



HORIZON DRIVE

District

Gateway to Grand Junction

Minutes

Regular Board Meeting of the Horizon Drive Business Improvement District

September 18, 2013

Horizon Drive District
Conference Room

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

Attendance:

Clark Atkinson
Brenda Brock
Chuck Keller
Bill Milius
Jay Moss
Jan Rohr

Others:

Vara Kusal, HDD Manager
Trenton Prall, Engineering Manager, City of Grand Junction
Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Darshann Ruckman, District business representative

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 August 21, 2013; Treasurer's Report of August, 2013; Manager's Report September, 2013) were received by all board members. Approval of the entire consent agenda was moved by Jan Rohr, seconded by Jay Moss and unanimously passed.

VISIT THE DISTRICT

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Discussion and Action Items from Prior Meetings:

Corridor Improvement Plan (CIP) Update.

Colorado Department of Transportation (CDOT) staff has recommended approval of the Responsible Acceleration of Maintenance and Partnerships (RAMP) grant for Phase I improvements on Horizon Drive. Formal approval by the Department of Transportation is pending. Due to the massive damage to roads on the eastern slope by recent flooding, concern was voiced that the RAMP funding might be delayed or eliminated. Trent does not have any more information at this time.

Taco Bell / Super 8 / Comfort Inn Meetings.

Taco Bell: Trent updated the Board on the recent meetings with Ken Basinger of Colcal, Inc. regarding options for the rerouting of Visitor's Way. Mr. Basinger has expressed interest in purchasing the Visitor & Convention Bureau (VCB) building for corporate offices; this would eliminate the need for Visitor's Way altogether. Trent met with Debbie Kovalik of the VCB to discuss this possibility. VCB would need to replicate what they now have in a location on Horizon Drive near the interstate without incurring any debt for this to be a feasible option in her opinion. Trent has been looking into parcels that might work for the VCB. Clark pointed out that rerouting Visitor's Way will probably cost the project between \$250,000 and \$300,000 for an extremely limited use. Trent will continue to look at parcels that might work for VCB, but as construction on Visitor's Way would take place early in Phase I, we need a plan in place. Although Mr. Basinger has not given his full endorsement to Option B-1, it is now the front-runner.

Super 8: Attorney Rich Krone has been retained by Rob Feely of Super 8. Both attended the meeting August 27, 2013 with City engineers, CDOT staff, and Colcal representatives. Mr. Feely has concerns about losing his truck parking spaces and that he does not have a lease with CDOT for the Super 8 parking that falls within CDOT's right-of-way. There is not a lease in place and has not been one since the Feelys' purchased the property. City engineers have been working on a design which will relocate the Super 8 dumpsters to a less visible area and would create truck parking on the south side of the Super 8 building. Terms of a lease are being discussed with CDOT.

Comfort Inn: Access to Comfort Inn was discussed in depth at the March 13, 2013 board meeting. Dan Cybulski, owner of Comfort Inn, has now retained architect Bryan Sims and a sub-consultant, Marc Maurer. The board discussed Mr. Cybulski's request for a left-in specific to his property. It was noted the design of the CIP has been modified to include a left-in or U-turn when:

1. A U-turn maneuver can be safely negotiated
2. Access to multiple properties is facilitated through a shared driveway
3. Cross access agreements are in place

A left-in at Comfort Inn would serve only one property. Traffic engineers have safety concerns about a U-turn in such close proximity to a roundabout. The Board spent considerable time deliberating the issue although this segment of Horizon Drive will likely be Phase II or even Phase III of the project. Keeping the focus on Phase I at this point is a priority. Clark Atkinson made a motion to proceed with a plan that does not incorporate a left turn off of Horizon Drive into the Comfort Inn property at this point as it does not make sense to have a left turn into a solo property without a combined driveway. The motion was seconded by Bill Milius and unanimously approved.

New Business:

Soft Design and Brand. Ted Ciavonne and Jay Moss have met to advance the soft design proposed for the CIP. The horse theme portrayed in the underpass mosaic may be repeated in some of the permanent or rotating sculpture. "The Heart of the Valley" concept could be reflected in sculptures that showcase local activities such as rafting, skiers, bicycling, wine, local history, etc. Jay has been involved in discussions with the "Art on the Corner" group about a possible "Art on the Horizon" spinoff. A dialogue

evaluating possible sidewalk and crosswalk designs, informational signage, lighting, scale of art, materials, maintenance, etc., followed. Clark Atkinson encouraged the design team to continue to “dream big” and be creative in their ideas. The realities of cost of various materials and maintenance requirements will be addressed later.

Budget. Potential mil levy revenue was understated in the first draft of the 2014 Budget submitted to the Grand Junction City Clerk. Jay Moss made a motion to retract the 2014 Budget submitted to the City Clerk and submit the 2014 Budget with the revised revenue projection. The motion was seconded by Chuck Keller and passed unanimously. Anticipating possible formal RAMP approval, Jay Moss made a motion to also amend the 2013 Budget, increasing the Planning and Design allotment to \$93,000 to cover the projected cost of Design Development Services (DD) and Construction Document Design Services (CD). Jan Rohr seconded the motion and it passed unanimously.

Next meeting. The next meeting of the Horizon Drive District Board of Directors will be October 16, 2013 at 10:30 a.m.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 12:25 p.m.

Horizon Drive District

By: _____
Jan Rohr, Secretary

Date: _____