan Huitt
McKenzie Webber

Ex-Officio

Rio Blanco County Commissioner – Jeff Rector
School District Representative – Jason Cox
RJCD Board Representative – Ron Granger
Rangely Special Districts – John Payne
Member – Sandy Payne

- 1) Call to Order – **7:34am**
- 2) Roll Call – Andy Key, Keely Ellis, Sara Peterson, Ryan Huitt, McKenzie Webber, Jason Cox, John Payne present. Others present: Lisa Piering, Jeannie Caldwell, and Marybel Cox. Makala Barton and Sandy Payne present via phone. Karen Reed, Tim Webber, Jeff Rector, and Ron Granger absent.
- 3) Minutes of Meeting
 - a) *Discussion and Action to approve the minutes of Sept 17, 2020* – Motion made by Keely Ellis to approve the minutes if Sept 17, 2020, second by Sara Peterson. Motion passed
- 4) Changes to the Agenda – Add Item D under New Business, Discussion and Action to approve resignation of Tim Webber
- 5) Public Input
- 6) Old Business
- 7) New Business
 - a) *Discussion and Action to approve a change in the scope of work for the \$5,000 grant to Blue Mountain Inn* – The change you be to add gravel for parking. The gravel would be an investment to the property. The board would like to talk to Blue Mountain Inn to discuss a possibility façade grant.
 - b) *Discussion and Action to approve September 2020 Financials* – Motion made by Sara Peterson to approve September 2020 Financials, seconded by McKenzie Webber. Motion passed
 - c) *Committee Updates* – Keely stated that any projects at the airport are at a stall. Andy presented to the board that RDA should focus on a couple areas such as Fiber Optic. The Airport car is getting used. Jeannie stated that Rangely is in need of a meat processor for hunting season. Another area the RDA would like to see grow would be the Mountain Bike Trails. Would like to start a conversation with BLM.

- a. **Airport:** Jeff Rector, Keely Ellis, & Tim Webber;
 - b. **Call Center:** Jeannie Caldwell/Lisa Piering, (Chamber);
 - c. **Fiber Optic-Marketing:** Andy Key, Ron Granger, Makala Barton;
 - d. **Outdoor Rec. – Tourism:** Chamber, Andy Key, Sandy Payne, Ryan Huitt;
 - e. **Investment Opportunity:** Jeannie Caldwell, Karen Reed, Jason Cox
- d) *Discussion and Action to approve Tim Webber's letter of resignation* – **Motion made by Ryan Huitt to approve Tim Webber's letter of resignation, second by Keely Ellis. McKenzie Webber abstained. Motion passed**
- 8) Information
- 9) Adjourn – **8:33am**

5 – Public Input
6 - Old Business
7 - New Business

Emma Baker
274 County Rd 102
Rangely, CO 81648
12/3/20

Town Council
Town of Rangely
209 E Main St
Rangely, CO 81648

Dear Town Council:

I respectfully request your support in being appointed to one of the vacancies on the Planning and Zoning Board or the RDA/RDC Board. I am an interested member of our community and would like to volunteer my time, skills and talents to assist in developing the future of our unique town. What has piqued my interest in seeking appointment is my deep desire to serve this town. This is my home and I would be happy to provide my resume or answer any questions you may have.

Sincerely,

Emma Baker

TOWN OF RANGELY
BALANCE SHEET
DECEMBER 31, 2020

ECONOMIC DEVELOPMENT FUND/RDA

<u>ASSETS</u>			
73-10100	CASH - COMBINED FUND	247,873.20	
73-10116	INVEST SEC DEPOSITS	5,674.96	
73-11513	FNBR CD 102943	12,670.85	
73-13120	INTEREST RECEIVABLE	7.64	
	TOTAL ASSETS		266,226.65
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
73-21500	ACCOUNTS PAYABLE	1,925.46	
73-23172	SECURITY DEPOSIT RESERVED	5,675.00	
	TOTAL LIABILITIES		7,600.46
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
73-29800	FUND BALANCE	244,364.99	
	REVENUE OVER EXPENDITURES - YTD	14,261.20	
	BALANCE - CURRENT DATE	258,626.19	
	TOTAL FUND EQUITY		258,626.19
	TOTAL LIABILITIES AND EQUITY		266,226.65

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
73-30-100 HOUSING REVENUE	5,526.00	56,610.98	62,500	5,889.02	90.58
73-30-200 INTEREST EARNINGS CD	.00	169.63	200	30.37	84.82
73-30-500 MISCELLANEOUS INCOME	.00	12,175.95	25,000	12,824.05	48.70
TOTAL REVENUES	5,526.00	68,956.56	87,700	18,743.44	78.63
TOTAL FUND REVENUE	5,526.00	68,956.56	87,700	18,743.44	78.63

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2020

ECONOMIC DEVELOPMENT FUND/RDA

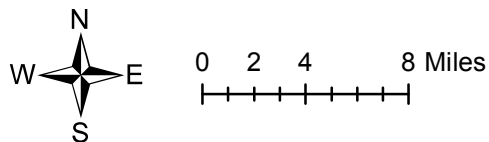
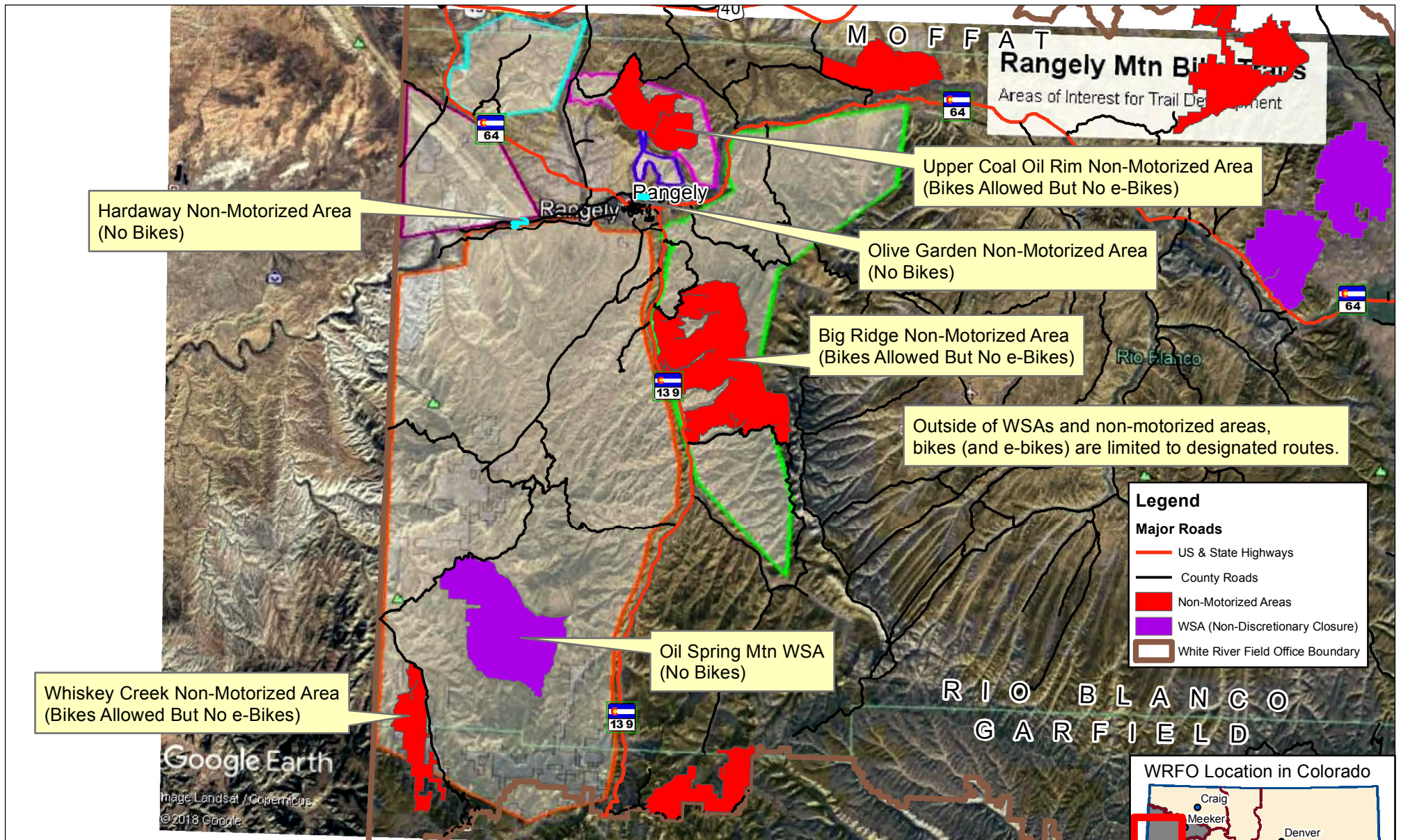
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	10.75	2,941.76	4,500	1,558.24	65.37
73-40-250 HOUSING MANAGEMENT EXPENSE	3,460.91	43,711.72	45,000	1,288.28	97.14
73-40-260 HOUSING MAINT/REPAIRS	.00	1,858.64	2,000	141.36	92.93
73-40-270 UTILITIES	.00	300.70	100	(200.70)	300.70
73-40-300 MARKETING	.00	127.93	1,000	872.07	12.79
73-40-301 GRANT EXPENSES	.00	1,884.18	25,000	23,115.82	7.54
TOTAL OPERATING EXPENSES	3,471.66	50,824.93	77,600	26,775.07	65.50
<u>CAPITAL IMPROVEMENTS</u>					
73-40-730 CAP OUTLAY-MAIN ST PROJECTS	1,772.00	3,870.43	0	(3,870.43)	.00
TOTAL CAPITAL IMPROVEMENTS	1,772.00	3,870.43	0	(3,870.43)	.00
TOTAL EXPENDITURES	5,243.66	54,695.36	77,600	22,904.64	70.48
TOTAL FUND EXPENDITURES	5,243.66	54,695.36	77,600	22,904.64	70.48
NET REVENUE OVER EXPENDITURES	282.34	14,261.20	10,100	(4,161.20)	141.20

RDA



Rangely Development Agency

Overlay of the Non-motorized Areas (Proposed RMPA) and the Town of Rangely's Map of Areas of Interest for Mountain Bike Trail Development (Geo-Referenced Photo)



BLM - White River Field Office
220 E. Market St.
Meeker, CO 81641

Map by: HS 4/3/19

Disclaimer: Although the data presented within this map, and the map itself, have been processed successfully on computers of BLM, no warranty, expressed or implied, is made by BLM regarding the use of this map or the data represented, nor does the fact of distribution constitute or imply any such warranty.

