



## **HORIZON DRIVE** **District**

*Gateway to Grand Junction*

### **Minutes**

Regular Board Meeting of the Horizon Drive Business Improvement District

**May 15, 2013**

Horizon Drive District  
Conference Room

2764 Compass Drive #205, Grand Junction, CO 81506  
10:30am to 12:30pm

#### **Attendance:**

Clark Atkinson  
Chuck Keller  
Bill Milius  
Jay Moss  
Dale Reece  
Jan Rohr

#### **Others:**

Vara Kusal, HDD manager  
Phyllis Norris, Grand Junction City Council  
Trenton Prall, Engineering Manager, City of Grand Junction  
Louis Buescher, Horizon Drive property owner  
Jere Woldruff, commercial real estate broker

**Call to Order:** The meeting was called to order at 10:35 am by Chuck Keller. Meeting was recorded. A quorum of board members was present.

**Consent Agenda:** The consent agenda, consisting of emailed documents (Minutes of Board Meeting of April 10, 2013; Treasurer's Report of April 30, 2013; Manager's Report May, 2013; and HDD Board Meeting Schedule, Revised) were received by all board members. Approval of the entire consent agenda was moved by Jay Moss, seconded by Bill Milius and unanimously passed.

**Lightening Round:** Chuck requested each person present give a short comment or update on the District and related matters.

**VISIT THE DISTRICT**

[WWW.HORIZONDRIVEDISTRICT.COM](http://WWW.HORIZONDRIVEDISTRICT.COM)

**970.985.1833**

**2764 Compass Drive Suite 205. Grand Junction, CO 81506**

## **Discussion and Action Items from Prior Meetings:**

Corridor Improvement Plan (CIP) Update. Trent Prall, Engineering Manager for the City of Grand Junction, gave an overview of how the Responsible Acceleration of Maintenance and Partnerships (RAMP) application process goes from here. The pre-application has been submitted and in June, 2013, the Colorado Department of Transportation (CDOT) will notify the District if their project will be allowed to submit a more detailed application. If so, the application will be due July 1, 2013. The state transportation board will be looking at the applications in September. The Minor Interchange Modification Request (MIMR) is still being worked on by city engineers, Ourston Roundabout Engineering, Inc. in Wisconsin, and TurnKey Consulting, LLC, a local company.

Trent discussed traffic projections to 2035 on Horizon. If the corridor is not improved, it is estimated there will be over 400 accidents per year by 2035. The roundabouts in the improvement plan would reduce the number of accidents by about 50%. Additionally, accidents in a roundabout situation tend to be sideswipes or minor fender benders, while accidents in a signaled intersection tend to be much more serious and potentially fatal. Generally, safety considerations are given high priority by the state transportation board, which should help the District's RAMP application.

Trent informed the board that his department has examined the current on- and off-ramps to I-70 at the Horizon Drive interchange. The westbound on-ramp is short of federal standards by about 400 feet, and the eastbound on-ramp is short by about 1000 feet. This makes it difficult for vehicles to get up to speed to safely merge with traffic on I-70. Possibly entering the on-ramps at 15 m.p.h. (from a roundabout) instead of from a full stop (at a traffic signal) may alter the equation, but to what extent is not known at this time.

Trent's office is working on updated cost estimates for each of the three phases of the CIP, as the current estimates are about two years old and there have been modifications. He explained the importance of having plans ready to go when funding partnership opportunities suddenly come to light, like the RAMP program.

Clark brought up the topic of the landscaping, or lack thereof, on the I-70 ramps. He felt the arrival experience to Grand Junction is diminished by the white salinity-caked ground devoid of vegetation. Trent has photographed interchanges landscaped with rock in other desert states that might be good models. He agreed to examine aerial shots and previous survey data to determine how much area would be involved. Trent's office may be able to develop some concepts that would be both low maintenance and more welcoming to visitors. However, it is generally the local entity (such as the District or the City) that would be responsible for the expense of landscaping improvements to the ramps, not CDOT.

## **New Business:**

Outreach. Owners of property on Horizon Drive have been invited to meetings to review the plans for corridor improvement, but not all have attended. Meetings with individual owners, a board member, HDD staff, and Trent or Ted (Ciavonne of Ciavonne, Roberts, and Associates) have taken place over the last few years. Some owners live out of town, and not all have been met with. The Board agreed it is important that all owners are aware of the Corridor Improvement Project. We need to refresh these contacts regularly so that even business owners too busy to come to a board meeting can be informed about what is going on with improvement plans. Jan suggested teleconferencing might be an option for owners that live out of town. Vara was authorized to schedule meetings with all owners in the District directly impacted by the CIP over the next 8 weeks. A board member and either Trent or Ted will attend these meetings with her.

Newsletter. Vara asked the Board for clearance to work on a prototype quarterly newsletter for electronic delivery and as a downloadable pdf file from the District website. Board members were receptive to the idea as a communication piece and agreed to look at the sample she will produce for the June board meeting.

Audit. All Board members had received the draft of the “Board of Director’s Discussion and Analysis” for the 2012 audit. Chuck made a motion to approve the document. The motion was seconded by Jan Rohr, and unanimously passed.

Next meeting. The next meeting of the Horizon Drive District Board of Directors will be June 19, 2013 at 10:30 a.m.

**Adjournment:**

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 11:46 a.m.

Horizon Drive District

By: \_\_\_\_\_  
Jan Rohr, Secretary

Date: \_\_\_\_\_