

# RANGELY

COLORADO

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*Rangely Development Association*  
*October 22, 2020 - 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

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

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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

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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 17, 2020*
- 4) Changes to the Agenda
- 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*
  - b) *Discussion and Action to approve September 2020 Financials*
  - c) *Committee Updates*
    - 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
- 8) Information
- 9) Adjourn

## 3 – Minutes



Minutes  
RANGELY DEVELOPMENT AGENCY (RDA)  
**Town of Rangely Conference Room**  
\*\*\* September 17, 2020 @ 7:30a.m. \*\*\*  
TOR Conference Room

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Andrew Key, Chairman

Keely Ellis – Vice Chair  
Karen Reed  
Tim Webber

Sara Peterson  
Ryan Huitt  
Vacant

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

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- 1) Call to Order - 7:33am
- 2) Roll Call - Andy Key, Keely Ellis, Karen Reed, Tim Webber, Sara Peterson, Ron Granger present. Others present: Lisa Piering, Jeannie Caldwell, and Marybel Cox. Ryan Huitt, Jeff Rector, Jason Cox, John Payne and Sandy Payne absent
- 3) Minutes of Meeting
  - a) *Discussion and Action to approve the minutes of July 16, 2020 - Motion made by Keely Ellis to approve the July 16, 2020 minutes, second by Karen Reed. Tim Webber abstained Motion passed*
- 4) Changes to the Agenda
- 5) Public Input
- 6) Old Business
- 7) New Business
  - a) *Discussion and Action to approve a \$5,000 grant to Blue Mountain Inn for upgrades to their restaurant building with a confirmed lease for operations of Dotties Resturant - Andrea from Blue Mountain Inn and Samantha from Dottie's were present to the board. Andrea indicated that the restaurant has been vacant for 4 years and would use the grant money to make the necessary upgrades to the restaurant for Dottie's to begin operating. Samantha indicated to the board that they would like to open at the beginning of October. It will be a family environment. Motion made by Ron Granger to approve a \$5,000 grant to Blue Mountain Inn for upgrade to their restaurant building with a confirmed lease for operations of Dottie's Restaurant.*
  - b) *Discussion and Action to approve July & August 2020 Financials - All units are occupied now. Motion made by Tim Webber to approve July & August Financials, second by Ron Granger. Motion passed*
  - c) *Discussion and Action to approve 2021 Draft Budget - Motion made by Ron Granger to approve 2021 Draft Budget, second by Karen Reed. Motion passed*

d) *Discussion and Action to recommend McKenzie Webber to the Rangely Town Council for appointment to the RDA Board* - McKenzie is the new Chamber Director. She interned at the Town during the summer. **Motion made by Ron Granger to recommend McKenzie Webber to the Rangely Town Council for appointment to the Rangely Development Corporation Board, second by Sara Peterson. Tim Webber abstained. Motion passed**

e) *Committee Updates*

f) **Airport:** Jeff Rector, Keely Ellis, & Tim Webber; *No update*

g) **Call Center:** Jeannie Caldwell/Lisa Piering, (Chamber); *No update*

h) **Fiber Optic-Marketing:** Andy Key, Ron Granger, Makala Barton; *No update*

i) **Outdoor Rec. – Tourism:** Chamber, Andy Key, Sandy Payne, Ryan Huitt; *Rally Colorado went well. OHV on COTREX, trail system app.*

j) **Investment Opportunity:** Jeannie Caldwell, Karen Reed, Jason Cox: *Talking with investors weekly. Subway is ready to go; Hotel needs to be bought to lease Subway*

8) Information

9) Adjourn - 8:23am

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

October 19, 2020

RDA/RDC Grant

Blue Mountain Inn and Suites/Dottie's

For the Grant that we received for the restaurant, we would like to use the remaining funds to go towards gravel in the area by the restaurant parking lot to add additional parking spaces and there is some stucco repairs that needs to also be done on the restaurant.

The stucco repairs would be around \$1000.00. The estimate that I just received from Big D's for 9 truckloads to have a layer of roughly 3 inches of gravel was \$4500.00.

Of the two, the gravel would be the priority, so that there is enough parking for both businesses.

Thank you for your time.

Andrea Brannan

General Manager

970-675-8888

Andrea@bmirangely.com

TOWN OF RANGELY  
BALANCE SHEET  
SEPTEMBER 30, 2020

ECONOMIC DEVELOPMENT FUND/RDA

ASSETS

73-10100	CASH - COMBINED FUND	247,551.61	
73-10116	INVEST SEC DEPOSITS	6,575.00	
73-11513	FNBR CD 102943	12,670.85	
73-13120	INTEREST RECEIVABLE	7.64	
	TOTAL ASSETS		266,805.10

LIABILITIES AND EQUITY

LIABILITIES

73-21500	ACCOUNTS PAYABLE	157.53	
73-23172	SECURITY DEPOSIT RESERVED	6,575.00	
	TOTAL LIABILITIES		6,732.53

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
73-29800	FUND BALANCE	244,364.99	
	REVENUE OVER EXPENDITURES - YTD	15,707.58	
	BALANCE - CURRENT DATE	260,072.57	
	TOTAL FUND EQUITY		260,072.57
	TOTAL LIABILITIES AND EQUITY		266,805.10



TOWN OF RANGELY  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

ECONOMIC DEVELOPMENT FUND/RDA

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
73-30-100	HOUSING REVENUE	5,175.00	41,127.48	62,500	21,372.52	65.80
73-30-200	INTEREST EARNINGS CD	21.46	169.63	200	30.37	84.82
73-30-500	MISCELLANEOUS INCOME	2,000.03	12,015.85	25,000	12,984.15	48.06
	TOTAL REVENUES	7,196.49	53,312.96	87,700	34,387.04	60.79
	TOTAL FUND REVENUE	7,196.49	53,312.96	87,700	34,387.04	60.79

TOWN OF RANGELY  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2020

ECONOMIC DEVELOPMENT FUND/RDA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
73-40-220 PROF/TECH SERVICES	2,309.17	2,863.01	4,500	1,636.99	63.62
73-40-250 HOUSING MANAGEMENT EXPENSE	3,892.26	32,569.45	45,000	12,430.55	72.38
73-40-260 HOUSING MAINT/REPAIRS	.00	1,818.65	2,000	181.35	90.93
73-40-270 UTILITIES	157.53	226.34	100	( 126.34)	226.34
73-40-300 MARKETING	.00	127.93	1,000	872.07	12.79
73-40-301 GRANT EXPENSES	.00	.00	25,000	25,000.00	.00
TOTAL OPERATING EXPENSES	6,358.96	37,605.38	77,600	39,994.62	48.46
TOTAL EXPENDITURES	6,358.96	37,605.38	77,600	39,994.62	48.46
TOTAL FUND EXPENDITURES	6,358.96	37,605.38	77,600	39,994.62	48.46
NET REVENUE OVER EXPENDITURES	837.53	15,707.58	10,100	( 5,607.58)	155.52

## 8 – Information

# TOWN OF RANGELY; 209 E MAIN RANGELY, CO 81648

Scott Storie

(name, please print)

5367 S Elk Way

(address)

Aurora, CO 80016

(city/state/zip)

720-252-3028

(phone)

Hereinafter referred to as "Borrower" does hereby make the following statements and agrees to the terms and conditions set forth herein to induce Town of Rangely (hereinafter referred to as "Lender") to loan Borrower its Courtesy Vehicle hereinafter referred to as "the property."

The property belonging to Lender and being loaned without cost to Borrower is described as follows:

Vehicle Identification Number	3FAHPOCG4BR336220
Vehicle License Tag Number	Colorado BUPY61
Vehicle Year and Model	2011 Ford Fusion

Borrower hereby provides the following information and states that it is true and correct:

Borrower's Driver License Number 08-059-0932

Borrower's Cell Phone and Home Phone 720-252-3028c

Borrower's Insurance Agent/Company Esurance

Borrower's Destination: ☐ food ☒ business ☐ friend/relative ☐ other

Borrower's Estimated Time of Return: 2:30 pm

Borrower agrees to return the vehicle in as good a condition as when received-reasonable wear and tear excepted. The Borrower shall save the Lender harmless from any claim(s) whatsoever by Borrower or any other person or entity made by reason of the operation of the property while in Borrowers possession. Borrower agrees not to take the property outside a 25-mile radius of the town of Rangely. The Borrower agrees to immediately notify Lender of and reimburse Lender for any damages whatsoever to the vehicle or its accessories that occur during the time Borrower has possession of the property. Borrower shall not allow anyone other than the Borrower whose information is described above to use Lender's property. The Borrower's acknowledges that his/her insurance shall be the primary insurance coverage during the Borrower's operation of the property. Borrower agrees to abide by all City and County ordinances, laws of the State of Colorado and the United States of America and to obey all rules and regulations promulgated by the Town of Rangely for use of the property.

Borrower hereby accepts the terms of this agreement and is hereby acknowledging this agreement to induce Lender to loan said property to Borrower and that Lender is relying upon same to be true and correct.

Scott Storie

10/13/2020

Borrower,

DAVE ULANE

ANGELICA CASSO

Date

**Please replace the fuel you've used.**

# TOWN OF RANGELY; 209 E MAIN RANGELY, CO 81648

Daniel Kainy

(name, please print)

1834 Aztec Drive, Gree, CO 303-483-5072

(address)

(city/state/zip)

(phone)

Hereinafter referred to as "Borrower" does hereby make the following statements and agrees to the terms and conditions set forth herein to induce Town of Rangely (hereinafter referred to as "Lender") to loan Borrower its Courtesy Vehicle hereinafter referred to as "the property."

The property belonging to Lender and being loaned without cost to Borrower is described as follows:

Vehicle Identification Number	3FAHPOCG4BR336220
Vehicle License Tag Number	Colorado BUPY61
Vehicle Year and Model	2011 Ford Fusion

Borrower hereby provides the following information and states that it is true and correct:

Borrower's Driver License Number \_\_\_\_\_

Borrower's Cell Phone and Home Phone \_\_\_\_\_

Borrower's Insurance Agent/Company \_\_\_\_\_

Borrower's Destination: \_\_\_food ☒ business \_\_\_friend/relative \_\_\_other

Borrower's Estimated Time of Return: 1:30pm 9/22/20

Borrower agrees to return the vehicle in as good a condition as when received-reasonable wear and tear excepted. The Borrower shall save the Lender harmless from any claim(s) whatsoever by Borrower or any other person or entity made by reason of the operation of the property while in Borrowers possession. Borrower agrees not to take the property outside a 25-mile radius of the town of Rangely. The Borrower agrees to immediately notify Lender of and reimburse Lender for any damages whatsoever to the vehicle or its accessories that occur during the time Borrower has possession of the property. Borrower shall not allow anyone other than the Borrower whose information is described above to use Lender's property. The Borrower's acknowledges that his/her insurance shall be the primary insurance coverage during the Borrower's operation of the property. Borrower agrees to abide by all City and County ordinances, laws of the State of Colorado and the United States of America and to obey all rules and regulations promulgated by the Town of Rangely for use of the property.

Borrower hereby accepts the terms of this agreement and is hereby acknowledging this agreement to induce Lender to loan said property to Borrower and that Lender is relying upon same to be true and correct.

  
Borrower,

9/22/20  
Date

**Please replace the fuel you've used.**



# TOWN OF RANGELY; 209 E MAIN RANGELY, CO 81648

Greg Lombardo

(name, please print)

3005 Village Dr  
(address)

Steamboat Springs/CO/80487  
(city/state/zip)

720 276 4643  
(phone)

Hereinafter referred to as "Borrower" does hereby make the following statements and agrees to the terms and conditions set forth herein to induce Town of Rangely (hereinafter referred to as "Lender") to loan Borrower its Courtesy Vehicle hereinafter referred to as "the property."

The property belonging to Lender and being loaned without cost to Borrower is described as follows:

Vehicle Identification Number	3FAHPOCG4BR336220
Vehicle License Tag Number	Colorado BUPY61
Vehicle Year and Model	2011 Ford Fusion

Borrower hereby provides the following information and states that it is true and correct:

Borrower's Driver License Number L516-290-88-374-6

Borrower's Cell Phone and Home Phone 720 276 4643

Borrower's Insurance Agent/Company USAA

Borrower's Destination: ☒ food ☐ business ☐ friend/relative ☐ other

Borrower's Estimated Time of Return: 2:30 PM

Borrower agrees to return the vehicle in as good a condition as when received-reasonable wear and tear excepted. The Borrower shall save the Lender harmless from any claim(s) whatsoever by Borrower or any other person or entity made by reason of the operation of the property while in Borrowers possession. Borrower agrees not to take the property outside a 25-mile radius of the town of Rangely. The Borrower agrees to immediately notify Lender of and reimburse Lender for any damages whatsoever to the vehicle or its accessories that occur during the time Borrower has possession of the property. Borrower shall not allow anyone other than the Borrower whose information is described above to use Lender's property. The Borrower's acknowledges that his/her insurance shall be the primary insurance coverage during the Borrower's operation of the property. Borrower agrees to abide by all City and County ordinances, laws of the State of Colorado and the United States of America and to obey all rules and regulations promulgated by the Town of Rangely for use of the property.

Borrower hereby accepts the terms of this agreement and is hereby acknowledging this agreement to induce Lender to loan said property to Borrower and that Lender is relying upon same to be true and correct.

[Signature]

22 SEP 2020

Borrower,

Date

*Please replace the fuel you've used.*



RIO BLANCO COUNTY

*Economic Development*

## 2020 BROADBAND MARKETING

DIGITAL  
MARKETING  
CAMPAIGN

803,815  
IMPRESSIONS

14,997  
ENGAGEMENTS

355  
WEBSITE VISITS

2 CAMPAIGNS

FACEBOOK

40,720 PEOPLE  
REACHED

POST CLICKS &  
ENGAGEMENTS 2,512

IN THE  
NEWS

U.S. NEWS  
THE DENVER POST  
THE COLORADO SUN  
SUMMIT DAILY NEWS



SOCIAL  
FOLLOWING

FACEBOOK  
INCREASED  
44.5%



TOP  
WEBSITES

cnn.com  
people.com  
9news.com  
foxnews.com  
thedenverchannel.com

finance.yahoo.com  
mapquest.com  
cbslocal.com  
weather.com  
moneywise.com