



Town of Rangely Conference Room

**** December 11th, 2025 ****

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 Oct 9th, 2025, minutes.

4) Changes to the Agenda

5) Old Business

6) New Business

a) Discussion and action to approve the 2026 RDC Budget

b) Discussion and action to approve Sept/Oct 2025 Financials

c) Discussion and action to approve the check register Sept/Oct 2025

d) Rangely Preservation Board Update

e) River Project Update

7) Information

8) Adjourn



Town of Rangely Conference Room
**** October 9th, 2025 ****

Minutes
FOLLOWING RDA MEETING

Keely Ellis, Chairman

Ron Granger, Vice Chairman
Karen Reed
Ryan Huitt

Jeannie Caldwell
Derek Nielsen

- 1) **Call to Order** – 8:29am
- 2) **Roll Call** – Keely Ellis, Karen Reed, Jeannie Caldwell, and Derek Nielsen present. Ron Granger and Ryan Huitt absent.
- 3) **Minutes of Meeting**
 - a) *Discussion and Action to approve July 10th and Aug 21st, 2025, minutes.* – **Motion made by Jeannie Caldwell to approve July 10th and Aug 21st, 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 Ron Granger to the RDC Board* – **Motion made by Lisa Piering to accept the Resignation of Ron Granger to the RDC Board, second Jeannie Caldwell. Motion passed**
 - b) *Discussion and action to appoint Lisa Piering to the RDC Board* – **Motion made and passed before 6a. Motion made by Jeannie Caldwell to appoint Lisa Piering to the RDC Board, second by Karen Reed. Motion passed.**
 - c) *Discussion and action to approve May/June and July/Aug 2025 Financials* – **Motion made by Derek Nielsen to approve May/June and July/Aug 2025 Financials, second by Jeannie Caldwell. Motion passed.**
 - d) *Discussion and action to approve the check register May/June and July/Aug 2025* – **Motion made by Jeannie Caldwell to approve the check register May/June and July/Aug 2025, second by Karen Reed. Motion passed.**
 - e) *Just Transition River Project Update* – Once project is complete, will have Jocelyn come in and present. There will be signage added.
- 7) **Information**
- 8) **Adjourn** – 8:40am

TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT CORPORATION FUND SUMMARY
2026 BUDGET

	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
<u>SUMMARY OF REVENUES AND EXPENDITURES</u>				
REVENUES - SEE DETAIL	63,031	10,250,500	416,909	656,500
DEBT SERVICE - SEE DETAIL	-	-	-	-
CHARGES FOR SERVICES - SEE DETAIL	-	-	-	-
OPERATING EXPENDITURES - SEE DETAIL	(53,199)	(67,000)	-	(5,000)
CAPITAL EXPENSES - SEE DETAIL		(10,600,000)	(416,069)	(646,000)
REVENUES OVER (UNDER) EXPENDITURES	9,832	(416,500)	840	5,500

FUND BALANCE CALCULATIONS

FUND BALANCE: JANUARY 1	331,182	341,014	341,014	338,928
REVENUES - SEE DETAIL	63,031	10,250,500	416,909	656,500
EXPENDITURES - SEE DETAIL	(53,199)	(10,669,800)	(418,995)	(674,000)
ADJUSTMENTS TO GAAP BASIS OF ACCOUNTING				
PRINCIPAL PAYMENTS RECEIVED	-	-	-	-
FUND BALANCE: DECEMBER 31	341,014	(78,286)	338,928	321,428

FUND BALANCE RESTRICTIONS

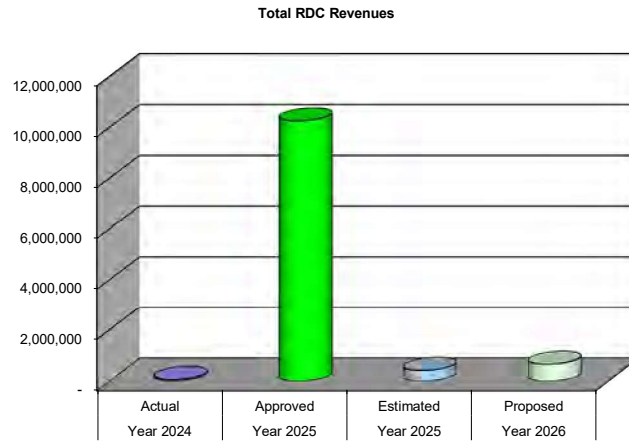
COUNCIL RESTRICTED FUND BALANCE				
NONE	-	-	-	-
LEGALLY RESTRICTED FUND BALANCE				
WHITE RIVER MARKET BOND	-	135,000	135,000	135,000
UNRESTRICTED FUND BALANCE	341,014	(213,286)	203,928	186,428
FUND BALANCE: DECEMBER 31	341,014	(78,286)	338,928	321,428

TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT CORPORATION FUND SUMMARY
2026 BUDGET

	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
<u>CASH BALANCE CALCULATIONS</u>				
CASH: JANUARY 1	334,312	341,014	341,014	338,928
PREVIOUS YEAR END ACCRUALS				
RECEIPT OF RECEIVABLES AND OTHER ASSETS				
NONE	-	-	-	-
PAYMENT OF EXPENSES AND OTHER LIABILITIES				
ACCOUNTS PAYABLE	(3,130)	-	-	-
TOTAL - BEGINNING OF YEAR	331,182	341,014	341,014	338,928
REVENUES - SEE DETAIL	63,031	10,250,500	416,909	656,500
TOTAL CASH AND REVENUES AVAILABLE	394,213	10,591,514	757,923	995,428
EXPENSES - SEE DETAIL	53,199	10,669,800	418,995	674,000
YEAR END ACCRUALS				
RECEIVABLES AND OTHER ASSETS				
NONE	-	-	-	-
EXPENSES AND OTHER LIABILITIES				
NONE	-	-	-	-
TOTAL YEAR END ACCRUALS	-	-	-	-
TOTAL EXPENSES AND ACCRUALS	53,199	10,669,800	418,995	674,000
CASH: DECEMBER 31	341,014	(78,286)	338,928	321,428
<u>CASH BALANCE RESTRICTIONS</u>				
COUNCIL RESTRICTED CASH BALANCE				
NONE	-	-	-	-
LEGALLY RESTRICTED CASH BALANCE				
WHITE RIVER MARKET BOND	-	135,000	135,000	135,000
UNRESTRICTED CASH BALANCE	341,014	(213,286)	203,928	186,428
CASH: DECEMBER 31	341,014	(78,286)	338,928	321,428

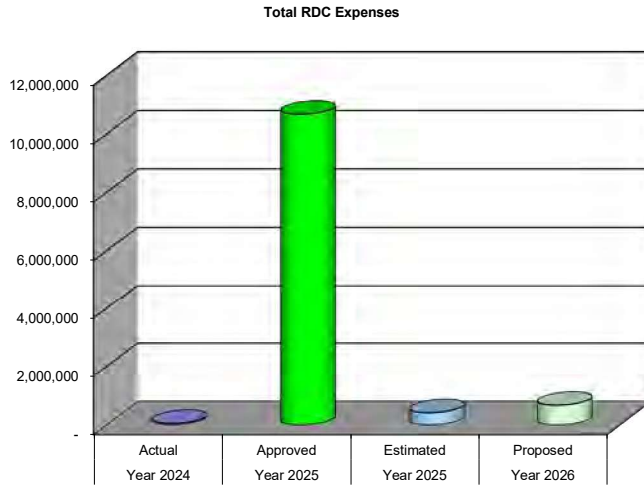
TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT CORPORATION FUND REVENUES
2026 BUDGET

Account	Description	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
76-30-200	PRINCIPAL ONLOAN	-	-	-	-
76-30-300	INTEREST INCOME	10,624	500	9,950	500
76-30-400	MISCELLANEOUS	52,407	10,250,000	406,959	656,000
TOTAL RDC REVENUES		63,031	10,250,500	416,909	656,500



TOWN OF RANGELY, COLORADO
RANGELY DEVELOPMENT CORPORATION FUND EXPENSES
2026 BUDGET

Account	Description	Year 2024 Actual	Year 2025 Approved	Year 2025 Estimated	Year 2026 Proposed
76-40-220	PROF/TECH SERVICES	352	2,800	2,926	3,000
76-40-301	GRANT EXPENSE	-	67,000	-	5,000
76-40-700	CAPITAL OUTLAY	-	-	-	20,000
76-40-800	CAPITAL IMPROVEMENT	52,847	10,600,000	416,069	646,000
TOTAL RDC EXPENSES		53,199	10,669,800	418,995	674,000
REVENUES OVER (UNDER) EXPENSES		9,832	(419,300)	(2,086)	(17,500)



TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	196.22	8,084.43	500	(7,584.43)	1616.89
76-30-400 MISC INCOME	297,906.64	331,492.73	10,250,000	9,918,507.27	3.23
TOTAL REVENUES	298,102.86	339,577.16	10,250,500	9,910,922.84	3.31
TOTAL FUND REVENUE	298,102.86	339,577.16	10,250,500	9,910,922.84	3.31

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	193.71	1,941.22	500	(1,441.22)	388.24
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	193.71	1,941.22	67,500	65,558.78	2.88
	<u>CAPITAL IMPROVEMENTS</u>					
76-40-800	CAPITAL IMPROVEMENTS	116,588.06	332,352.45	10,600,00	10,267,647.55	3.14
	TOTAL CAPITAL IMPROVEMENTS	116,588.06	332,352.45	10,600,00	10,267,647.55	3.14
	TOTAL DEPARTMENT 40	116,781.77	334,293.67	10,667,50	10,333,206.33	3.13
	TOTAL FUND EXPENDITURES	116,781.77	334,293.67	10,667,50	10,333,206.33	3.13
	NET REVENUE OVER EXPENDITURES	181,321.09	5,283.49	417,000-	(422,283.49)	1.27

TOWN OF RANGELY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RDC RANGELY DEV CORP FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
76-30-300 INTEREST INCOME	207.29	8,291.72	500	(7,791.72)	1658.34
76-30-400 MISC INCOME	7,804.69	339,297.42	10,250,000	9,910,702.58	3.31
TOTAL REVENUES	8,011.98	347,589.14	10,250,500	9,902,910.86	3.39
TOTAL FUND REVENUE	8,011.98	347,589.14	10,250,500	9,902,910.86	3.39

TOWN OF RANGELY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

RDC RANGELY DEV CORP FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
76-40-220	PROF/TECH SERVICES	496.96	2,438.18	500	(1,938.18)	487.64
76-40-301	GRANT EXPENSES	.00	.00	67,000	67,000.00	.00
	TOTAL OPERATING EXPENSES	496.96	2,438.18	67,500	65,061.82	3.61
	<u>CAPITAL IMPROVEMENTS</u>					
76-40-800	CAPITAL IMPROVEMENTS	14,371.44	346,723.89	10,600,00	10,253,276.11	3.27
	TOTAL CAPITAL IMPROVEMENTS	14,371.44	346,723.89	10,600,00	10,253,276.11	3.27
	TOTAL DEPARTMENT 40	14,868.40	349,162.07	10,667,50	10,318,337.93	3.27
	TOTAL FUND EXPENDITURES	14,868.40	349,162.07	10,667,50	10,318,337.93	3.27
	NET REVENUE OVER EXPENDITURES	(6,856.42)	(1,572.93)	417,000-	(415,427.07)	(.38)

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
09/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	09/15/2025	87632	40116977	15.55
10/25	ALL COPY PRODUCTS INC.	PROF/TECH SERVICES	10/15/2025	87737	40333478	15.55
Total ALL COPY PRODUCTS INC.:						31.10
09/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	09/15/2025	87636	25123	18,782.69
09/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	09/30/2025	87694	25147	97,598.25
10/25	BOLTON CONSTRUCTION LLC	CAPITAL IMPROVEMENTS	10/31/2025	87793	25194 R	11,993.75
Total BOLTON CONSTRUCTION LLC:						128,374.69
10/25	FIRST BANKCARD	PROF/TECH SERVICES	10/31/2025	87805	3054 10/25	300.00
Total FIRST BANKCARD:						300.00
10/25	RANGELY HARDWARE	CAPITAL IMPROVEMENTS	10/31/2025	87817	510058	48.48
Total RANGELY HARDWARE:						48.48
10/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	10/31/2025	87818	3666	207.12
10/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	10/31/2025	87818	3680	2,310.22
10/25	RIVERRESTORATION ORG LLC	CAPITAL IMPROVEMENTS	10/31/2025	87818	3648	5,287.35
Total RIVERRESTORATION ORG LLC:						7,804.69
Grand Totals:						136,558.96

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
76-21500	.00	136,558.96-	136,558.96-
76-40-220	331.10	.00	331.10
76-40-800	136,227.86	.00	136,227.86
Grand Totals:	136,558.96	136,558.96-	.00

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

RDC BOARD

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					
		08/31/2025 (08/25) Balance	.00 *	.00 *	7,888.21-
JE	14	INT EARNED		196.22-	
		09/30/2025 (09/25) Period Totals and Balance	.00 *	196.22- *	8,084.43-
JE	10	INT EARNED		207.29-	
		10/31/2025 (10/25) Period Totals and Balance	.00 *	207.29- *	8,291.72-
YTD Encumbrance	.00	YTD Actual	8,291.72- Total	8,291.72- YTD Budget	500.00- Unearned 7,791.72-
76-30-400 MISC INCOME					
		08/31/2025 (08/25) Balance	.00 *	.00 *	33,586.09-
CRJE	56	CWCB RIVER PUT IN PROJECT		24,486.25-	
CRJE	58	JT GRANT RIVER PUT IN		273,420.39-	
		09/30/2025 (09/25) Period Totals and Balance	.00 *	297,906.64- *	331,492.73-
CRJE	50	JT GRANT RIVER PUT IN ADDITIONAL		7,804.69-	
		10/31/2025 (10/25) Period Totals and Balance	.00 *	7,804.69- *	339,297.42-
YTD Encumbrance	.00	YTD Actual	339,297.42- Total	339,297.42- YTD Budget	10,250,000.00- Unearned 9,910,702.58
76-40-220 PROF/TECH SERVICES					
		08/31/2025 (08/25) Balance	.00 *	.00 *	1,747.51
ALLOC	15	INS ALLOC	174.35		
AP	123	ALL COPY PRODUCTS INC.	15.55		
JE	51	WC ADJ	3.81		
		09/30/2025 (09/25) Period Totals and Balance	193.71 *	.00 *	1,941.22
ALLOC	15	INS ALLOC	174.35		
AP	94	ALL COPY PRODUCTS INC.	15.55		
AP	226	FIRST BANKCARD	300.00		
JE	30	WC ADJ	7.06		
		10/31/2025 (10/25) Period Totals and Balance	496.96 *	.00 *	2,438.18
YTD Encumbrance	.00	YTD Actual	2,438.18 Total	2,438.18 YTD Budget	500.00 Unexpended 1,938.18-
76-40-301 GRANT EXPENSES					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) 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					
		08/31/2025 (08/25) Balance	.00 *	.00 *	.00
		10/31/2025 (10/25) 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					
		08/31/2025 (08/25) Balance	.00 *	.00 *	215,764.39
AP	464	RIVERRESTORATION ORG LLC	207.12		
AP	134	BOLTON CONSTRUCTION LLC	18,782.69		
AP	330	BOLTON CONSTRUCTION LLC	97,598.25		
		09/30/2025 (09/25) Period Totals and Balance	116,588.06 *	.00 *	332,352.45
AP	203	RIVERRESTORATION ORG LLC	2,310.22		
AP	205	BOLTON CONSTRUCTION LLC	11,993.75		
AP	207	RANGELY HARDWARE	48.48		
AP	360	RANGELY HARDWARE	18.99		
		10/31/2025 (10/25) Period Totals and Balance	14,371.44 *	.00 *	346,723.89
YTD Encumbrance	.00	YTD Actual	346,723.89	Total	346,723.89
		YTD Budget	10,600,000.00	Unexpended	10,253,276.11

Number of transactions: 19	Number of accounts: 6	Debit	Credit	Proof
Total :		131,650.17	306,114.84-	174,464.67-
Number of transactions: 19	Number of accounts: 6	Debit	Credit	Proof
Grand Totals:		131,650.17	306,114.84-	174,464.67-

Report Criteria:

Actual amounts

All accounts

Account.Termination date = IS NULL

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

Rangely Preservation Board Meeting
A Certified Local Government
Town of Rangely Conference Room
*****November 12th, 2025 @ 4:00 p.m. *****
Minutes

Keely Ellis, RDC Chair – Acting President/Advisor

Jeannie Caldwell, Advisor
Emma Baker
Dan Fiscus

Jeremy Lohry
Diane Sizemore
Elizabeth Wiley

- 1) Call to Order – 3:58 pm by Keely Ellis
- 2) Roll Call - Keely Ellis, Jeannie Caldwell, Emma Baker, Dan Fiscus, Jeremy Lohry, Diane Sizemore, Elizabeth Wiley were present. Lisa Piering attended as Interim Town Manager.
- 3) Approval of Minutes – July 29, 2024
 - a. Discussion and Action to approve the Rangely Preservation Board minutes of July 29, 2024.
Motion made by Diane Sizemore to approve the RPB minutes of July 29, 2024, second by Emma Baker.
Motion passed.
- 4) Changes to the Agenda – There were no changes to the agenda.
- 5) Public Input – No public input.
- 6) Old Business
 - a) Update on where we are with CLG.1425
Jeannie Caldwell updated the Board on the Ordinance passed by Town Council as well as the approval by History Colorado for the Town of Rangely to become a CLG. Conversation included the fact that Town Council must approve all RPB Board members; after such, RDC must also approve those nominations. All current Board Members were approved by Town Council as well as RDC. Jeannie Caldwell and Keely Ellis were approved as Advisors with voting rights.
 - b) Update for the Board on the grant filed for CAMP Training – Filed October 23, 2025. We also requested the CAMP Add-On for \$2500 – includes a 1-hour focus meeting with CAMP Trainers and a collaborative follow-up report from CAMP Trainers.
Filed for a grant through History Colorado for CAMP Training– it was reviewed first by History Colorado and then filed. They indicated it was a good grant request. We will receive word in January 2026 whether we receive the grant. Board was provided a copy of the classes that were chosen, after Jeannie Caldwell and Lisa Piering meeting with head of CAMP trainer group. If approved, March will be when training occurs. CAMP trainers will come to Rangely. All Board members are invited. Others in the community who have knowledge or interest in historic preservation will be invited as well as Town Council members and RDC members. Up to 30 people can attend. Will work with Board members on a date that is convenient for everyone’s schedule.
 - c) Update for the Board on the yearly report filed to History Colorado – Filed October 30, 2025.
Must remain in good standing with History Colorado to apply for grants. This is a yearly report, about 15 pages, very detailed. We are currently in good standing. It is due yearly on November 1st. We did get this report in early. Jeannie Caldwell will send emails with trainings that are received from History Colorado for all Board members to attend – as they can. These are online classes.
 - d) Emma Baker – Previously agreed to create a logo for the RPB – are you still on board to do so?

Emma Baker will prepare a logo for our board. We agreed to keep the colors in line with Town's logo as well as the RDA/RDC logo. This should be a simple logo using the initial RPB.

7) New Business

- a) Discussion and action to approve Jeannie Caldwell as the liaison for the Town of Rangely for reporting purposes. **Motion made by Diane Sizemore to approve Jeannie Caldwell as the liaison for the Town of Rangely for reporting purposes, second by Dan Fiscus. Motion passed.**
- b) Discussion and action to nominate and approve a President for the Board. **Beth Wiley volunteered to be President. Motion was made by Diane Sizemore to elect Elizabeth Robinson Wiley for President of this Board, second by Dan Fiscus. Motion passed.**
- c) *Discussion and action to nominate and approve a Vice President for the Board.* **Diane Sizemore volunteered to be Vice President. Motion was made by Jeremy Lohry to elect Diane Sizemore as Vice President for the Board, second by Jeremy Lohry. Motion passed.**
- d) *Discussion and action to create a meeting schedule.* **Motion was made by Diane Sizemore to meet on the second Wednesday, every other month, at 4:00 pm at Town Hall, second by Emma Baker. Motion passed. Next meeting is scheduled for February 11, 2026 @ 4:00 pm at Town Hall. Jeannie Caldwell will send out invite.**

8) Information

Preservation Magazine – Each board member was directed to send their address to Jeannie Caldwell for, as well as cell numbers, to receive a subscription to Preservation Magazine. A small donation will be made to Preservation Magazine in the name of each board member to receive the subscription.

Ordinance 704 (2025) – A copy is supplied for each board member.
There were no comments on the ordinance.

Map of Rangely RPB territory.

Board was advised that the Town of Rangely CLG is within the Town limits.

Current RPB documents – (Preservation Plan, etc.)

Advised that this is where we currently are.

Question was asked by Dan Fiscus about who nominates potential designations. The Board can nominate but only with the approval of the owner. Owners can also nominate. Owners must be fully informed about what a designation entails. The Board must fully understand this as well.

9) Adjourn – Meeting was adjourned at 4:35 pm.