



Town Council Work Session 6:00 pm Conference Room
Work Session – KWR Town Manager Applicant Processes

Town Council Packet
October 28th, 2025 @ 7:00pm



Item #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, Rangely Mayor

Town of Rangely

Work session 6:00pm Conference Room
KWR Town Manager Applicant Processes

October 28th, 2025 - 7:00pm

Town of Rangely Council Chambers

Agenda

Rangely Board of Trustees (Town Council)

RON GRANGER, MAYOR

ANDY SHAFFER, MAYOR PROTEM

TODD THAYN, TRUSTEE

SHAWN MORGAN, TRUSTEE

TIM WEBBER, TRUSTEE

KYLE WREN, TRUSTEE

ROBBY ELAM, TRUSTEE

1. Call to Order

2. Roll Call

3. Invocation

4. Pledge of Allegiance

5. Minutes of Meeting

a. Discussion and Action to approve the Town Council minutes of October 14th, 2025.

6. Petitions and Public Input

7. Changes to the Agenda

8. Public Hearings - 7:10pm

9. Town Manager Update

10. Council Reports

11. Supervisor Reports

a. Jeff Lebleu, Public Works Superintendent

12. Old Business

13. New Business

a. Discussion and action to approve September 2025 Financial Statement

b. Discussion and action to approve the Liquor License Renewal for WRB Park & Rec District Cedar Ridges Golf Course

c. Discussion and action to approve the Rio Blanco County Contract for Building Official Services for the calendar year 2026.

d. Discussion and action to approve the MOU between the Town of Rangely and the State of Colorado, Dept of Higher Education, State Board for Community Colleges and Occupational Education for the use and benefit of Colorado Northwestern Community College for supervisory support of CNCC facilities.

e. Discussion and action to approve the Emergency Grant Application to Department of Local Affairs for a turbidimeter not to exceed \$20,580.00

- f. Discussion and action to approve a grant to the Colorado River District for a turbidimeter match to the DOLA Emergency grant application in the amount of \$18,580.00*
- g. Discussion and action to approve the Application to National Fish and Wildlife Foundation Restore Grant to develop, purchase and install signage for the river launch site, not to exceed \$100,000*
- h. Discussion and action to approve the re-subdivide of Lot 2, Block 4 of the Ridges Subdivision Filing No1, lying in Sec 23, T1N, R102W of the 7th pm Town of Rangely, Rio Blanco County, Colorado creating a separate parcel A for property transfer.*

14. Informational Items

- a. RCC Oktoberfest Oct 25th-31st, 2025*
- b. Shop N Dine 2025 Nov 1st-Dec 1st, 2025*
- c. Ashes to Action Nov 1, Fairfield Center 5pm*
- d. CML Effective Governance Nov 19th, 2025*

Board Vacancies

- a. RDA/RDC*

15. Scheduled Announcements

- a. Community Outreach meeting is cancelled for October 2025*
- b. RDA/RDC Board meeting is scheduled for October 9th, 2025, at 7:00 am*
- c. Giant Step Preschool Board meeting is scheduled for Oct 9th, 2025, at 6:00 pm*
- d. Rio Blanco County Commissioners Board meeting is scheduled for Oct 14th, 2025, at 11:00 am in Meeker*
- e. Rangely Chamber of Commerce Board meeting is scheduled for Oct 16th, 2025, at 12:30 noon*
- f. Rangely District Library Board meeting is scheduled for Oct 20th, 2025, at 5:00 pm*
- g. WRB Park & Recreation District Board meeting is scheduled for Oct 20th, 2025, at 6:00 pm*
- h. Rangely School District Board meeting is scheduled for Oct 21st, 2025, at 6:15 pm*
- i. Rangely Junior College District Board meeting is scheduled for Oct 21st, 2025, at 12:00 noon*
- j. Rural Fire Protection District Board meeting is scheduled for Oct 20thOct 28th, 2025, at 9:00 am in Rangely*
- k. RBC Water Conservancy District Budget Work session is scheduled for Oct 29th, 2025, at 6:30 pm*
- l. Rangely District Hospital Board meeting is scheduled for Oct 30th, 2025, at 6:00 pm*

16. Adjournment

Item #5 – Minutes

Town of Rangely

October 14th, 2025 - 7:00pm

Town of Rangely Council Chambers

Minutes

Rangely Board of Trustees (Town Council)

RON GRANGER, MAYOR

ANDY SHAFFER, MAYOR PROTEM

TODD THAYN, TRUSTEE

SHAWN MORGAN, TRUSTEE

TIM WEBBER, TRUSTEE

KYLE WREN, TRUSTEE

ROBBY ELAM, TRUSTEE

1. **Call to Order** – 7:00pm
2. **Roll Call** – Ron Granger, Andy Shaffer, Todd Thayn, Shawn Morgan, Tim Webber, Kyle Wren and Robby Elam present.
3. **Invocation** – Led by Kyle Wren
4. **Pledge of Allegiance** – Led by Tim Webber
5. **Minutes of Meeting**
 - a. *Discussion and Action to approve the Town Council minutes of September 23rd, 2025.* – **Motion made by Robby Elam to approve the Town Council minutes of September 23rd, 2025, second by Shawn Morgan. Kyle Wren abstained. Motion passed.**
6. **Petitions and Public Input** – Mark Stamos, Don Davidson and Kelly Clark were present to address the council concerning the Flock cameras. Mark stated that the three Flock cameras were installed with no public input and that the cameras are an invasion of privacy. Mark stated that the information taken from these cameras is stored on the cloud. Mark requested that the council consider disabling the cameras. Mark also stated that they were upset that the public wasn't informed. Mark presented the council with packets to read.
7. **Changes to the Agenda** – Change made to 13g, change date from October 17 to October 25.
8. **Public Hearings - 7:10pm**
9. **Town Manager Update** – Lisa reported to the council that she continues to work on the housing grant and another application for a grant construction that will be due in February. Walter the Dinosaur will be set in front of the outdoor museum on Thursday, October 16th. All departments are preparing for the cold weather and snow.
10. **Council Reports** – Andy Shaffer stated that the council had a work session on October 9th to discuss the Rangely Area Chamber's special event permit reinstatement and the that the council will stay with the original decision. Ron Granger reported that the first PITCH competition was completed and was positive for the community. Kyle Wren stated that the river access is looking nice. Andy Shaffer asked if chemical use at the water treatment plant was up due to the turbidity and wanted to know if Lisa and Michael were still pursuing grants. Lisa stated that there is more chemical use but the drinking water is safe to drink/use.
11. **Supervisor Reports**

12. Old Business

13. New Business

- a. *Discussion and action to approve September 2025 Check Register – Motion made by Todd Thayn to approve September 2025 Check Register, second by Kyle Wren. Motion passed.*
- b. *Discussion and action to appoint Dan Fiscus to the Rangely Historical Preservation Board – Motion made by Andy Shaffer to appoint Dan Fiscus to the Rangely Historical Preservation Board, second by Robby Elam. Motion passed.*
- c. *Discussion and action to approve the Draft 2026 Budget as presented. – Motion made by Shawn Morgan to approve the Draft 2026 Budget as presented, second by Andy Shaffer. Motion passed.*
- d. *Discussion and action to approve a grant request from the Department of Public Health & Environment, Water Quality Control Division not to exceed \$30,000.00 with no match for filter media (anthracite coal & silica sand) or chemical supplies (T-Floc 1417 & Aluminum Sulfate for Water Treatment) – Motion made by Robby Elam to approve a grant request from the Department of Public Health & Environment, Water Quality Control Division not to exceed \$30,000.00 with no match for filter media (anthracite coal & silica sand) or chemical supplies (T-Floc 1417 & Aluminum Sulfate for Water Treatment), second by Shawn Morgan. Motion passed.*
- e. *Discussion and action to approve a grant request from History Colorado for a CLG Grant not to exceed \$15,000.00 with no match for the Rangely Historic Preservation Board training. – Motion made by Andy Shaffer to approve a grant request from History Colorado for a CLG Grant not to exceed \$15,000.00 with no match for the Rangely Historic Preservation Board training, second by Kyle Wren. Motion passed.*
- f. *Discussion and action to approve the Liquor License Renewal for Nichols Store – Motion made by Robby Elam to approve the Liquor License Renewal for Nichols Store, second by Todd Thayn. Motion passed.*
- g. *Discussion and action to approve a special event permit by Powell Liquor Store for Rangely Chamber Main Street Event at Camper Park on ~~October 17~~ **October 25**, 2025, from 2-10pm. – Jesse Powell was present and stated that he will put up a temporary fence to help contain the area. Motion made by Todd Thayn to approve a special event permit by Powell Liquor Store for Rangely Chamber Main Street Event at Camper Park on **October 25**, 2025, from 2-10pm, second by Robby Elam. Motion passed.*
- h. *Discussion and action to approve a Special Event Permit for BPOE 1907 for the Event Elks Halloween Party Throwback on October 25, 2025, 7pm-midnight. – Motion made by Robby Elam to approve a Special Event Permit for BPOE 1907 for the Event Elks Halloween Party Throwback on October 25, 2025, 7pm-midnight, second by Andy Shaffer. Motion passed.*
- i. *Discussion and action to approve a Special Event Permit for BPOE 1907 for the Elks Charity Ball November 15th-16th from 6:30pm-2:00am – Motion made by Shawn Morgan to approve a Special Event Permit for BPOE 1907 for the Elks Charity Ball November 15th-16th from 6:30pm-2:00am, second by Todd Thayn. Motion passed.*
- j. *Discussion and action to accept the letter of resignation of Ron Granger to the Planning and Zoning Board – Motion made by Andy Shaffer to accept the letter of resignation of Ron Granger to the Planning and Zoning Board, second by Robby Elam. Motion passed.*
- k. *Discussion and action to appoint Jeannie Caldwell to the Planning and Zoning Board – Motion made by Andy Shaffer to appoint Jeannie Caldwell to the Planning and Zoning Board, second by Robby Elam. Motion passed.*

14. Informational Items

- a. *RCC Oktoberfest 2025, Oct 17th-31st*

- b. Pitch Competition Winners*
- c. Yampa-White-Green Basin Roundtable Board Members Appl*
- d. STAC Meeting Summary 09-04-25*
- e. CML Effective Governance Workshop Town of Meeker 11/19/25*
- f. AT&T Computer Giveaway NWCDC*

Board Vacancies

- a. RDA/RDC*

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16. Adjournment – 7:48pm

ATTEST:

RANGELY TOWN COUNCIL:

Marybel Cox, Clerk

Ron Granger, Mayor

Items #8 - Public Hearing

#9 - Committee Meeting

#10 - Report from Council

#11 - Supervisors Reports

Items #12 – Old Business
#13 - New Business

Income Statement

Town of Rangely

% of expense 75%

Month Ending Sept 2025

GENERAL FUND Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Taxes	\$1,127,652	38%	\$1,928,500	58.47%
Licenses and Permits	\$14,043	0%	\$34,800	40.35%
Intergovernmental Revenue	\$1,056,925	35%	\$2,246,000	47.06%
Charges for Services	\$367,506	12%	\$490,000	75.00%
Miscellaneous Revenue	\$417,442	14%	\$658,100	63.43%
Total General Revenue	\$2,983,569	100%	\$5,357,400	55.69%
GENERAL FUND Operating Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expenses	Budget 2025	% of Budget Expended
Town Council	\$31,461	1%	\$65,161	48.28%
Court	\$16,326	1%	\$23,340	69.95%
Administration	\$253,711	8%	\$301,809	84.06%
Finance	\$172,913	5%	\$241,441	71.62%
Building & Grounds	\$247,077	8%	\$335,552	73.63%
Economic Development	\$245,886	8%	\$434,126	56.64%
Police Department	\$964,278	30%	\$1,178,652	81.81%
Animal Shelter	\$102,099	3%	\$135,010	75.62%
Public Works	\$373,747	11%	\$507,390	73.66%
Foundation Trans. & Non Depart. Transfer	\$381,483	12%	\$895,000	42.62%
Total Capital Improvements	\$464,515	14%	\$1,563,000	29.72%
Total General expenses	\$3,253,495	100%	\$5,680,481	57.27%
Net Revenue over Expenditures	(\$269,925)	100%	(\$323,081)	83.55%
WATER FUND Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Water Revenue	\$836,376	100%	\$1,718,655	48.66%
WATER FUND Operating Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Water Supply	\$378,070	54%	\$493,134	76.67%
Water Supply Capital Expense	\$10,433	1%	\$725,500	1.44%
Water Fund Dept. Transfers and Conting.	\$168,182	24%	\$282,957	59.44%
PW - Transportation & Distribution	\$74,907	11%	\$131,372	57.02%
PW - Transportation & Distrib. Capital Exp	\$22,607	3%	\$20,000	0.00%
Raw Water	\$41,567	6%	\$56,521	73.54%
Raw Water Capital Expense	\$0	0%	\$40,000	0.00%
Total Water expenses	\$695,765	100%	\$1,749,484	39.77%
Net Revenue over Expenditures	\$140,611	100%	(\$30,829)	-456.10%
GAS FUND Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Gas Revenue	\$818,088	100%	\$1,545,503	52.93%
GAS FUND Operating Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Gas Expenses	\$644,250	75%	\$1,175,082	54.83%
Gas Capital Expense	\$83,703	10%	\$171,700	48.75%
Total Transfers	\$135,000	16%	\$180,000	75.00%
Total Selling Expenses	\$862,954	100%	\$1,526,782	56.52%
Net Revenue over Expenditures	(\$44,866)	100%	\$18,721	-239.66%
Wastewater FUND Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Wastewater Revenue	\$361,456	100%	\$610,500	59.21%
Wastewater FUND Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Wastewater Expenses	\$143,448	44%	\$249,443	57.51%
Wastewater Capital Expense	\$66,834	21%	\$137,000	48.78%
Total Transfers	\$112,500	35%	\$150,000	75.00%
Total Selling Expenses	\$322,782	100%	\$536,443	60.17%
Net Revenue over Expenditures	\$38,675	100%	\$74,057	52.22%

Town of Rangely			Month Ending Sept 2025	
Rangely Housing Auth Revenue	2025 BUDGET			
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Rangely Housing Auth Revenue	\$188,611	100%	\$275,000	68.59%
Rangely Housing Auth Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Rangely Housing Auth Expenses	\$135,212	81%	\$200,881	67.31%
Housing Authority Capital Expense	\$10,187	6%	\$25,000	40.75%
Debt Service and Transfers	\$21,510	13%	\$48,500	44.35%
Total Expense	\$166,909	100%	\$274,381	60.83%
Net Revenue over Expenditures	\$21,702	100%	\$619	3505.98%
Fund for Public Giving Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Fund for Public Giving Revenue	\$5,080	100%	\$9,000	56.45%
Fund for Public Giving Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Fund for Public Giving Expenses	\$3,500	100%	\$6,000	58.33%
Net Revenue over Expenditures	\$1,580	100%	\$3,000	0.00%
Economic Development Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
RDA Revenues	\$73,518	100%	\$2,119,500	3.47%
Economic Development Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
RDA Expenses	\$162,462	100%	\$210,200	77.29%
RDA Capitol Expense	\$7,000	100%	\$1,800,000	0.39%
Total Expense	\$169,462	100%	\$2,010,200	8.43%
Net Revenue over Expenditures	(\$95,944)	100%	\$109,300	-87.78%
Conservation Trust Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Conservation Trust Revenue (Grant \$136K)	\$10,296	100%	\$816,700	1.26%
Conservation Trust Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Conservation Trust Expenses	\$0	100%	\$950,000	0.00%
Net Revenue over Expenditures	\$10,296	100%	(\$133,300)	-7.72%
Housing Assistance Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Housing Assistance Revenue	\$3,060	100%	\$25,500	12.00%
Housing Assistance Oper Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Housing Assistance Expenses	\$1,500	100%	\$2,000	75.00%
Housing Capitol Expense	\$23,498	100%	\$40,000	58.75%
Net Revenue over Expenditures	(\$21,939)	100%	(\$16,500)	132.96%
Rangely Develop Corp Revenue	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Revenue	Budget 2025	% of Budget Expended
Rangely Develop Corp Revenue	\$339,577	100%	\$10,250,500	3.31%
Rangely Develop Corp Expenses	YTD ACTUAL		2025 BUDGET	
	YTD Amount	% of Expense	Budget 2025	% of Budget Expended
Rangely Develop Corp Expenses	\$1,941	100%	\$67,500	2.88%
RDC Capitol Expense	\$326,858	100%	\$10,600,000	0.00%
Total Expense	\$328,799	100%	\$10,667,500	3.08%
Net Revenue over Expenditures	\$10,778	100%	(\$417,000)	0.00%
INCOME STATEMENT ROLL-UP		Actual YTD	Budget YTD	
Total Revenues		\$5,619,632	\$22,728,258	24.73%
Total Expenses		\$5,827,164	\$23,441,271	24.86%
Net Revenue over Expense		-\$207,531	-\$713,013	29.11%

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
MINERAL LEASE	1,915,230	1,388,307	964,623	1,110,708	924,288	966,043	369,267	656,387	1,081,323	1,578,259	863,576	848,076	31-Oct
% of change	144%	72%	69%	115%	83%	105%	38%	178%	165%	146%	55%	98%	
SEVERANCE TAX	569,440	608,527	215,593	174,580	249,281	476,741	229,822	18,981	810,074	981,803	512,717	35,188	31-Oct
% of change prev YR	182%	107%	35%	81%	143%	191%	48%	8%	4268%	121%	52%	7%	
SUB-TOTAL	2,484,670	1,996,834	1,180,216	1,285,288	1,173,569	1,442,784	599,089	675,367	1,891,397	2,560,062	1,376,293	883,264	
	151%	80%	59%	109%	91%	123%	42%	113%	280%	135%	54%	64%	
SALES TAX	893,256	806,784	730,998	718,342	687,361	651,132	754,096	850,260	932,876	989,048	1,077,366	845,712	31-Oct
% of change	87%	90%	91%	98%	96%	95%	116%	113%	110%	106%	109%	78%	
SUB TOTAL REVENUE	3,377,926	2,803,618	1,911,214	2,003,630	1,860,930	2,093,916	1,353,185	1,525,628	2,824,273	3,549,109	2,453,659	1,728,976	
RE4 School Foundatn	198,633	173,118	163,273	163,695	153,667	142,063	162,144	183,395	229,473	222,587	225,909	131,983	31-Oct
TOTAL LESSS CONT	3,179,293	2,630,500	1,747,941	1,839,935	1,707,263	1,951,853	1,191,041	1,342,233	2,594,801	3,326,522	2,227,750	1,596,993	
Property Tax	205,310	199,450	199,455	183,154	166,673	167,558	167,303	167,089	178,882	200,409	201,068	172,083	31-Oct
Property Tax R&B	41,072	354,075	45,139	32,730	29,088	31,284	27,565	36,568	38,172	50,785	39,245	39,480	31-Oct
Motor Veh Sales Tax	12,514	9,796	10,627	25,769	9,633	4,657	3,990	4,023	11,070	15,878	4,502	16,323	31-Oct
Motor Veh Use Tax	224,105.00	240,120.00	142,548.00	209,834.00	164,848.00	122,317.00	97,161.00	111,928.00	126,028.00	115,654.00	101,623.00	106,978.50	31-Oct

DR 8400 (02/16/24)

COLORADO DEPARTMENT OF REVENUE

Liquor Enforcement Division

PO BOX 17087

Denver CO 80217-0087

(303) 205-2300

Submit to Local Licensing Authority

**CEDAR RIDGES GOLF
COURSE
611 S STANOLIND AVE
Rangely CO 81648-2821**

Fees Due	
Annual Renewal Application Fee	\$ 50.00
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$100.00
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$900.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐

Paid by check

Uploaded to MoveIt on Date

☐

Paid Online

Licensee Name

WESTERN RIO BLANCO METRO REC & PARK DIST

Doing Business As Name (DBA)

CEDAR RIDGES GOLF COURSE

Liquor License Number

04-37458-0002

License Type

Hotel & Restaurant / Optional (city)

Sales Tax License Number

04374580002

Expiration Date

01/18/2026

Due Date

12/04/2025

Business Address

Street Address

502 COUNTY RD 108

Phone Number

9706758403

City, State, ZIP Code

Rangely CO 81648-2010

Mailing Address

Street Address

611 S STANOLIND AVE

City, State, ZIP Code

Rangely CO 81648-2821

Email

cridges1985@gmail.com

Operating Manager

Chris Hegl

Date of Birth

05/16/1981

Home Address

Street Address		Phone Number
207 S. Standind Ave		970-675-8403
City	State	ZIP Code
Rangely	CO	81648

1. Do you have legal possession of the premises at the street address?..... ☒ Yes ☐ No

Are the premises owned or rented? ☒ Owned

*If rented, expiration date of lease

☐ Rented*

--

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?.....

☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Erin LeBlanc

Title

Administrative Assistant

Signature

Date (MM/DD/YY)

Erin LeBlanc

09/29/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Town of Rangely

Title

Attest

Agent

Signature

Date (MM/DD/YY)

Margaret Coy

10/14/2025

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Timothy Webber

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Western Rio Blanco Metro Rec + Park District

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Western Rio Blanco metro Rec + Park District

Social Security Number/Tax Identification Number

84-0718307

Home Phone Number

Business/Work Phone Number

970 675 8211

Street Address

611 S. Standind Ave

City

Rangely

State ZIP Code

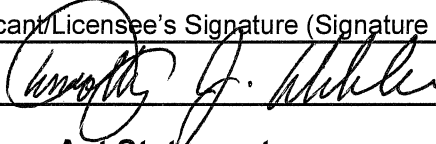
CO

81648

Printed name of person signing on behalf of the Applicant/Licensee

Timothy J. Webber

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed



9/29/25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Rangely Police Department

Chief of Police, TiRynn Hamblin

Thamblin@rangelyco.gov

TO: Mayor and Town Council

From: Chief Hamblin

RE: Cedar Ridges Liquor License Renewal

Date: October 22nd 2025

I have reviewed the application for the Cedar Ridges Liquor License Renewal. There have been no citations and no violations at this business since the last renewal. I see no reason to deny their liquor license renewal.

Chief Hamblin

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT FOR PROFESSIONAL SERVICES (hereinafter referred to as "Contract") is made and entered into this 28th day of October, 2025 effective, January 1, 2026 by and between the Board of County Commissioners of Rio Blanco County, Colorado, a political subdivision of the State of Colorado (hereinafter referred to as the "County") and the Board of Trustees of the Town of Rangely, a Colorado Statutory Town (hereinafter referred to as the "Town").

WITNESSETH

WHEREAS, both Town and County are organized and existing under and by virtue of the laws of the State of Colorado and are authorized pursuant to C.R.S. §29-1-203 to cooperate and contract with each other to provide for functions, services, and facilities as hereinafter set forth.

WHEREAS each entity possesses plenary power and authority over the construction and building of structures within their respective jurisdictions as evidenced among other things by their adoption and enforcement of certain building codes; and,

WHEREAS, the Town desires to continue to exercise its plenary power and authority over the building process but from time-to-time desires to engage the services of the County to perform certain work as specified herein for the benefit of the Town; and,

WHEREAS, the County is willing to perform the work for the Town in accordance with the terms and conditions set forth herein; and,

WHEREAS, in an effort to improve data sharing and reduce operating costs associated with reviewing, issuing and inspecting building permits the Town and the County have agreed to cooperate; and,

WHEREAS, the Parties find that the performance of this Contract is in the best interest of both the Town and the County and that this undertaking will benefit the public, by reducing personnel and administrative costs.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND THE PROMISES HEREIN SET FORTH, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Service to Be Provided by County: The County shall provide the following services to the Town:

a. County will make its Chief Building Official services available to the Town as its Chief Building Official who will provide the services that are the subject of this Agreement by interpreting and enforcing the provisions of the building codes currently adopted by Town. The parties agree and recognize that the County's Chief Building Official shall be and remain an employee of the County and except for the remuneration set forth herein, Town shall have no obligation to provide salary or benefits to said Building Official. County shall not be responsible for any plumbing or electrical inspections and those inspections are to be performed by a State of Colorado inspector. State of Colorado Plumbing or Electrical inspections shall be arranged by the

property owner, or designee directly, County shall have no responsibility to make such arrangements or to ensure said state required inspections have occurred. All septic systems shall be engineered to comply with the State of Colorado and the Building Code requirements.

b. County will provide Town with reasonable reports on services provided by County as requested by Town.

c. The County shall perform work hereunder in accordance with sound and acceptable industry or professional practices and standards and in accordance with all codes, standards, regulations, and laws applicable to the work and enforce within the jurisdictional boundaries of the Town of Rangely.

2. Services not provided by County. The Town retains its own independent building operations and the County is only assisting in providing County personnel and expertise as needed by Town. For instance, any complaints or appeals relative to the enforcement or other recommendations of the County personnel providing inspection services hereunder are to be managed, handled and heard by the Town through the Town's own administration and appeal process. The County will not investigate building code violations of non-permitted projects. Any complaints or requests for investigation will be referred to the Town. In addition, County will not directly perform commercial or industrial inspections, but may upon request provide Town assistance and share expertise with Town. The actual commercial or industrial inspections shall be performed by a third party designated and hired by Town.

3. Triggering County Services. The County shall proceed with and accomplish the work contracted for hereunder upon the receipt of a written notice to proceed from the Town. Notice will only be provided once the following have been completed by Town:

a. All zoning or planning requirements have been met and approved, if applicable. b. Town shall inspect the packet required to ensure it is complete and all items necessary for the County Building Official to complete the inspection process are contained within the packet prior to sending written notice to County for the work to commence. c. Town will retain the building permit and collect all fees for those permits. The County shall provide the review of the permit prior to its issuance and also direct the Town clerical staff when all items required to issue the Certificate of Occupancy have been completed. The Town clerical staff shall forward all requests for inspections to the County Offices for scheduling and will maintain property files for all properties for review by the Building Inspector until the project is completed.

d. All written notices to County shall be issued by the Town Manager and directed to the County Building Official with a copy to the Board of County Commissioners. The Contract Administrator for the County is the Building Official for Rio Blanco County unless otherwise designated in writing. All notices to Town shall be addressed to The Contract Administrator for the Town which shall be the Town Manager.

4. Payment. For the performance by the County under this Contract, the Town shall compensate and reimburse the County as follows:

a. County will bill Rangely for the Chief Building Official time based on his rate of \$65.00 per hour as for the services provided. County's Chief Building Official will discuss and agree to fees for a project with Rangely before commencing work. County will provide a detailed and project-specific accounting and an invoice to Rangely.

b. In addition to the rate for the Chief Building Official Time, County will also charge all expenses incurred by County in performing the work including but not limited to: vehicle mileage charged to the County Building Department by Rio Blanco County fleet management. At this time mileage is charged in the amount of \$0.90 per mile and shall be adjusted based on the cost to the Building Department. County will also charge for copies of documents in the amount of \$0.25 per page, and all other reasonable costs incurred by County.

c. Chief Building Official Time will be billed in one-half hour increments for time worked and will include all time expended in providing the work to Town. d. County shall provide Town a billing statement every month detailing the time and expenses and the amount due and payable and reflecting any direct credits or payments made to County. Town shall pay such billing statement within thirty days of receipt. e. County reserves the right to increase any fees for time or expenses set out above if County's cost of providing the services increase. County shall give Town ninety (90) days' notice to review and approve prior to the increase taking effect. Should the Town fail to approve within the 90-day period, this contract will automatically terminate, unless otherwise agreed to by the Parties.

5. In the performance of its work hereunder the County shall be deemed an independent contractor with the authority to control and direct the performance and detail of its work to be performed hereunder.

6. Except for documents or records subject to the Colorado Open Records Act ("CORA") the parties hereto shall retain in the strictest confidence all information furnished to or created pursuant to this Contract. If either party is served or provided a request for CORA information, they shall immediately notify the other and the parties shall, to the extent possible, work cooperatively to respond to such request.

7. This Contract may be terminated at any time by either party upon 90 days advanced written notice of intent to terminate this Contract.

8. Upon notice of impending termination or expiration of this Contract, the County shall complete all field work, and documentation for the construction or other projects which were started under this Contract, unless it is determined by the Town Manager that is not necessary which such determination may be made at the discretion of Town Manager on a case-by-case basis. At this time the County shall also deliver to the Town the final report and all other documents, papers, calculations, notes, designs, maps, reports or other technical papers which have been

prepared by the County under this contract. Provided further, nothing herein prevents the County from retaining copies of such items for its own use.

9. The term of this Contract shall be for one (1) year from the date of the execution hereof. 10. Any expenditure under this Contract by either party outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure. 11. In any action brought under this Contract, the prevailing party shall be entitled to recover its actual costs and attorney's fees and all other litigation costs, including expert witness fees, and all actual reasonable attorney's fees and litigation costs incurred in connection with the enforcement of a judgment arising from such action or proceeding. The provisions of the preceding sentence shall be severable from the provisions of this Contract and shall survive the entry of any such judgment. The Parties submit to jurisdiction and venue in the District Court of the County of Rio Blanco, Colorado.

12. No provision of this Contract shall in any way inure to the benefit of any third person (including the public at large) so as to constitute any such person a third-party beneficiary of the Contract or of any one or more of the terms hereof, or otherwise give rise to any cause of action in any person not a party hereto.

13. Force Majeure: Should any circumstances beyond the control of Town or County occur that delay or render impossible the performance of any obligation due under this Contract, such obligation will be postponed for the period of any delay resulting from any such circumstances, plus a reasonable period to accommodate adjustment to such extension or canceled if performance has been rendered impossible thereby. Such events may include, without limitation, war, acts of terrorism; natural disasters; industry-wide labor disputes; acts, laws, rules or regulations of any government or government agency; or other events beyond the control of both Town and Customer. Neither party shall be liable under this Contract for any loss or damage to the other Party due to such delay or performance failures. Notwithstanding the foregoing, both Parties shall use their best efforts to minimize the adverse consequences of any such circumstances.

14. Governmental Immunity: No term or condition of this Contract shall be construed or interpreted as a waiver by either the County or the Town, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, of the Colorado Governmental Immunity Act, CRS § 24-10-101 et seq., or the Federal Tort Claims Act, 28 U.S.C. § 1346(b) and 2671 et seq., as applicable now or hereafter amended.

15. Entire Contract: The Contract constitutes the entire agreement between the parties and supersedes all prior oral or written agreements or understandings relating to the Contract.

16. Required Signatures: Person(s) signing as or on behalf of Town and County represent by their signature the person(s) signing is/are fully authorized to so sign this Contract and that each has taken all steps necessary so that the signature(s) is/are binding upon the Parties.

17. Execution by Counterparts; Electronic Signatures: Execution by Counterparts; Electronic Signatures: This Contract may be executed in two or more counterparts, each of which shall be

deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Contract. Only the following two forms of electronic signatures shall be permitted to bind the Parties to this Contract: (1) Electronic or facsimile delivery of a fully executed copy of signature page; (2) The image of the signature must be properly notarized, if applicable. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24-71-101 to 121.

Dated this 28th day of October, 2025.

The board of County Commissioners of
Rio Blanco County, Colorado

Doug Overton, Commissioner

Callie Scritchfield, Commissioner

Jennifer O'Hearon, Commissioner

Board of Trustees of the Town of Rangely:

By: _____
Ron Granger, Mayor

ATTEST:

Marybel Cox, Clerk/Treasurer

Rangely Building Inspection Contract
Renewal January 2026.

**Memorandum of Understanding between Town of Rangely and the State of Colorado,
Department of Higher Education, State Board for Community Colleges and Occupational
Education for the use and benefit of Colorado Northwestern Community College**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into this **27th day of October, 2025** between **Town of Rangely** whose address is **209 E Main St. Rangely, Colorado 81648** and the State of Colorado, Department of Higher Education, State Board for Community Colleges and Occupational Education for the use and benefit of Colorado Northwestern Community College (“CNCC”), whose address is 500 Kennedy Drive, Rangely, CO 81648 (collectively the “Parties”).

WHEREAS, CNCC seeks professional consulting to develop a tactical Strategic Plan for CNCC operations located in Craig Colorado.

NOW THEREFORE, in consideration of the mutual promises contained herein the Parties mutually agree as follows:

Scope of Work

- 1. Facilities Department Work Management:**
 - a. Attend weekly facilities team meeting at 8am on Mondays.
 - b. Assist Facilities Coordinator with assigning/assuring daily tasks; repairs and routine maintenance, custodial work and groundskeeping.
 - c. Consult college event calendar and assist facilities team in scheduling set up and tearing down (chairs, tables, stages, etc.) in a timely manner.
 - d. Assist in prioritizing student and employee help desk tickets.
- 2. On Call Support:** Assist the Facilities Coordinator in areas of uncertainty and needing direction. Provide technical directions.
- 3. Maintain Buildings & Grounds:**
 - a. Provide support with plumbing, electrical, HVAC, and other systems.
 - b. Assist with troubleshooting issues that arise.
 - c. Provide suggestions for maintaining and preparing grounds for winter and snow removal.
- 4. Report Issues:**
 - a. Communicate with college leadership regarding issues encountered.
 - i. Daily Maintenance of Facilities: Michele Esser, 970.675.3277
 - ii. Financial Questions: Hailee Chumacero, 970.675.3237
 - iii. Areas for Concern: VP of Business & Admin 970.675.3236, or President Dr. Jones W:970.675.3210.
 - b. Suggestions for process or equipment improvements.
- 5. Compensation**
 - a. We agreed that this oversight role would require 4-6 hours per week.
 - b. 6 hours x \$65.00 per hour = \$390.00 per week.
 - c. MOU effective until December 31, 2025. After that date, parties agree to revisit Scope of Work for possible renewal.
 - d. 10 weeks x \$390.00 = \$3,900.00 purchase order total for 2025.

GENERAL TERMS:

1. Legal Authority. The Parties warrant that each possesses the legal authority to enter into this MOU and that each Party has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this MOU and to bind the Party to its terms. Each party shall consult and rely upon its own tax advisors and legal counsel.
2. Representatives and Notice. Any notice or written consent of the Parties required by this MOU, shall be provided to the following designated representative:

Town of Rangely

209 E. Main Street

Rangely, CO 81648

940.675.8476

lpiering@rangelyco.gov

Dr. Lisa Jones, President

500 Kennedy Drive

Rangely, CO 801648

970.675.3210

Lisa.Jones@cncc.edu

3. Successors. Except as herein otherwise provided, this MOU shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.
4. Third Party Beneficiaries. It is expressly understood and agreed that the enforcement of the terms and conditions of this MOU and all rights of action relating to such enforcement, shall be strictly reserved to CNCC and Tuesday Stanley Consulting. Nothing contained in this MOU shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the Parties that any such person or entity, receiving services or benefits under this MOU shall be deemed an incidental beneficiary only.
5. Governmental Immunity. Notwithstanding any other provision of this MOU to the contrary, no term or condition of this MOU shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended by either Party. The Parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.
6. Governing Law. This MOU shall be governed by Colorado law.
7. Force Majure. Neither Party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such Party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, fires, floods, earthquakes, or other acts of God.

8. Severability. To the extent that this MOU may be executed and performance of the obligations of the Parties may be accomplished within the intent of the MOU, the terms of this MOU are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.
9. Waiver. The waiver of any breach of a term, provision, or requirement of this MOU shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.
10. Entire Understanding. This MOU is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved by both Parties.
11. Survival of Contract Terms. Notwithstanding anything herein to the contrary, the Parties understand and agree that all terms and conditions of this MOU which may require continued performance, compliance or effect beyond the termination date of the MOU shall survive such termination date and shall be enforceable by the CNCC and Tuesday Stanley Consulting.
12. Modification and Amendment. This MOU is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this MOU on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this MOU shall be effective unless agreed to in writing by both Parties in an amendment that is properly executed and approved in accordance with applicable law.
13. Assignment. Town of Rangely's rights and obligations hereunder are personal and may not be transferred, assigned or subcontracted without the prior, written consent of CNCC. CNCC may not transfer, assign or subcontract any rights and obligations hereunder without prior written consent of. Any attempt at assignment, transfer, subcontracting without such consent shall be void.
14. Counterparts. This MOU may be executed in multiple identical original counterparts, all of which shall constitute one agreement.
15. No State Funds. This MOU does not commit CNCC to expend State funds. Financial obligations of CNCC are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

MEMORANDUM OF UNDERSTANDING BETWEEN TOWN OF RANGELY
ENTERPRISES LLC AND THE STATE OF COLORADO, DEPARTMENT OF HIGHER
EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL
EDUCATION FOR THE USE AND BENEFIT OF COLORADO NORTHWESTERN
COMMUNITY COLLEGE

TOWN OF RANGELY	STATE OF COLORADO Department of Higher Education State Board for Community Colleges and Occupational Education For the use and benefit of Colorado Northwestern Community College
BY: Ron Granger, Mayor	BY: Lisa Jones, CNCC - President
DATE: _____	DATE: _____



Town of Rangely
209 E. Main St.
Rangely, CO 81648
October 15, 2025

Colorado Department of Local Affairs
1313 Sherman St., Suite #518
Denver, CO 80203

To whom it may concern,

The Lee fire, declared a disaster on August 5th by Governor Polis, has created areas of expense that the Town of Rangely did not anticipate due to the increase in sedimentation and organics in the White River. We have already seen an increase in chemical dosing, equipment runtime, and increased maintenance.

We believe by installing a turbidimeter at our River Intake Station and having the ability to automatically turn off our river pumps through our SCADA system and avoid drawing excessively turbid water during precipitation events, we will be able to mitigate some of these issues we're already facing. And if we do have to draw in highly turbid water, this turbidimeter will allow us to prepare for adjusting chemical dosing and adjusting tank levels if necessary.

This project will be very simple. We would purchase a turbidimeter from Hach and install it ourselves at our River Intake Station. Once installed, we will have a programmer set up the turbidimeter to communicate with our SCADA system and install controls to shut the pumps off automatically once the turbidity in the White River reaches a specific level. This isn't a "fix-all" solution, but it would be an important step in setting ourselves up for producing the highest quality water we possibly can. By foregoing this project, we would increase the risk of sending out poor quality, or possibly contaminated, water. With more precipitation events expected over the next few months, this project should be completed as soon as possible. The total funding the Town of Rangely is requesting for this project is \$20,580.

The Water Fund supports all water for our community, including the treatment and distribution of potable water and the distribution of commercial raw water. The Town has repeatedly raised utility rates every other year in attempt to stay ahead of inflation, and we are due to raise rates again in 2026. We currently have numerous capital projects that will need to be completed in the next 5-10 years which, without grant support, will need to be detrimental in maintaining a positive fund balance. Our other avenue for funding capital would be for the General Fund to make transfers to Utilities, but our Severance Taxes will most likely be diminished in the next five years, so that may restrict this funding mechanism.

We have 8 years left on our DWRF loan, costing approximately \$93,000 annually with total operational expenses averaging approximately \$925,000 annually and capital expenditures averaging close to that amount as well. We foresee not having grant assistance for many capital projects, and with the fire-related expenses that we may not be able to predict, we are very uncertain of how to maintain our fund balance. We expect to take away from the balance at a rate of at least \$400,000-\$450,000 per year with normal expenditures and capital needs. Possible fire related expenses may escalate that drastically in the next three years. At the end of 2024, our cash fund balance was approximately \$1,400,000.

Sincerely,

Ron Granger
Mayor of Town of Rangely
970-675-8476
rgranger@rangelyco.gov

**COLORADO****Department of Local Affairs**

Division of Local Government

Emergency Funding Request (rev. 08/23/24)

E-MAIL the completed form to Angie Cue, Peter Deidrich and the RM/RA, along with a copy of the letter from the Grantee requesting the emergency funding and detailing the reasons it is needed. The letter from the Grantee **must** be signed by an Elected Official or Executive Director (someone with signature authority for the Grantee).

Local Government/Grantee Legal Name	Town of Rangely
Form and date of request (Include copy of request)	Letter dated October 15, 2025
Chief Elected Official name, phone & email	Ron Granger 970-675-8476 rgranger@rangelyco.gov
Responsible Admin	Michael Dillon
Responsible Adminphone & email	970-629-0243 mdillon@rangelyco.gov
Responsible Adminaddress	209 E. Main Street, Rangely, CO 81648
Amount of request	10
Energy Impact Score. If applicable, describe if and how the project is directly related to the energy industry.	This project seeks to preserve distributed water quality to residents, a significant number of which are oil and gas industry employees.
Project description	This project is to purchase a turbidimeter to be installed at the sole water intake for the Town of Rangely on the White River. The Turbidimeter will be connected to the Supervisory Control and Data Acquisition (SCADA) system at the towns water treatment plant and will allow for active monitoring of turbidity levels resulting from rainfall on the Lee Fire burn scar east of Rangely. When Turbidity reaches a level that significantly impacts treatment operations, the SCADA system will shut down the intake pump until the water returns to acceptable levels of suspended solids.
How long has this emergency been known? Describe the consequences if this project is not awarded funds and has to wait until the next EIAF cycle.	The potential emergency developed during and after the Lee Fire. The Lee Fire began on August 2, 2025 and was not 100% contained until October 2, 2025. After the fire was fully contained, a damage assessment revealed a burn scar of over 138,000 acres. All of this burn scar is in the White River watershed upstream from the Town of Rangely. During the recent rains runoff from the burn scar created significant turbidity (suspended solids) in the White River which flowed to Rangeley's only intake for the water treatment plant. The increase in turbidity along with contaminants has caused a significant impact on the plant operation, to include having to increase chemical treatment and shutting down the plant for increased filter maintenance.
Describe any existing maintenance plan related to infrastructure or practice that has resulted in this emergency request.	The standard maintenance plan has been overwhelmed by the excessive runoff from the burn scar of the Lee Fire. Failing to address the issue will cause a drastic reduction in planned necessary water system capital maintenance due to the increased costs of additional chemical treatment and filter media maintenance.
Timeframe for Project completion	Within 120 days
Financial need	The Town of Rangely has run deficit water enterprise budgets in three of the last

	four years as a result of planned capital projects, unrestricted cash reserves are less than one year's Operation and Maintenance costs and are committed to capital projects that are needed to otherwise adequately maintain the treatment plant and delivery system of the Town.																														
Jurisdiction's emergency funds in relation to annual expenditures	2025 Budgeted expenses are \$1,749,484 while the requested funds are \$ 20,580, which would account for just over 1 percent.																														
Other funding sources explored (Other agencies, insurance, etc.)	Seeking one half of the requested funding from the Colorado River District, with preliminary support by the District																														
Mark all that apply. You must provide a detailed explanation for your choice(s) in the box below.	☒ Unforeseen, unanticipated, extraordinary circumstances ☐ Significant negative impact on public health, safety and/or welfare ☒ Will mitigate an emergency or hardship ☐ Need is time-sensitive ☐ Applicant has no other funds available to complete the project ☐ Applicant has exhausted all other remedies/resources to complete the project ☒ A federal, Governor or locally declared disaster has been designated																														
Explanation(s) for the choices selected above.	The increase in turbidity along with contaminants has caused a significant impact on the plant operation, to include having to increase chemical treatment and shutting down the plant for increased filter maintenance. Governor Polis has declared an Emergency for the Lee Fire impacts.																														
Emergency project budget	<table border="1"> <thead> <tr> <th>Budget Line Items</th><th>Total Cost</th><th>Grant Funds</th><th>Other Funds</th><th>Other Fund Source</th></tr> </thead> <tbody> <tr> <td>Equipment Purchase</td><td>\$11,150</td><td>\$11,150</td><td>\$</td><td>Possible 50% From CRD</td></tr> <tr> <td>Installation</td><td>\$ 1,000</td><td>\$ 1,000</td><td>\$</td><td>SAA</td></tr> <tr> <td>Programming</td><td>\$ 5,000</td><td>\$ 5,000</td><td>\$</td><td>SAA</td></tr> <tr> <td>Contingency 20%</td><td>\$3,430</td><td></td><td></td><td></td></tr> <tr> <td>Total</td><td>\$ 20,580</td><td>\$ 20,580</td><td></td><td></td></tr> </tbody> </table>	Budget Line Items	Total Cost	Grant Funds	Other Funds	Other Fund Source	Equipment Purchase	\$11,150	\$11,150	\$	Possible 50% From CRD	Installation	\$ 1,000	\$ 1,000	\$	SAA	Programming	\$ 5,000	\$ 5,000	\$	SAA	Contingency 20%	\$3,430				Total	\$ 20,580	\$ 20,580		
Budget Line Items	Total Cost	Grant Funds	Other Funds	Other Fund Source																											
Equipment Purchase	\$11,150	\$11,150	\$	Possible 50% From CRD																											
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Programming	\$ 5,000	\$ 5,000	\$	SAA																											
Contingency 20%	\$3,430																														
Total	\$ 20,580	\$ 20,580																													
Internal Use Only																															
Field Staff contact & phone number																															
Field Staff recommendation																															
EIAF Program Manager recommendation																															
DLG Director recommendation																															
DOLA Executive Director recommendation																															



Colorado River District



Thank you for booking with us! You will get a confirmation message in email shortly

Upcoming booking for LISA PIERING

CFP Pre-Application Phone Call



Thursday, October 23, 2025



11:00 AM (30 minutes)



We will call you on your provided phone number.

Reschedule

Cancel booking

New booking



All times are in (UTC-07:00) Mountain Time (US & Canada)

[https://www.coloradoriverdistrict.org/Terms and Conditions](https://www.coloradoriverdistrict.org/Terms-and-Conditions) | The Policies and Practices of Colorado River District apply to the use of your data



Powered by [Microsoft Bookings](#)

© 2023 Microsoft

National Fish and Wildlife Foundation (NFWF) RESTORE Grant

to develop, purchase and install all the necessary signage in the following categories:

1. You are Here, River Map
2. What makes the White River unique:
 - a. Endangered Species/Invasive Species
 - b. Care and Feeding of the river ecosystem

The RESTORE Grant focuses on Restoration and Stewardship of Outdoor Resources and Environment (RESTORE) Colorado funds at-scale habitat restoration, expansion and improvement projects across priority landscapes. The program expects to make approximately 10 awards in 2026, with a minimum grant amount of \$100,000. Projects must be started within 6 months of award and must be completed within 3 years of award. Matches are not required but highly encouraged. No federal match is permitted. Matching contributions can be cash or in-kind.

Application Due Date: November 10, 2025.

Grant Request will not exceed \$100,000.

**RESUBDIVISION OF LOT 2, BLOCK 4,
THE RIDGES FILING NO. ONE**
LYING IN SECTION 2, T1N, R102W OF THE 6TH P.M.
TOWN OF RANGELY, RIO BLANCO COUNTY, COLORADO

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GARY LEE HINAMAN AND REBECCA SUSAN HINAMAN, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 2
BLOCK 4
THE RIDGES FILING NO. ONE
FILED MAY 13, 1979 AS RECEPTION No. 189335
TOWN OF RANGELY, COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME IN LOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS "RESUBDIVISION OF LOT 2, BLOCK 4, THE RIDGES FILING NO. ONE", IN THE TOWN OF RANGLEY, COUNTY OF RIO BLANCO, COLORADO, AND DO HEREBY GRANT TO THE TOWN OF RANGLEY, COUNTY OF RIO BLANCO, COLORADO, ANY UTILITY AND DRAINAGE EASEMENTS DESIGNATED HEREON FOR THEIR INDICATED USE.

EXECUTED THIS _____ DAY OF _____ A.D., 2025

GARY LEE HINAMAN AND REBECCA SUSAN HINAMAN
(REPRESENTATIVE)

STATE OF COLORADO)
COUNTY OF RIO BLANCO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D., 2025, BY _____ (GARY LEE HINAMAN)

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL _____

STATE OF COLORADO)
COUNTY OF RIO BLANCO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
A.D., 2025, BY _____ (REBECCA SUSAN HINAMAN)

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

SURVEYOR'S CERTIFICATION

I, JAMES W. JOY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS MADE SEPTEMBER 24, 2025 BY ME, OR UNDER MY DIRECT SUPERVISION, AND IS BASED UPON MY BEST KNOWLEDGE, INFORMATION, AND BELIEF, AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. I FURTHER CERTIFY THAT MONUMENTS AND MARKERS WERE SET AS REQUIRED BY THE TOWN OF RANGELY SUBDIVISION ORDINANCE.

BY: _____

DATE: _____

TOWN OF RANGELY
PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF THE TOWN OF RANGELY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS: _____ DAY OF _____, A.D. 2025

BY: _____

TOWN BOARD OF TRUSTEES APPROVAL

APPROVED THIS _____ DAY OF _____, 2025, BY THE TOWN BOARD OF TRUSTEES, RANGELY, COLORADO FOR FILING WITH THE OFFICE OF THE CLERK AND RECORDER OF RIO BLANCO COUNTY, COLORADO, AND FOR CONVEYANCE TO THE TOWN OF ANY PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE TOWN OF RANGELY TO THE FINANCING, CONSTRUCTION, OR MAINTENANCE OF IMPROVEMENTS ON DEDICATED LAND, STREET OR EASEMENTS.

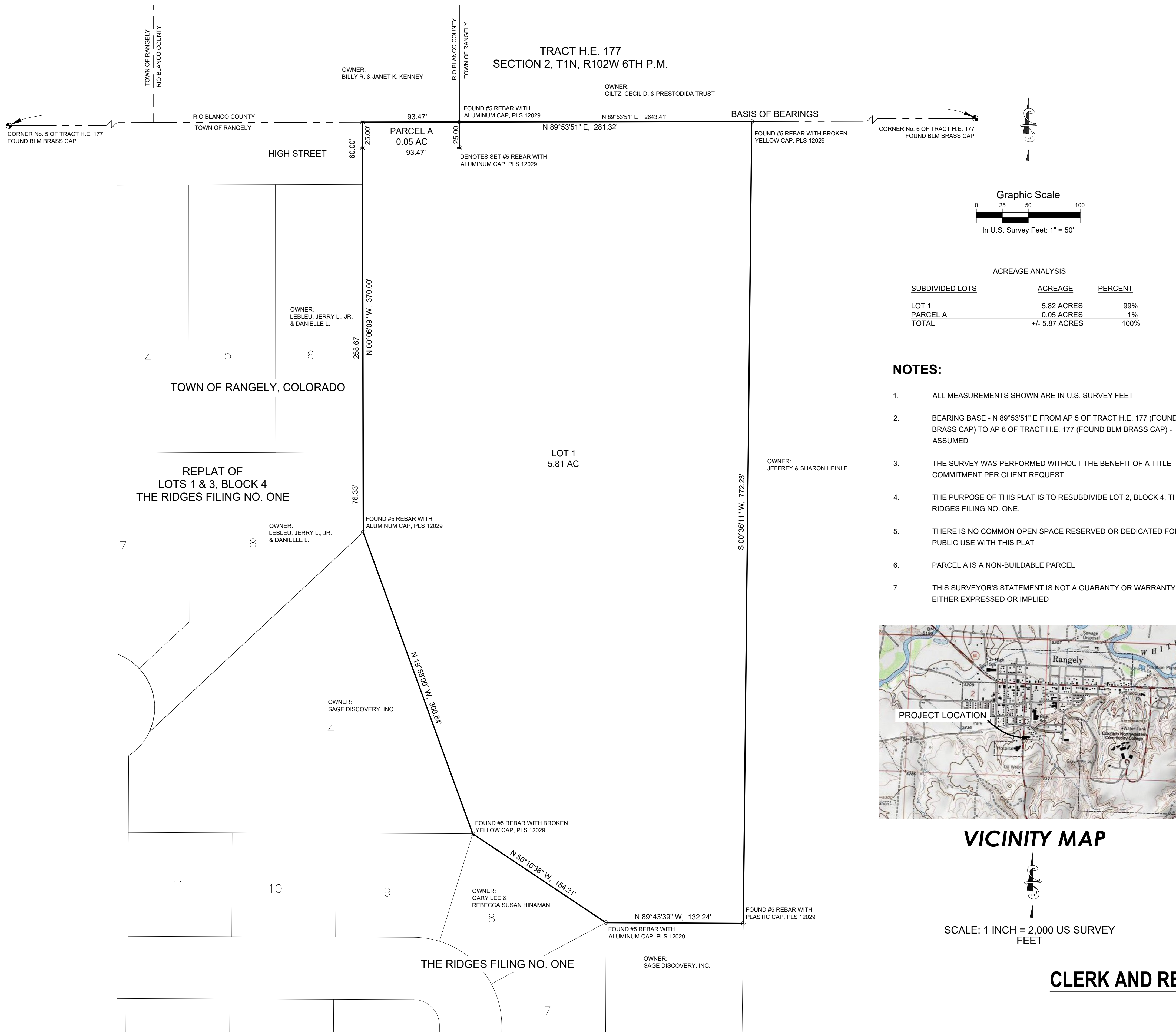
ATTEST: _____
RANGELY TOWN CLERK

RANGELY MAYOR

CLERK AND RECORDER'S CERTIFICATE

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

RESUBDIVISION OF LOT 2, BLOCK 4, THE RIDGES FILING NO. ONE LYING IN SECTION 2, T1N, R102W OF THE 6TH PM, TOWN OF RANGELY, CO. BLANCO COUNTY, COLORADO HINAMAN		
	DRAWN BY <u>JJ</u>	
	DATE <u>9/28/2025</u>	
	JOB NO. <u>HINAMAN</u>	
	CHECKED BY <u>JWJ</u>	
PHONE: (970) 270-3928	P.O. BOX 2186	MEEKER, CO 81641



Item #15 – Informational Items

RANGELY CHAMBER PRESENTS

Oktoberfest

2025

OCTOBER 17-31, 2025



Oktober-Crawl



Haunted Museum



Pumpkin Carving Contest



Hayrides



Mini Haunted House Contest



Escape Rooms



The Haunted Hand Run



The Harvest & Hops Market



Rangely Chamber | 970.675.5290 | rangelychamber@gmail.com



SHOP N' DINE RANGELY

November 1 - December 1, 2025



From Walter's Backyard
to Yours:

Shop N' Dine Local -
Bite into Our Heritage!

Earn \$5 worth of vouchers for every \$50 spent. Earn up to \$40 per household.
Exchange qualifying receipts at Town Hall on or before December 1st at 5:00 pm.
for valuable vouchers.

RULES

- Every licensed business in Rangely is eligible to participate.
- Nonqualifying products: tobacco, pharmaceuticals, gasoline & utilities.
- Vouchers must be redeemed at an eligible business.
- Vouchers must be redeemed by December 1, 2025 @ 5:00 pm.
- Vouchers must be redeemed in full. No change will be given.
- Receipts must be dated in November 2025.

Brought to you by The Town of Rangely

The Town of Rangely reserves the right to refuse to honor receipts that appear to be an abuse of the program.

ASHES TO ACTION



NOVEMBER 1
FAIRFIELD CENTER

5:00 PM – BRIEFING

6:00 PM POTLUCK, CASH BAR

RSVP TO PUBLICINFO@RBC.US OR CALL 970-878-5975

We've been through a lot together!

The Lee and Elk Fires altered our landscape, and the fires' impacts will continue to challenge us...

Join us as we gather to appreciate our community and show ongoing support for friends and neighbors. After an update on recovery and funding efforts, we'll share a potluck 'soup supper.'

Chili and soup will be provided by Rio Blanco County staff and friends at White River & Douglas Creek Conservation District, Farm Bureau, and the White River Fire Protection District.

Community members and organizations are encouraged to bring **salads, side dishes** and **desserts** to round out the menu.

Cash bar provided by the Lion's Club

Please RSVP:

publicinfo@rbc.gov

878-9575



CML Effective Governance Workshops

Unlock the Keys to Responsible Municipal Leadership

Effective Governance on the Road

We are taking CML's popular Effective Governance workshop on the road! Don't miss this opportunity to engage with local experts, exchange ideas, and empower your community.

November 19 Meeker: Town Hall, 345 Market St., Meeker.

November 20 Ridgway: Decker Community Room, 675 Clinton St., Ridgway

AGENDA

9:45 am	Doors Open
10 am	Kick-off & Introductions
10:10 am	Welcome & Your Role as a Municipal Leader
10:20 am	Ethics, Liability, Conflicts of Interest, Nick Cotton-Baez, Associate General Counsel, CIRSA
11:05 am	Open Meetings Law, Robert Sheesley, General Counsel, CML
12 pm	Staff/Council Relationships Lunch Discussion
12:45	Budget 101, Mia Gonzales, DOLA
1:30 pm	Public Engagement, Denise White, Communications & Engagement Manager
2 pm	Workshop ends

Item 17 – Scheduled Announcements