



HORIZON DRIVE **D i s t r i c t**

Gateway to Grand Junction

Official Minutes

Board Meeting of the Horizon Drive Business Improvement District

June 8, 2011

Spoons at Hospice & Palliative Care, Room 101
3090 A North 12th Street, Grand Junction, CO 81506
10:00 a.m. to 12:00 noon

Attendance:

Clark Atkinson
Jan Rohr [10:30 a.m. – 11:45 a.m.]
Bill Milius
Chuck Keller
Lynne Sorlye

Absent:

Brenda Brock
Dale Reece

Others:

Teri Cavanagh and Rob Hughes, Cobb & Associates
Victoria Patsantaras, representative for District
Jarrod Pearson, attorney for District

Call to Order: The meeting was called to order at 10:10 a.m. by Clark Atkinson. Minutes were taken by District's representative, Victoria Patsantaras. A quorum (4) of Board Members is present.

Welcome: Welcome and introduction of guests.

Consent Agenda: The consent agenda, consisting of emailed documents: Treasurer's Report for May 2011, representative's report of June 2011 and Minutes of May 11 and May 18, 2011 meetings were received by all board members. No questions were raised. Lynne Sorlye moved for approval of the consent agenda, Chuck Keller seconded the motion and it was unanimously approved.

VISIT THE DISTRICT

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P.O. Box 4191 Grand Junction, CO 81502

Routine Business:

1. **Lightning Round.** The Board chairman requested each person present, including our guests, introduce him or herself and give a short comment or update on the District and related matters.

New Business:

The Board discussed the following items:

1. **Economic Impact Study.** A response letter to Mesa State College (now Colorado Mesa University) has been drafted. The letter outlines the Board's view concerning the May 13, 2011 report and offers an opportunity to address the concerns. After the board members present review the draft letter, revisions are suggested. Additionally, board members share times of availability for a potential meeting with Dr. Redifer, should he suggest one following receipt of the letter.

It was moved by Jan Rohr and seconded by Bill Milius that (1) the draft letter to Dr. Redifer be sent immediately under the Board President's signature and (2) if requested by Dr. Redifer, Board members who are available meet as quickly as possible with Dr. Redifer to discuss and resolve the concerns outlined in the letter. The motion passed unanimously.

2. **Improvement Plans.** Discussion occurred relative to the City's design for median and sidewalk improvements, which are shown at the meeting as a document printed on a long sheet of paper (approximately 7 feet in length), and the estimated cost of sections.

a. **Design.** The design is "big picture" and conceptual. This means that the dimensions, scale and driveway cuts to each business are not shown (that is a later step, i.e. engineering detail). Questions were raised concerning access directly after the H Road roundabout and truck access during stages of construction when a roundabout is in, but others are not. These concerns will be directed to City public works for the next draft and meeting conversation.

Discussion confirming the start point of H Road to Crossroads/Horizon included Board agreement that (1) the section is an extension of the established efforts of the Grand Junction Regional Airport plans and further emphasizes the "gateway" to Grand Junction position that the District wishes to assert; (2) the section includes more vacant land than other parts of the District, thus the section's impact will be on fewer businesses; and (3) the section lends itself as a "test section" to acquaint the users with the future upgrades, and perhaps even generate support for other sections, as the other sections have more businesses.

The Board agreed:

1. Accept the conceptual design showing Horizon Drive median, roundabouts and sidewalks;

2. Begin with the section of Horizon Drive from H Road to Crossroads Blvd.

b. **Cost & contribution.** Cost estimates are related to sections of improvement. From Crossroads to H Road (one roundabout)= \$1.509 M; From North 1-70 to Crossroads =\$1.208 M (one roundabout); G Road to North 1-70 = \$2.602 M(two roundabouts). District contribution is discussed on a few levels: a set percent, i.e. 15% – 20% of total cost, or lump sum contribution of a set dollar amount, or based on a percentage of annual revenue flexing over time. The Board agrees that the contribution parameters need more analysis and requests that the Treasurer, at the next meeting, provide his summary review and make suggestions for Board consideration.

c. **District and public information.** Discussion on getting the designs and information to the public centered on starting a conversation with the Grand Junction City Council, perhaps via a work session. The general discussion points will be “What, When and How”. Feedback from the Council will help analyze concerns or confirm design and hopefully move toward clarifying funding and District contribution. This will further equip the Board for District-wide discussion.

d. **Next steps.** It is suggested and agreed that City staff, Trent Prall, Kathy Portner, Tim Moore and Parks Department Tom Ziola, be invited to the July 13, 2011 Board meeting. Guests suggested are those whose property or businesses are near Horizon Drive between H Road and Crossroads Blvd. Emails, where possible, and personal invites will be extended.

The Board suggests additional items for the City to prepare for discussion at the July meeting.

3. **Budget 2012 preparation.** The Board agrees that work should begin on budget items for 2012. Chuck Keller moves that a workshop occur immediately following the July 13, 2011 board meeting. Bill Milius seconds the motion and it unanimously passes.

Next Board Meeting will occur on July 13, 2011. Timeframes: 10:00 a.m. to 11:30 a.m. for the regular Board Meeting where City staff will present and discussion will occur regarding improvement plans. The meeting will then adjourn. The budget workshop will be from 11:45 a.m. to 1:00 p.m. with lunch by Spoons.

There being no further business, with thanks to all, the meeting was adjourned by Clark Atkinson at 12:00 p.m.

Horizon Drive District

By: _____
Chuck Keller, Secretary

Date:_____