



Town of Rangely Conference Room
**** February 12th, 2026 ****

Agenda
FOLLOWING RDA MEETING

Keely Ellis, Chairman

Lisa Piering
Karen Reed
Ryan Huitt

Jeannie Caldwell
Derek Nielsen

- 1) **Call to Order**
- 2) **Roll Call**
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve December 11th, 2025, minutes.*
- 4) **Changes to the Agenda**
- 5) **Old Business**
- 6) **New Business**
 - a) *Discussion and action to approve Nov/Dec 2025 Financials*
 - b) *Discussion and action to approve the check register Nov/Dec 2025*
 - c) *Rangely Preservation Board Update*
- 7) **Information**
- 8) **Adjourn**



Town of Rangely Conference Room
**** December 11th, 2025 ****
Minutes
FOLLOWING RDA MEETING

Keely Ellis, Chairman

Lisa Piering
Karen Reed
Ryan Huitt

Jeannie Caldwell
Derek Nielsen

- 1) **Call to Order** – 8:08am
- 2) **Roll Call** - Suspended
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve Oct 9th, 2025, minutes.* – **Motion made by Lisa Piering to approve Oct 9th, 2025, minutes, second by Derek Nielsen. Motion passed.**
- 4) **Changes to the Agenda** - None
- 5) **Old Business**
- 6) **New Business**
 - a) *Discussion and action to approve the 2026 RDC Budget-* **Motion made by Derek Nielsen to approve the 2026 RDC Budget, second by Jeannie Caldwell. Motion passed.**
 - b) *Discussion and action to approve Sept/Oct 2025 Financials* – **Motion made by Jeannie Caldwell to approve Sept/Oct 2025 Financials, second by Derek Nielsen. Motion passed.**
 - c) *Discussion and action to approve the check register Sept/Oct 2025* – **Motion made by Derek Nielsen to approve the check register Sept/ Oct 2025, second by Jeannie Caldwell. Motion passed.**
 - d) *Rangely Preservation Board Update* – Held first meeting and elected officers. Also, applied for a grant for training.
 - e) *River Project Update* – Applied for additional grants for signage.
- 7) **Information**
- 8) **Adjourn** – 8:36am

TOWN OF RANGELY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	2,111.24	10,402.96	500	(9,902.96)	2080.59
76-30-400 MISC INCOME	8,788.75	348,086.17	10,250,000	9,901,913.83	3.40
TOTAL REVENUES	10,899.99	358,489.13	10,250,500	9,892,010.87	3.50
TOTAL FUND REVENUE	10,899.99	358,489.13	10,250,500	9,892,010.87	3.50

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220 PROF/TECH SERVICES	192.20	2,630.38	500	(2,130.38)	526.08
76-40-301 GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
TOTAL OPERATING EXPENSES	192.20	2,630.38	67,500	64,869.62	3.90
CAPITAL IMPROVEMENTS					
76-40-800 CAPITAL IMPROVEMENTS	23,371.69	370,095.58	10,600,00	10,229,904.42	3.49
TOTAL CAPITAL IMPROVEMENTS	23,371.69	370,095.58	10,600,00	10,229,904.42	3.49
TOTAL DEPARTMENT 40	23,563.89	372,725.96	10,667,50	10,294,774.04	3.49
TOTAL FUND EXPENDITURES	23,563.89	372,725.96	10,667,50	10,294,774.04	3.49
NET REVENUE OVER EXPENDITURES	(12,663.90)	(14,236.83)	417,000-	(402,763.17)	(3.41)

TOWN OF RANGELY
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	195.29	10,598.25	500	(10,098.25)	2119.65
76-30-400 MISC INCOME	20,354.19	368,440.36	10,250,000	9,881,559.64	3.59
TOTAL REVENUES	20,549.48	379,038.61	10,250,500	9,871,461.39	3.70
TOTAL FUND REVENUE	20,549.48	379,038.61	10,250,500	9,871,461.39	3.70

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220 PROF/TECH SERVICES	181.84	2,812.22	500	(2,312.22)	562.44
76-40-301 GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
TOTAL OPERATING EXPENSES	181.84	2,812.22	67,500	64,687.78	4.17
CAPITAL IMPROVEMENTS					
76-40-800 CAPITAL IMPROVEMENTS	23.10	370,118.68	10,600.00	10,229,881.32	3.49
TOTAL CAPITAL IMPROVEMENTS	23.10	370,118.68	10,600.00	10,229,881.32	3.49
TOTAL DEPARTMENT 40	204.94	372,930.90	10,667.50	10,294,569.10	3.50
TOTAL FUND EXPENDITURES	204.94	372,930.90	10,667.50	10,294,569.10	3.50
NET REVENUE OVER EXPENDITURES	20,344.54	6,107.71	417,000-	(423,107.71)	1.46

Report Criteria:

Report type: Invoice detail

Invoice Detail.GL account = "7640220","7640301","7640700","7640800"

GL Period	Payee	Invoice GL Account Title	Check Issue Date	Check Number	Invoice Number	Amount
11/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	11/14/2025	87832	40572557	15.55
12/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	12/31/2025	87985	40801854	15.55
Total ALL COPY PRODUCTS INC.:						31.10
11/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	11/14/2025	87838	25038A	375.00
11/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	11/14/2025	87838	25103A	413.44
11/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	11/14/2025	87838	25123A	137.81
11/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	11/14/2025	87838	25147A	2,091.25
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25038B	5,987.50
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25080B	2,149.51
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25103B	1,688.73
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25123B	850.75
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25147B	3,045.50
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25194B	631.25
12/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	12/15/2025	87933	25238	4,400.00
Total BOLTON CONSTRUCTION LLC:						21,770.74
12/25	COLUMN SOFTWARE PBC	CAPITAL IMPROVEMENTS	12/31/2025	87998	574A3FOF-030	23.10
Total COLUMN SOFTWARE PBC:						23.10
11/25	FIRST BANKCARD	CAPITAL IMPROVEMENTS	11/28/2025	87897	7775 11/25	54.84
Total FIRST BANKCARD:						54.84
11/25	RANGELY HARDWARE	CAPITAL IMPROVEMENTS	11/14/2025	87862	510093	18.99
Total RANGELY HARDWARE:						18.99
12/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	12/15/2025	87969	3693	1,546.11
Total RIVERRESTORATION ORG LLC:						1,546.11
Grand Totals:						23,444.88

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
76-21500	4,180.00	27,624.88-	23,444.88-
76-40-220	31.10	.00	31.10
76-40-800	27,593.78	4,180.00-	23,413.78
Grand Totals:	31,804.88	31,804.88-	.00

Report Criteria:

Actual amounts
 All accounts
 Account.Termination date = IS NULL
 Account.Account number = "7630100"-"7640800"

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance	
76-30-300 INTEREST INCOME						
		10/31/2025 (10/25) Balance	.00 *	.00 *	8,291.72-	
JE	14	INT EARNED		176.16-		
JE	79	INT EARNED		1,935.08-		
		11/30/2025 (11/25) Period Totals and Balance	.00 *	2,111.24 *	10,402.96-	
JE	48	INT EARNED		195.29-		
		12/31/2025 (12/25) Period Totals and Balance	.00 *	195.29 *	10,598.25-	
YTD Encumbrance	.00	YTD Actual	10,598.25- Total	10,598.25- YTD Budget	500.00- Unearned	10,098.25-

76-30-400 MISC INCOME						
		10/31/2025 (10/25) Balance	.00 *	.00 *	339,297.42-	
CRJE	56	RIVER ACCESS CWCB		8,788.75-		
		11/30/2025 (11/25) Period Totals and Balance	.00 *	8,788.75 *	348,086.17-	
CRJE	79	RIVER GRANT		20,354.19-		
		12/31/2025 (12/25) Period Totals and Balance	.00 *	20,354.19 *	368,440.36-	
YTD Encumbrance	.00	YTD Actual	368,440.36- Total	368,440.36- YTD Budget	10,250,000.00- Unearned	9,881,559.64

76-40-220 PROF/TECH SERVICES						
		10/31/2025 (10/25) Balance	.00 *	.00 *	2,438.18	
ALLOC	15	INS ALLOC	174.35			
AP	121	ALL COPY PRODUCTS INC.	15.55			
JE	100	WC ADJ	2.30			
		11/30/2025 (11/25) Period Totals and Balance	192.20 *	.00 *	2,630.38	
ALLOC	15	INS ALLOC	174.35			
AP	146	ALL COPY PRODUCTS INC.	15.55			
JE	72	WC ADJ		8.06-		
		12/31/2025 (12/25) Period Totals and Balance	189.90 *	8.06 *	2,812.22	
YTD Encumbrance	.00	YTD Actual	2,812.22 Total	2,812.22 YTD Budget	500.00 Unexpended	2,312.22-

76-40-301 GRANT EXPENSES						
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00	
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00	
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	67,000.00 Unexpended	67,000.00

76-40-700 CAPITAL OUTLAY						
		10/31/2025 (10/25) Balance	.00 *	.00 *	.00	
		12/31/2025 (12/25) Period Totals and Balance	.00 *	.00 *	.00	
YTD Encumbrance	.00	YTD Actual	.00 Total	.00 YTD Budget	.00 Unexpended	.00

Journal	Reference Number	Payee or Description	Debit Amount	Credit Amount	Balance
76-40-800 CAPITAL IMPROVEMENTS					
		10/31/2025 (10/25) Balance	.00 *	.00 *	346,723.89
AP	90	BOLTON CONSTRUCTION LLC	375.00		
AP	91	BOLTON CONSTRUCTION LLC	413.44		
AP	92	BOLTON CONSTRUCTION LLC	137.81		
AP	93	BOLTON CONSTRUCTION LLC	2,091.25		
AP	378	RIVERRESTORATION ORG LLC	1,546.11		
AP	379	BOLTON CONSTRUCTION LLC	4,180.00		
AP	404	BOLTON CONSTRUCTION LLC	4,400.00		
AP	405	BOLTON CONSTRUCTION LLC		4,180.00-	
AP	255	FIRST BANKCARD	54.84		
AP	460	BOLTON CONSTRUCTION LLC	5,987.50		
AP	461	BOLTON CONSTRUCTION LLC	2,149.51		
AP	462	BOLTON CONSTRUCTION LLC	1,688.73		
AP	463	BOLTON CONSTRUCTION LLC	850.75		
AP	464	BOLTON CONSTRUCTION LLC	3,045.50		
AP	465	BOLTON CONSTRUCTION LLC	631.25		
		11/30/2025 (11/25) Period Totals and Balance	27,551.69 *	4,180.00- *	370,095.58
AP	254	COLUMN SOFTWARE PBC	23.10		
		12/31/2025 (12/25) Period Totals and Balance	23.10 *	.00 *	370,118.68

YTD Encumbrance .00 YTD Actual 370,118.68 Total 370,118.68 YTD Budget 10,600,000.00 Unexpended 10,229,881.32

Number of transactions: 27	Number of accounts: 6	Debit	Credit	Proof
Total RDC RANGELY DEV CORP FUND:		27,956.89	35,637.53-	7,680.64-
Number of transactions: 27	Number of accounts: 6	Debit	Credit	Proof
Grand Totals:		27,956.89	35,637.53-	7,680.64-

Report Criteria:

Actual amounts

All accounts

Account Termination date = IS NULL

Account.Account number = "7630100"- "7640800"