



Town of Rangely Conference Room

**** October 9th, 2025 ****

Agenda

FOLLOWING RDA MEETING

Keely Ellis, Chairman

**Ron Granger, Vice Chairman
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 July 10th and Aug 21st, 2025, minutes.

4) Changes to the Agenda

5) Old Business

6) New Business

a) Discussion and action to accept the Resignation of Ron Granger to the RDC Board

b) Discussion and action to appoint Lisa Piering to the RDC Board

c) Discussion and action to approve May/June and July/Aug 2025 Financials

d) Discussion and action to approve the check register May/June and July/Aug 2025

e) Just Transition River Project Update

7) Information

8) Adjourn



Town of Rangely Conference Room

**** July 10th, 2025 ****

Minutes

FOLLOWING RDA MEETING

Keely Ellis, Chairman

**Ron Granger, Vice Chairman
Karen Reed
Ryan Huitt**

**Jeannie Caldwell
Derek Nielsen
Emma Baker**

- 1) **Call to Order** – 8:41am
- 2) **Roll Call** - Suspended
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve April 10th, 2025, minutes.* – **Motion made by Ron Granger to approve the April 10th, 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 accept the Resignation of Emma Baker to the RDC Board* – **Motion made by Derek Nielsen to accept the Resignation of Emma Baker to the RDC Board, second by Ron Granger. Motion passed.**
 - b) *Discussion and action to approve the March/Apr 2025 Financials* – **Motion made by Ron Granger to approve the March/Apr 2025 Financials, second by Jeannie Caldwell. Motion passed.**
 - c) *Discussion and action to approve the check register March/Apr 2025* – **Motion made by Derek Nielsen to approve the check register March/Apr 2025, second by Ron Granger. Motion passed.**
- 7) **Information**
- 8) **Adjourn** – 8:43am

August 8, 2025

Keely Ellis, Chair
RDA/RDC
Town of Rangely
Rangely, CO 81648

Dear Keely

Over the last nine years I have been a member of the RDA and the RDC Boards. I have had the privilege of working with some very dedicated and thoughtful people who care deeply for the Town of Rangely. I believe during this time a lot of good things have happened and been accomplished, and I am proud to have been a part of both boards.

However, after careful consideration, I have decided to resign from both of these boards. I believe it is time to have someone else with new ideas and new insights be a part of these boards. It has been a privilege to serve on both, and I look forward to seeing what will be accomplished in the future.

My resignation will take affect immediately.

Sincerely

Ron Granger

September 4, 2025

RANGELY TOWN COUNCIL

RDA/RDC

I would like to be appointed to serve on the RDA/RDC Boards. I have attended these boards as an employee of the Town since 2006 and have lived in Rangely my whole life. I would like to see growth and decisions that align with how the community would like to grow and assist businesses with their goals and aspirations.

Thank you



Lisa Piering

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUES</u>					
76-30-300	INTEREST INCOME	2,348.86	5,274.62	500	(4,774.62)	1054.92
76-30-400	MISC INCOME	.00	.00	10,250,000	10,250,000.00	.00
	TOTAL REVENUES	2,348.86	5,274.62	10,250,500	10,245,225.38	.05
	TOTAL FUND REVENUE	2,348.86	5,274.62	10,250,500	10,245,225.38	.05

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	227.60	1,139.22	500	(639.22)	227.84
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	227.60	1,139.22	67,500	66,360.78	1.69
	CAPITAL IMPROVEMENTS					
76-40-800	CAPITAL IMPROVEMENTS	2,744.44	3,230.09	10,600,00	10,596,769.91	.03
	TOTAL CAPITAL IMPROVEMENTS	2,744.44	3,230.09	10,600,00	10,596,769.91	.03
	TOTAL DEPARTMENT 40	2,972.04	4,369.31	10,667,50	10,663,130.69	.04
	TOTAL FUND EXPENDITURES	2,972.04	4,369.31	10,667,50	10,663,130.69	.04
	NET REVENUE OVER EXPENDITURES	(623.18)	905.31	417,000-	(417,905.31)	.22

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	206.83	5,481.45	500	(4,981.45)	1096.29
76-30-400 MISC INCOME	3,231.09	3,231.09	10,250,000	10,246,768.91	.03
TOTAL REVENUES	3,437.92	8,712.54	10,250,500	10,241,787.46	.08
TOTAL FUND REVENUE	3,437.92	8,712.54	10,250,500	10,241,787.46	.08

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	210.24	1,349.46	500	(849.46)	269.89
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	210.24	1,349.46	67,500	66,150.54	2.00
	CAPITAL IMPROVEMENTS					
76-40-800	CAPITAL IMPROVEMENTS	757.79	3,987.88	10,600.00	10,596,012.12	.04
	TOTAL CAPITAL IMPROVEMENTS	757.79	3,987.88	10,600.00	10,596,012.12	.04
	TOTAL DEPARTMENT 40	968.03	5,337.34	10,667.50	10,662,162.66	.05
	TOTAL FUND EXPENDITURES	968.03	5,337.34	10,667.50	10,662,162.66	.05
	NET REVENUE OVER EXPENDITURES	2,469.89	3,375.20	417,000-	(420,375.20)	.81

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					
		04/30/2025 (04/25) Balance	.00 *	.00 *	2,925.76-
JE	14	INT EARNED		227.82-	
JE	45	INT EARNED		2,121.04-	
		05/31/2025 (05/25) Period Totals and Balance	.00 *	2,348.86- *	5,274.62-
JE	12	INT EARNED		206.83-	
		06/30/2025 (06/25) Period Totals and Balance	.00 *	206.83- *	5,481.45-
YTD Encumbrance	.00	YTD Actual	5,481.45- Total	5,481.45- YTD Budget	500.00- Unearned 4,981.45-
76-30-400 MISC INCOME					
		04/30/2025 (04/25) Balance	.00 *	.00 *	.00
CRJE	60	JT GRANT RIVER PUT IN		3,231.09-	
		06/30/2025 (06/25) Period Totals and Balance	.00 *	3,231.09- *	3,231.09-
YTD Encumbrance	.00	YTD Actual	3,231.09- Total	3,231.09- YTD Budget	10,250,000.00- Unearned 10,246,768.91
76-40-220 PROF/TECH SERVICES					
		04/30/2025 (04/25) Balance	.00 *	.00 *	911.62
ALLOC	15	INS ALLOC	174.35		
AP	45	COLUMN SOFTWARE PBC	25.54		
AP	151	ALL COPY PRODUCTS INC.	15.55		
JE	53	PREPD ADJ	12.16		
		05/31/2025 (05/25) Period Totals and Balance	227.60 *	.00 *	1,139.22
ALLOC	15	INS ALLOC	174.35		
AP	139	ALL COPY PRODUCTS INC.	15.55		
JE	49	WC ADJ	20.34		
		06/30/2025 (06/25) Period Totals and Balance	210.24 *	.00 *	1,349.46
YTD Encumbrance	.00	YTD Actual	1,349.46 Total	1,349.46 YTD Budget	500.00 Unexpended 849.46-
76-40-301 GRANT EXPENSES					
		04/30/2025 (04/25) Balance	.00 *	.00 *	.00
		06/30/2025 (06/25) 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					
		04/30/2025 (04/25) Balance	.00 *	.00 *	.00
		06/30/2025 (06/25) 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					
		04/30/2025 (04/25) Balance	.00 *	.00 *	485.65
AP	166	RIVERRESTORATION ORG LLC	2,744.44		
		05/31/2025 (05/25) Period Totals and Balance	2,744.44 *	.00 *	3,230.09
AP	568	RIVERRESTORATION ORG LLC	757.79		
		06/30/2025 (06/25) Period Totals and Balance	757.79 *	.00 *	3,987.88
YTD Encumbrance	.00	YTD Actual	3,987.88	Total	3,987.88
		YTD Budget	10,600,000.00	Unexpended	10,596,012.12

Number of transactions: 13 Number of accounts: 6

	Debit	Credit	Proof
Total :	3,940.07	5,786.78-	1,846.71-

Number of transactions: 13 Number of accounts: 6

	Debit	Credit	Proof
Grand Totals:	3,940.07	5,786.78-	1,846.71-

Report Criteria:

Actual amounts

All accounts

Account.Termination date = IS NULL

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

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	221.44	5,702.89	500	(5,202.89)	1140.58
76-30-400 MISC INCOME	.00	3,231.09	10,250,000	10,246,768.91	.03
TOTAL REVENUES	221.44	8,933.98	10,250,500	10,241,566.02	.09
TOTAL FUND REVENUE	221.44	8,933.98	10,250,500	10,241,566.02	.09

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	198.93	1,548.39	500	(1,048.39)	309.68
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	198.93	1,548.39	67,500	65,951.61	2.29
	<u>CAPITAL IMPROVEMENTS</u>					
76-40-800	CAPITAL IMPROVEMENTS	125,707.09	129,694.97	10,600,00	10,470,305.03	1.22
	TOTAL CAPITAL IMPROVEMENTS	125,707.09	129,694.97	10,600,00	10,470,305.03	1.22
	TOTAL DEPARTMENT 40	125,906.02	131,243.36	10,667,50	10,536,256.64	1.23
	TOTAL FUND EXPENDITURES	125,906.02	131,243.36	10,667,50	10,536,256.64	1.23
	NET REVENUE OVER EXPENDITURES	(125,684.58)	(122,309.38)	417,000-	(294,690.62)	(29.33)

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	2,185.32	7,888.21	500	(7,388.21)	1577.64
76-30-400 MISC INCOME	30,355.00	33,586.09	10,250,000	10,216,413.91	.33
TOTAL REVENUES	32,540.32	41,474.30	10,250,500	10,209,025.70	.40
TOTAL FUND REVENUE	32,540.32	41,474.30	10,250,500	10,209,025.70	.40

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	199.12	1,747.51	500	(1,247.51)	349.50
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	199.12	1,747.51	67,500	65,752.49	2.59
	<u>CAPITAL IMPROVEMENTS</u>					
76-40-800	CAPITAL IMPROVEMENTS	80,782.07	210,477.04	10,600,00	10,389,522.96	1.99
	TOTAL CAPITAL IMPROVEMENTS	80,782.07	210,477.04	10,600,00	10,389,522.96	1.99
	TOTAL DEPARTMENT 40	80,981.19	212,224.55	10,667,50	10,455,275.45	1.99
	TOTAL FUND EXPENDITURES	80,981.19	212,224.55	10,667,50	10,455,275.45	1.99
	NET REVENUE OVER EXPENDITURES	(48,440.87)	(170,750.25)	417,000-	(246,249.75)	(40.95)

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					
		06/30/2025 (06/25) Balance	.00 *	.00 *	5,481.45-
JE	22	INT EARNED		221.44-	
		07/31/2025 (07/25) Period Totals and Balance	.00 *	221.44- *	5,702.89-
JE	8	INT EARNED		228.97-	
JE	39	INT EARNED		1,956.35-	
		08/31/2025 (08/25) Period Totals and Balance	.00 *	2,185.32- *	7,888.21-
YTD Encumbrance	.00	YTD Actual	7,888.21- Total	7,888.21- YTD Budget	500.00- Unearned 7,388.21-
76-30-400 MISC INCOME					
		06/30/2025 (06/25) Balance	.00 *	.00 *	3,231.09-
AR	17	Billings		30,355.00-	
		08/31/2025 (08/25) Period Totals and Balance	.00 *	30,355.00- *	33,586.09-
YTD Encumbrance	.00	YTD Actual	33,586.09- Total	33,586.09- YTD Budget	10,250,000.00- Unearned 10,216,413.91
76-40-220 PROF/TECH SERVICES					
		06/30/2025 (06/25) Balance	.00 *	.00 *	1,349.46
ALLOC	15	INS ALLOC	174.35		
AP	102	ALL COPY PRODUCTS INC.	15.55		
JE	59	WC ADJ	9.03		
		07/31/2025 (07/25) Period Totals and Balance	198.93 *	.00 *	1,548.39
ALLOC	15	INS ALLOC	174.35		
AP	139	ALL COPY PRODUCTS INC.	15.55		
JE	49	WC ADJ	9.22		
		08/31/2025 (08/25) Period Totals and Balance	199.12 *	.00 *	1,747.51
YTD Encumbrance	.00	YTD Actual	1,747.51 Total	1,747.51 YTD Budget	500.00 Unexpended 1,247.51-
76-40-301 GRANT EXPENSES					
		06/30/2025 (06/25) Balance	.00 *	.00 *	.00
		08/31/2025 (08/25) 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					
		06/30/2025 (06/25) Balance	.00 *	.00 *	.00
		08/31/2025 (08/25) 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					
		06/30/2025 (06/25) Balance	.00 *	.00 *	3,987.88
AP	343	BOLTON CONSTRUCTION LLC	120,887.50		
AP	342	RIVERRESTORATION ORG LLC	1,419.59		
AP	445	RANGELY TRASH SERVICE	3,400.00		
		07/31/2025 (07/25) Period Totals and Balance	125,707.09 *	.00 *	129,694.97
AP	97	BOLTON CONSTRUCTION LLC	40,840.85		
AP	221	BOLTON CONSTRUCTION LLC	39,941.22		
		08/31/2025 (08/25) Period Totals and Balance	80,782.07 *	.00 *	210,477.04
YTD Encumbrance	.00	YTD Actual	210,477.04	Total	210,477.04
		YTD Budget	10,600,000.00	Unexpended	10,389,522.96

Number of transactions: 15 Number of accounts: 6

Debit	Credit	Proof
206,887.21	32,761.76-	174,125.45

Number of transactions: 15 Number of accounts: 6

Debit	Credit	Proof
206,887.21	32,761.76-	174,125.45

Report Criteria:

Actual amounts

All accounts

Account.Termination date = IS NULL

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

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
05/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	05/15/2025	87235	39216463	15.55
06/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	06/17/2025	87392	39440427	15.55
07/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	07/15/2025	87437	39663100	15.55
08/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	08/15/2025	87537	39891161	15.55
Total ALL COPY PRODUCTS INC.:						62.20
07/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	07/31/2025	87496	25038	120,887.50
08/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	08/15/2025	87542	25080	40,840.85
08/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	08/29/2025	87594	25103	39,941.22
Total BOLTON CONSTRUCTION LLC:						201,669.57
05/25	COLUMN SOFTWARE PBC	PROF/TECH SERVICES	05/15/2025	87249	574A3FOF-026	25.54
Total COLUMN SOFTWARE PBC:						25.54
08/25	RANGELY TRASH SERVICE	CAPITAL IMPROVEMENTS	08/15/2025	87573	2156	3,400.00
Total RANGELY TRASH SERVICE:						3,400.00
05/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	05/15/2025	87282	3575	485.65
05/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	05/15/2025	87282	3590	2,744.44
07/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	07/31/2025	87523	3612	757.79
07/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	07/31/2025	87523	3631	1,419.59
Total RIVERRESTORATION ORG LLC:						5,407.47
Grand Totals:						210,564.78

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
76-21500	.00	210,564.78-	210,564.78-
76-40-220	87.74	.00	87.74
76-40-800	210,477.04	.00	210,477.04
Grand Totals:	210,564.78	210,564.78-	.00

August 10, 2023 ***APPROVED CHECK REGISTER***

RDC BOARD

Progress has been excellent at the White River Access Improvement project. The Town opened bids in May 2025, and all the bids were over our budget. We removed line items so we could award the contract and complete the work in our limited construction window of July 16 – Nov. 30, 2025. We awarded a reduced scope of work and held a preconstruction meeting on July 8, 2025. Work started immediately. I then proceeded to get an additional \$ 63,000 from CHFA and CWCB to reinstate critical project tasks.

The contractor has excavated and built the new road and boat ramp, and all associated subgrade, terracing, and foundation work. Work has begun on the parking area and existing roads but is on hold until additional funds are obtained from US Fish and Wildlife Service. Revegetation and landscaping work will happen late fall when trees and shrubs are dormant. The project is 85% complete.



