



# Town of Rangely

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*RDA Board Packet*  
*February 17, 2022 - 7:30am*





(RDA)  
Town of Rangely Conference Room  
\*\*\* February 17, 2022 @ 7:30 a.m. \*\*\*

## ***Agenda***

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**Keely Ellis, Chairman**

**Ron Granger, Vice Chairman**  
**Karen Reed**  
**Emma Baker**

**Sara Peterson**  
**Ryan Huitt**  
**McKenzie Webber**

**Ex-Officio**

**Rio Blanco County Commissioner – Jeff Rector**  
**School District Representative – Jerry Lebleu**  
**RJCD Board Representative – Lisa Jones**  
**Rangely Special Districts – John Payne**

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**1) Call to Order**

**2) Roll Call**

**3) Minutes of Meeting**

*a) Discussion and Action to approve the minutes of January 27, 2022.*

**4) Changes to the Agenda**

**5) Public Input**

**6) Old Business**

**7) New Business**

*a) Discussion and Action to approve Jan 2022 Financials.*

*b) Discussion and Action to accept the Revitalizing Main Street CDOT Grant for \$1,634,500 as budgeted for in 2022. Town Council approved via consensus prior to the Feb 4<sup>th</sup> submission deadline.*

**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:** Andy Key, Lisa Jones, Jeff Rector;

 **Outdoor Rec. – Tourism:** McKenzie Webber, Andy Key, Ryan Huitt;

 **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber

**9) Information**

**Adjourn**



(RDA)

*Town of Rangely Conference Room*

\*\*\* January 27, 2022 @ 7:30 a.m. \*\*\*

## ***Minutes***

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**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 – Jerry Lebleu  
RJCD Board Representative – Lisa Jones  
Rangely Special Districts – John Payne**

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- 1) **Call to Order** – 7:40am
- 2) **Roll Call** - Keely Ellis, Karen Reed, Emma Baker, McKenzie Webber, Lisa Jones, and John Payne present. Jerry LeBleu present at 7:46am. Andy Key, Sara Peterson, Ryan Huitt, and Jeff Rector absent.
- 3) **Minutes of Meeting**
  - a) *Discussion and Action to approve the minutes of December 16, 2021.* – **Motion made by McKenzie Webber to approve the minutes of December 16, 2021, second by Emma Baker. Motion passed**
- 4) **Changes to the Agenda** – Add 7f under New Business, Discussion and Action to appoint a Vice Chair to the RDA
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
  - a) *Discussion and Action to accept the resignation of Andy Key* – **Motion made by Karen Reed to accept the resignation of Andy Key, second by McKenzie Webber. Motion passed**
  - b) *Discussion and Action to approve the appointment of Ron Granger to the RDA* – **Motion made by McKenzie Webber to approve the appointment of Ron Granger to the RDA, second by Emma Baker. Motion passed**
  - c) *Discussion and Action to appoint a Chair to the RDA* – **Motion made by John Payne to appoint Keely Ellis as Chair to the RDA, second by McKenzie Webber. Motion passed**
  - d) *Discussion and Action to approve Dec 2021 Financials* – **Motion made by Ron Granger to approve Dec 2021 Financials, second by Karen Reed. Motion passed**



- e) *Discussion and Action to accept revised 2021 Budget – Motion made by Emma Baker to accept the revised 2021 Budget, second by McKenzie Webber. Motion passed*
- f) *Discussion and Action to appoint a Vice Chair to the RDA – Motion made by McKenzie Webber to appoint Ron granger as Vice Chair to the RDA, second by Emma Baker. Motion passed*

8) **Committee & Project Updates**

- ✚ **Main Street:** Jeannie Caldwell, Lisa Piering – *Continue working on East Entrance, drawings almost complete. Applying for a \$2 million grant that is due February 4<sup>th</sup>. Working on new website for visiting Rangely.*
- ✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Looking into having a meeting with BLM to get back on track.*
- ✚ **Housing:** Lisa Piering - *Housing a main topic with DOLA.*
- ✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber – *Recruitment for the program, 13 new applications, 5 enrolled and there is a continued interest.*
- ✚ **Fiber Optic-Marketing:** Andy Key, Lisa Jones, Jeff Rector – *County continues to look for grants to expand.*
- ✚ **Outdoor Rec. – Tourism:** McKenzie Webber, Andy Key, Ryan Huitt – *ROAR is scheduled for April 28<sup>th</sup> – May 1<sup>st</sup>, 45 signed up, and have changed venue to accommodate size growth. Working on OHV guidebooks.*
- ✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed, McKenzie Webber – *Budget Host contract fell through, but people continue to look at it.*

- 9) **Information** – John Payne shared that Giovanni's has been sold to Sam Herrera. The 'Old West' dinner is on February 19<sup>th</sup>. Oral Cancer Walk at CNCC is April 23<sup>rd</sup>.

**Adjourn** – 8:28am

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	REVENUES					
73-30-100	HOUSING REVENUE	5,175.00	5,175.00	62,500	57,325.00	8.28
73-30-200	INTEREST EARNED	.21	.21	200	199.79	.11
73-30-320	MAIN ST REVENUES	.00	.00	1,400,000	1,400,000.00	.00
73-30-500	MISCELLANEOUS INCOME	.00	.00	90,000	90,000.00	.00
	TOTAL REVENUES	5,175.21	5,175.21	1,552,700	1,547,524.79	.33
	TOTAL FUND REVENUE	5,175.21	5,175.21	1,552,700	1,547,524.79	.33

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 1 MONTHS ENDING JANUARY 31, 2022

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	10.75	10.75	4,500	4,489.25	.24
73-40-250 HOUSING MANAGEMENT EXPENSE	3,856.36	3,856.36	45,000	41,143.64	8.57
73-40-260 HOUSING MAINT/REPAIRS	.00	.00	2,000	2,000.00	.00
73-40-270 UTILITIES	.00	.00	100	100.00	.00
73-40-300 MARKETING	.00	.00	1,000	1,000.00	.00
73-40-301 GRANT EXPENSES	.00	.00	25,000	25,000.00	.00
TOTAL OPERATING EXPENSES	3,867.11	3,867.11	77,600	73,732.89	4.98
<u>CAPITAL IMPROVEMENTS</u>					
73-40-800 CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL CAPITAL IMPROVEMENTS	.00	.00	1,500,000	1,500,000.00	.00
TOTAL EXPENDITURES	3,867.11	3,867.11	1,577,600	1,573,732.89	.25
TOTAL FUND EXPENDITURES	3,867.11	3,867.11	1,577,600	1,573,732.89	.25
NET REVENUE OVER EXPENDITURES	1,308.10	1,308.10	24,900-	( 26,208.10)	5.25

# Revitalizing Main Streets

## FY 2022 Projects

### Opportunity 1: Larger Safety Infrastructure Grant

## Application Form

### OVERVIEW

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The **Revitalizing Main Streets: Safety Infrastructure Grant** was released on **December 6, 2021**. Review the application and submit questions for the Pre-Application Workshop on January 6, 2021. **Applications are due Friday, February 4, 2022**. Please submit your application to [cdotmainstreets@state.co.us](mailto:cdotmainstreets@state.co.us).

- The application must be affirmed by either the applicant's City or County Manager or Chief Elected Official (Mayor or County Commission Chair) for local governments, or agency director or equivalent for other applicants.
- Further details on project eligibility, evaluation criteria, and selection process are defined on the [Revitalizing Main Streets Program website](#).
- Each jurisdiction is only able to submit one project for consideration. The committee values collaboration and will consider the proximity of overlapping jurisdictions. Jurisdictions awarded in the first round of funding *are eligible* to submit an application for this round of funding; Please refer to updated guidance for Round 1 Awardees found on pages 2-3 of the [Eligibility Rules and Selection document](#).
- Projects requiring CDOT and/or local concurrence must provide their official response with this application submission. Please reach out to them as soon as possible.
- With technical questions, please reach out to Nathan Lindquist, CDOT Land Use Planner and Analyst at [nathan.lindquist@state.co.us](mailto:nathan.lindquist@state.co.us).
- For data portions of the application, especially *Part 3*, provide as much information as possible using local and state data; provide traffic counts as necessary. If data is not available, please provide a clear narrative describing the problem and how it would be improved with your project.

### APPLICATION OUTLINE

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#### Part 1 | Project Information

Applicants will enter basic information for their *project/plan* (hereafter referred to as *project*) in Part 1, including a Problem Statement, project description, and concurrence documentation from CDOT and/or a local agency, if applicable. Part 1 will not be scored.

#### Part 2 | Evaluation Criteria, Questions, and Scoring

This part includes sections for the **applicant to provide qualitative and quantitative responses** to use for scoring projects. To learn more about how projects will be scored, please see the eligibility rules and selection process document.

#### Part 3 | Project Data - Calculations and Estimates

Based on the project elements, applicants will complete the appropriate sections to estimate benefit values. Part 3 will be combined with CDOT Safety analysis, and the quantitative responses should be used to back-up the applicant's qualitative narrative.



Part 1		Project Information
1. Project Title	Town of Rangely Highway 64 East Entrance Safety Improvements	
2. Project Type	Multi-Modal, Traffic Calming Access and Aesthetics Improvements	
3. Project <i>Start/End</i> points or Geographic Area <i>Provide a map with submittal that includes the project location.</i>	The project begins on Highway 64, 638 ft east of MM 19 to 1312 ft east of MM19. Please see attached Figure 1, Project Location Map	
4. Project Applicant	Town of Rangely	
5. Project Contact Person, Title, Phone Number, and Email	Jocelyn Mullen, PE, 970-675-8476 jmullen@rangelyco.gov	
6. Does this project touch CDOT Right-of-Way or involve a CDOT roadway? Yes	<input checked="" type="radio"/> Yes <input type="radio"/> No <i>If yes, provide applicable concurrence documentation with submittal (please use prepared form located in the Additional Resources section of the RMS Webpage)</i>	
7. What planning document(s) identifies the need for this plan or project?	<i>Provide link to document/s and referenced page number</i> 2019 UTA Report titled Rangely, Colorado: Main Street Beautification Enhancing CO-64 through Rangely, CO (attached) pgs 56-65	
<b>8. Project Overview</b> (concise abstract limited to 5,000 characters) Previous efforts to Rangely wishes to create an improved East Entrance to Rangely along Highway 64 just east of MM 19 by installing new retaining walls on both sides of the highway and stabilizing the existing multi-modal paths on each side. By visually announcing that a traveler is entering Rangely, we hope to achieve traffic calming and speed reduction in advance of school crossings and higher vehicle density further west in downtown Rangely. With considerable commercial truck traffic, pedestrian, residential and OHV use in the project area, creating a sense of place entering Rangely will help reinforce the understanding that you are no longer on a rural highway in the middle of nowhere. Landscaping, and relocating our Welcome to Rangely sign will complete the visual reminder to slow down, be observant and vigilant, and see what Rangely has to offer. Previous efforts to accomplish these goals with lane narrowing, bump-outs, and flashing pedestrian signs have improved conditions slightly, but not as much as hoped.		
<b>9. Project Description.</b> Describe your project and what it is going to do. Do not include background information or justification language. Please only include details specific to the work that will occur as part of this project. (limited to 15,000 characters) The East Entrance Safety Improvements project will construct a visual cue to travelers that they have transitioned from low volume, high speed rural highway corridor to a higher population/traffic density area requiring reduced speeds, and increased vigilance and awareness. Existing infrastructure has been in place for many years and is failing. This proposal enhances a multi-modal pedestrian, biking, walking, and OHV experience while re-enforcing and stabilizing the highway roadcut for long term success. Relocating the Town's monument entry sign to the north side of the highway will reinforce the fact that you are entering a Town. Adding low maintenance, native plants to the landscaping design will enhance the natural but manicured feel while reinforcing the announcement that you are now in civilization. All these components together harden infrastructure to maximize useful life, while helping Rangely achieve its goals of safer co-existence along a state highway.		



<p>10. Define the <b>scope</b> and <b>specific elements</b> of the project. Each task should start with a title and follow with a description.</p> <p>Task 1: Project Permitting. This task includes obtaining SUP from CDOT for the work, appl</p> <p>Task 2: Demo and remove vegetation, rock, walls and debris from existing north and south</p> <p>Task 3: Build new retaining walls, in phases, each side. Relocate existing East Entrance M</p> <p>Task 4: Reestablish north side OHV trail with improved surface, compaction and drainage.</p> <p>Task 5: Establish landscaping with low maintenance native plants, and limited lighting arou</p>	
<p>11. Is the project scalable, and/or do project components have independent utility? Accordingly, would a smaller amount than requested be acceptable, while maintaining the original intent of the project?</p>	<p><input checked="" type="radio"/> Yes   <input type="radio"/> No</p>
<p><i>If yes, define smaller meaningful limits, size, or scopes, along with the cost for each, if the project is scalable.</i></p> <p>The project is scalable in that it could be broken into 2 parts. The North side work could be done as one project, and the south side work could be done as a second project. However, the Town would want to purchase and store all the retaining wall block with the first contract to ensure that the project material matched when the second contract was funded.</p>	
<div style="border: 1px solid black; height: 50px;"></div>	

## A. Project Financial Information and Funding Request

A detailed engineer's cost estimate and schedule should accompany the application to support the funding request detailed below.

1. Total Project Cost	\$ 1,634,500.00	
2. <b>Total amount of funding request (State Funds)</b> <i>Projects with a match of 20% or higher will be scored higher. See more scoring criteria details in the eligibility rules and selection document.</i>	\$ 1,307,600	80 % of total project cost
3. <b>Outside Funding Partners</b> List each funding partner/source and contribution amount.	<b>\$\$ Contribution Amount</b>	<b>% of contribution to overall total project cost</b>
Town of Rangely	\$ 326,900	20
CDOT Main Street	\$ 1,307,600	80
	\$	
	\$	
	\$	
	\$	
<b>Total amount of funding provided by other funding partners</b> <i>(private, local, state, regional or federal)</i>	\$ 326,900	20

		FY 2022	FY 2023	FY 2024	Total
Federal Funds		\$	\$	\$	\$
State Funds*		\$ 902,500	\$ 405,100	\$	\$1,307,600
Local Funds		\$ 225,600	\$ 101,300	\$	\$ 326,900
<b>Total Funding</b>		\$ 1,128,100	\$ 506,400	\$	\$1,634,500

\*This grant program is providing State Funds through SB 110.

4. By checking this box, the applicant's Chief Elected Official (Mayor or County Commission Chair) or City/County Manager for local governments or Agency Director or equivalent for others, has certified it allows this project request to be submitted for funding and will follow all DRCOG policies and state and federal regulations when completing this project, if funded.





# **Town of Rangely**

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## **East Entrance Project**



# Why Change?

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# Economic Development

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“Build your **civic infrastructure**. What is **civic infrastructure**?”

The simple definition of civic infrastructure is a city's public spaces and civic assets, which is a collection of physical sites and buildings.



## History of East Entrance

- Built Approximately 35 Years Ago
- Jeff LeBleu was part of the project
- Rocks were loaded by hand from the River and brought to the East Entrance
- Built when Don Peach was Mayor

## Current View of East Entrance





# **The University Technical Assistance Program (UTA)**

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- Partnership between DOLA and Colorado Center for Community Development at the University of Denver.
- 2019 Rangely Received a Grant for this program for \$5,000.
- Goal was to provide Main Street Beautification Ideas.
- Stakeholder meetings were held.
- University Students came to Rangely, met with local stakeholders and walked our streets. Learned about our Rangely history.



# Attendance Sign Up Sheets from UTA Meeting

MEETING SIGN-IN SHEET			
Project:		Meeting Date:	
Facilitator:		Place/Room:	
Name	Organization/Title	Phone	E-Mail
Sandy Ayala	Giovanis Italian Grill Library Board, RDA	(970) 629-1623	sanpuy333@msn.com
HENRY HAHES	RICK N' BUCK RV PARK	970-675-2335	HENRYPHAHES@GMAIL.COM
Sue Samaniego	CNCC	(410) 675-3216	Sue.samaniego@cncc.edu
Beverly Hernandez	Pampered Chef / pottery / RE4	970 301 2929	bhernandez@rangely.k12.org
Roxie Fromang	Rio Blanco Herald Times	(970) 675-5353	roxiefromang@gmail.com
Alisa Granger	Town Council	970.629.8332	alisa.granger@grangerco.gov
Kimmie Wilkerson	Rangely Area Chamber of Commerce	(970) 555 0970	rangelychamber@gmail.com
Ron Granger	CNCC	970-675-3210	ron.granger@cncc.edu
Richard Brannen	WRPRD	970-412-3010	maint@westerncioblance.org
Tim Webber	WRPRD	970 675 8711	on file Someplace
Andy Stauffer	TOR	970-629-3740	
Bob & Vicki Striegel		970-629-2941	vickilone20@gmail.com
Matt Scoggins	Re-4	970-629-5534	scoggins1240@gmail.com
Lenora Smuts	BST	(970) 818-9025	lsmuts@bankofjuniata.com

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## GATEWAY THEMED PROPOSALS

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### GATEWAY OPTIONS

In many ways a gateway sets the tone for residents and visitors as they enter the town. We have explored a handful of options that can connect the gateway feature to Rangely's desired theme. Additionally, the implementation of the gateway functions as an aesthetic solution to repairing the failing retaining walls along the gateway corridor. Each option highlighted contains elements that can be added or subtracted to the town's desire. This allows for flexibility regarding financial requirements and maintenance demands.

## East Entrance Design Ideas

### UTA Referred to as “Gateway”

- A gateway sets the tone for residents and visitors as they enter the town.
- March of 2020 the UTA was presented to a few individuals via Zoom. COVID-19 prevented in-person presentation.
- Merely renderings of their ideas and thoughts.
- No engineering, no architectural designs, no studies as to what was permitted due to CDOT right of way.
- Good ideas – they were bringing in design types from the west end of town such as the Car Museum and stones from Town Hall.

# Rangely Became a Main Street Community

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- October of 2020 Rangely became a Main Street Community.
- With a UTA completed, Main Street was ready to assist.
- The Main Street Committee (TREAD) identified the East Entrance as a large project they wished to complete, knowing this would take a substantial amount of time and money.
- Colorado Main Street provided \$48,350 in consulting fees, which is a type of grant, to provide engineering and final design for the East Entrance project. Everything we need to get the project started and completed.
- Mead and Hunt was the firm chosen to complete the work. They are from Denver. They came to Rangely, met with Lisa, Janet, Jocelyn and others from TREAD who were interested regarding the project.
- The work from Mead and Hunt spans two fiscal years, FY 20-21 and FY 21-22.
- Mead and Hunt will take the project from design, engineering, etc. all the way to cost estimates. Everything we need to get this project started and completed.





# Looking WB at North Wall

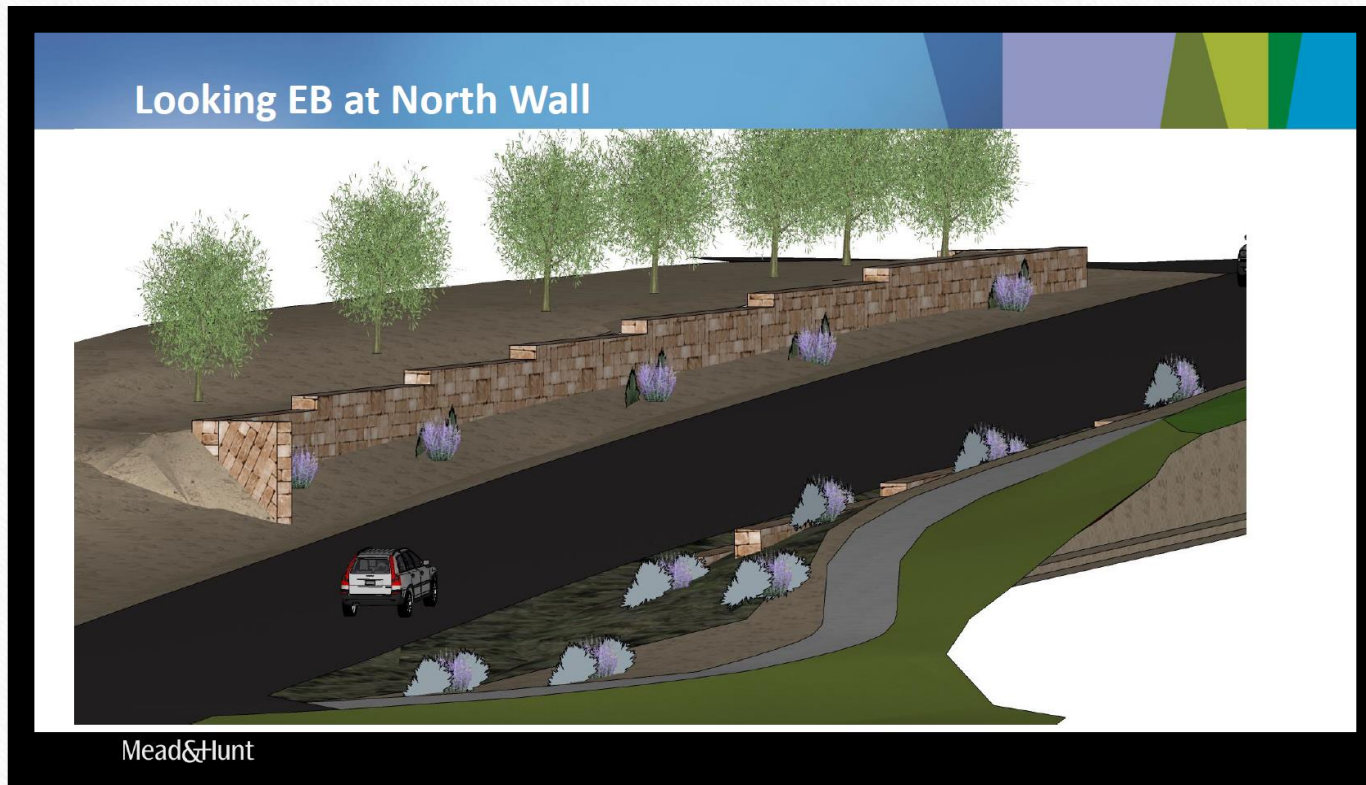
## Option 2 – Modular Block



Mead&Hunt

- Town of Rangely Sign at end of stone wall.
- Solar Lights will be placed in landscape.
- Landscape will only be native plants will little water requirements.
- No trees on top.
- OHV Trail will remain.

# Looking EB at North Wall





# Looking EB at South Wall

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# Types of Stones

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KINGSTONE BLOCK EXAMPLE



LEDGESTONE BLOCK EXAMPLE

BLOCK EXAMPLES SHOWN FOR REFERENCE  
ONLY