

# **Horizon Drive Business Improvement District**

## **Official Board Meeting**

May 12, 2010, 10:00 am – 12:00 noon

Hospice Palliative Care – Spoons, Room 101

### **Board Members in Attendance**

Clark Atkinson - Jan Rohr – Bill Milius – Dale Reece - Lynne Sorlye – Brenda Brock

### **Also Present**

Victoria Patsantaras, Representative – Diane Hatfield, Secretary –  
Teri Cavanagh, Cobb & Associates – Ted Martin, Developer

### **Opening**

Clark Atkinson thanked the board members for their attendance at the After Hours event. Clark thanked it's Representative, Victoria Patsantaras and Teri Cavanagh of Cobb and Associates for their work in pulling the event together; there was good representation from the City, and the outgoing board members were grateful for the wonderful gifts and gestures presented to them.

Clark introduced Ted Martin, who is a developer in Telluride and Powderhorn. Ted Martin and Darin Carei are part owners of 25 acres of land located at G Road and Horizon Drive, the largest undeveloped parcel on Horizon Drive. Clark thanked Ted for taking time out of his busy schedule to see where the Horizon Drive District is heading.

### **Call to Order**

The meeting was called to order at 10:08 am by Clark Atkinson, President, with minutes taken by Diane Hatfield.

### **Consent Agenda**

A consent agenda, including the minutes from the April 14<sup>th</sup> meeting, were previously distributed for review. No items were pulled from the consent agenda before a motion was made.

**Motion** - The motion was made by Dale Reece, seconded by Lynne Sorlye, and unanimously passed that the minutes from the April 14<sup>th</sup> meeting, Treasurer's report, and District Representative's report be approved.

### **New Business**

#### **Maintenance of the gateway**

Laurie Kadrach, City Manager, was contacted by Clark Atkinson to discuss formation of a definitive maintenance agreement between the City and the HDD. Laurie was receptive and indicated other similar agreements are in place and can serve as a template. Direction was given to Representative, Victoria Patsantaras to contact Tim Moore for a copy of a starting template which will be reviewed by Hoskin Farina &

Kampf as they work together to establish a definitive agreement between the Horizon Drive District and the city regarding the maintenance of the gateway.

#### Emergency contacts

During the week of May 3<sup>rd</sup>, Clark Atkinson noticed an irrigation leak and placed a call to the city; the problem was quickly remedied. It was agreed that it would be good for the board members to carry a list of emergency numbers so they can make the appropriate contact if they see other such situations. The District Representative was directed to assemble these emergency contacts with phone numbers.

#### CDOT

The board anticipates an introductory meeting by the City with CDOT in late June. The Horizon Drive District would like to convey the desire to work with CDOT on long term capital improvements.

#### Horizon Drive Improvements

Discussion on future projects was held – Ted Martin inquired about future roundabouts, pointing out that G Road and Horizon Drive is a great central location. Clark responded that the original beautification planning of the District calls for long term traffic calming and traffic management, as well as pedestrian safety. A grass esplanade with edge curb and gutter seems an appealing response to these issues. Roundabouts are very effective and are also being considered for the future, realizing strategic placement is imperative.

Ted Martin expressed a desire to have the property owned by him and multiple partners annexed into the Horizon Drive District, and is seeking approval from all the owners. The board agreed that this property, as well as the Safeway complex would be a welcome addition to the Horizon Drive District, and would have significant influence on controlling quality and beautification.

### **Generative Agenda**

#### Goals for the District

Three goals of the district were determined from the board's long term vision, goals and purpose meeting.

1. Develop relationships with stakeholders
2. Improve physical appearance and image of district
3. Expand the boundaries of the district

If these primary goals are done well, other soft goals will follow and economic vitality should fall in place. With this in mind, the board compiled an extensive list of people to invite to future board meetings so guests may share their expertise for the board's consideration. One guest will be invited to each meeting, and the meeting may be held at the District's official meeting place or at the guest's place of business. Personal contact will be made in advance, followed up by an e-mail with a summary of the

board's goals and accomplishments. The first guest is planned for the Horizon Drive District June's meeting.

**Motion** – The motion was made by Lynne Sorlye, seconded by Dale Reece, and unanimously passed that Debbie Kovalik, Department Director of Economic, Convention & Visitor Services for the City of Grand Junction be invited to the June meeting as the first guest. It is also planned that the July meeting will be held at City Hall if Laurie Kadrich can attend the July meeting

Jan Rohr will work with Clark and Representative, Victoria Patsantaras, to prepare the content of this meeting focusing on “how we shape the vision”, including beautification, what's outside the right-of-way, and setting & enforcing design standards.

#### Agenda

The appearance and image of Horizon Drive, as the gateway to Grand Junction, is an ongoing process. The board held discussion on that process – “How does the District proceed with design, signage and beautification?” As guests meet with the board, the board will be accumulating information that validates the goals of the District, which sets in place the strategic plan to achieve those goals. Research into city code, environmental concerns, landscaping requirements, water permits, and property owner's issues will be considered.

The District Representative was asked to research:

1. Precedence for enacting design standards
2. Legal authority held by the board to implement design standards in the district, including the process required to get approval.

**Motion** –The motion was made by Bill Milius, seconded by Jan Rohr, and unanimously passed that the meeting be adjourned.

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Clark Atkinson, President

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