



# Town of Rangely

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*RDA Packet*  
*Oct 21, 2021 - 7:30am*





**(RDA)**

*Town of Rangely Conference Room*

*\*\*\* October 21, 2021 @ 7:30 a.m. \*\*\**

## ***Agenda***

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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 – Sara Nielsen  
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 Sept 16, 2021.*

**4) Changes to the Agenda**

**5) Public Input**

**6) Old Business**

**7) New Business**

*a) Discussion and Action to approve Sept 2021 Financials.*

*b) Discussion and Action to approve the 2022 Budget*

*c) Discussion to review Projects and revise further if necessary*

**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*

*\*\*\* Sept 16, 2021 @ 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  
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- 1) **Call to Order** – 7:34am
- 2) **Roll Call** - Keely Ellis, Karen Reed, Sara Peterson, McKenzie Webber, Sarah Nielsen, John Payne present. Emma Baker present via phone. Lisa Jones present at 7:40, Ryan Huitt present at 7:52. Andy Key, and Jeff Rector absent.
- 3) **Minutes of Meeting**
  - a) *Discussion and Action to approve the minutes of Aug 19, 2021. – Correct ‘them’ to ‘the’ under airport committee update. Motion made by McKenzie Webber to approve the minutes of Aug 19, 2021 as corrected, second by Karen Reed. Motion passed*
- 4) **Changes to the Agenda** - None
- 5) **Public Input** - None
- 6) **Old Business**
- 7) **New Business**
  - a) *Discussion and Action to approve Aug 2021 Financials. – Motion made by Karen Reed to approve August 2021 Financials, second McKenzie Webber. Motion passed*
  - b) *Discussion and to update Committee’s and organizational goals – Need to think about 2022. Add/take away committees. Possibly look at adding Housing. McKenzie would like to be added to Investment Opportunity. Think about*



dropping the Airport committee, wait on Rio Blanco County. Will discuss in October/November meeting.

#### 8) Committee & Project Updates

- ✚ **Main Street:** Jeannie Caldwell, Lisa Piering – *East end entrance is a work in progress. Soil samples are being done, also seeking fund thru Main Street. Next year will be a good year for grants and will be applying for those. Received \$150,000 grant for the Hospital for the North Park. Looking at finishing the walking/biking paths around Rangely with a possibility of an EDA grant. Jeannie showed the board the new advertising videos. Once they are complete, she will market them in specific areas. The videos will also be posted on the Town's website.*
- ✚ **Mountain Bike Trails:** Keely Ellis, Jeannie Caldwell, Lisa Piering – *Scott will be coming back at the end of September. There is a planning grant for \$500,00 that would be used for river put ins, walking paths and bike paths.*
- ✚ **Airport:** Jeff Rector, Keely Ellis, Lisa Jones – *There is a plan to do a re-organization by January*
- ✚ **Cyber Security:** Jeannie Caldwell, Lisa Jones, McKenzie Webber - *2-year program at CNCC is running well. There are 2 certificates available to receive. With the success of the first class, CNCC is able to hire a second instructor.*
- ✚ **Fiber Optic-Marketing:** Andy Key, Lisa Jones, Jeff Rector – *Included in the marketing video.*
- ✚ **Outdoor Rec. – Tourism:** McKenzie Webber, Andy Key, Ryan Huitt – *October 16 is Octoberfest on Stanolind Ave. Starting to plan ROAR, Polar plunge will be November 6<sup>th</sup>, planning stage of Christmasfest. On October 4<sup>th</sup>, Moonlake Electric will present at the Community Outreach Meeting at 6pm.*
- ✚ **Investment Opportunity:** Jeannie Caldwell, Karen Reed, Lisa Piering – *The company Cogency is a Geo-thermal solar company looking at coming into Rangely. They have applied for federal grants. This company would provide a backup for loss of power. West End Drive In has sold, it will be a fast-food Mexican restaurant. Moosehead Lodge has also sold.*

- 9) **Information** – Lisa Jones stated that CNCC is asking the NJAA to add Cross Country to their list of sports. She also stated that Soccer will be moved to Rangely. McKenzie Webber shared that Student Government Day will be planned for the spring of 2022.

**Adjourn** – 8:31am

TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2021

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	46,575.00	62,500	15,925.00	74.52
73-30-200	INTEREST EARNINGS CD	.00	11.70	200	188.30	5.85
73-30-500	MISCELLANEOUS INCOME	29,631.80	34,632.18	62,500	27,867.82	55.41
	TOTAL REVENUES	34,806.80	81,218.88	125,200	43,981.12	64.87
	TOTAL FUND REVENUE	34,806.80	81,218.88	125,200	43,981.12	64.87

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2021

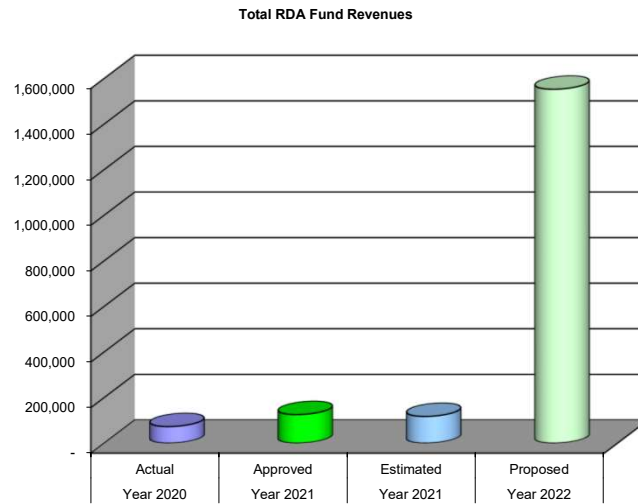
ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	10.75	99.74	4,500	4,400.26	2.22
73-40-250 HOUSING MANAGEMENT EXPENSE	3,914.00	34,938.59	45,000	10,061.41	77.64
73-40-260 HOUSING MAINT/REPAIRS	.00	281.54	2,000	1,718.46	14.08
73-40-270 UTILITIES	.00	.00	100	100.00	.00
73-40-300 MARKETING	.00	24.53	25,000	24,975.47	.10
TOTAL OPERATING EXPENSES	3,924.75	35,344.40	76,600	41,255.60	46.14
<u>CAPITAL IMPROVEMENTS</u>					
73-40-700 CAPITAL OUTLAY	300.00	36,051.40	62,500	26,448.60	57.68
TOTAL CAPITAL IMPROVEMENTS	300.00	36,051.40	62,500	26,448.60	57.68
TOTAL EXPENDITURES	4,224.75	71,395.80	139,100	67,704.20	51.33
TOTAL FUND EXPENDITURES	4,224.75	71,395.80	139,100	67,704.20	51.33
NET REVENUE OVER EXPENDITURES	30,582.05	9,823.08	13,900-	( 23,723.08)	70.67



**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT AGENCY FUND REVENUES**  
**2022 BUDGET**

Account	Description	Year 2020 Actual	Year 2021 Approved	Year 2021 Estimated	Year 2022 Proposed
73-30-100	HOUSING REVENUE	56,611	62,500	62,100	62,500
73-30-200	INTEREST EARNINGS CD	232	200	90	200
7,330,320	MAIN STREET GRANTS	3,519	-	55,010	1,400,000
73-30-500	MISCELLANEOUS INCOME	12,176	62,500	-	90,000
<b>TOTAL RDA FUND REVENUES</b>		<b>72,538</b>	<b>125,200</b>	<b>117,200</b>	<b>1,552,700</b>

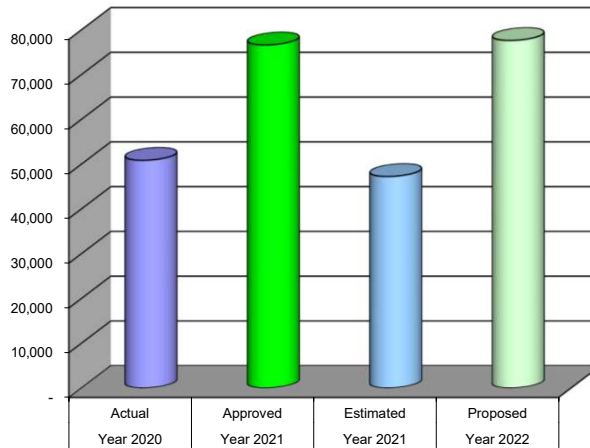




**TOWN OF RANGELY, COLORADO**  
**RANGELY DEVELOPMENT AGENCY FUND EXPENSES**  
**2022 BUDGET**

Account	Description	Year 2020 Actual	Year 2021 Approved	Year 2021 Estimated	Year 2022 Proposed
73-40-220	PROF/TECH SERVICES	2,942	4,500	134	4,500
73-40-250	HOUSING MANAGEMENT EXPENSE	43,712	45,000	46,475	45,000
73-40-255	HOUSING RENTAL EXP/FEE	-	-	-	-
73-40-260	BUILDING & MAINTENANCE	1,859	2,000	-	2,000
73-40-270	UTILITIES	301	100	550	100
73-40-300	MARKETING	128	-	-	1,000
73-40-300	GRANT EXPENSE	1,884	25,000	55	25,000
<b>TOTAL OPERATING</b>		<b>50,825</b>	<b>76,600</b>	<b>47,214</b>	<b>77,600</b>
73-40-700	CAPITAL OUTLAY	3,870	62,500	59,284	-
73-40-800	CAPITAL IMPROVEMENTS	-	-	-	1,500,000
<b>TOTAL CAPITAL</b>		<b>3,870</b>	<b>62,500</b>	<b>59,284</b>	<b>1,500,000</b>
<b>TOTAL RDA FUND EXPENSES</b>		<b>54,695</b>	<b>139,100</b>	<b>106,498</b>	<b>1,577,600</b>
<b>REVENUES OVER (UNDER) EXPENSES</b>		<b>17,842</b>	<b>(13,900)</b>	<b>10,702</b>	<b>(24,900)</b>

Total Operating



Total RDA Fund Expenses

