



HORIZON DRIVE

D i s t r i c t

Gateway to Grand Junction

Minutes

Regular Board Meeting of the Horizon Drive Business Improvement District

March 16, 2016

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
Darshann Ruckman

Others:

Bennett Boeschstein, Grand Junction City Council
Ted Ciavonne, Ciavonne, Roberts & Associates, Inc.
Vara Kusal, HDD Manager
Trent Prall, Engineering Manager, City of Grand Junction
Mike Russell, HDD counsel
Craig Snyder, Stantec Consulting

Call to Order: The meeting was called to order at 10:30 am by Jay Moss. Meeting was recorded. A quorum of board members was present.

Consent Agenda: The consent agenda, consisting of emailed documents (Minutes of Board Meeting of February 17, 2016; Treasurer's Report of February, 2016; Treasurer's Report December, 2015 (Revised); Manager's Report March, 2016; 2015 Year End Report) were received by all board members. Approval of the entire consent agenda was moved by Chuck Keller, seconded by Clark Atkinson, and unanimously passed.

Discussion and Action Items from prior meetings:

Construction Update: Project Manager Craig Snyder reports that Phase 1 is well ahead of schedule, although he does not want to predict a completion date as weather and other factors can still impact the timeline. The asphalt plant has opened and paving is scheduled to begin on March 17, 2016.

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The City has entered into a separate contract with M.A. to replace the sewer line from the southern point Phase 1 ends (former Century 21 building) to the south of Stop and Save.

Corridor Improvement Project (CIP): Current estimate of cost for Phase 2 (including G Road roundabout and construction up to the southern end of Phase 1 construction) is \$7M. Trent discussed the possibility of applying for a grant through the TAP (Transportation Alternatives Program) of FHWA (Federal Highway Administration), Hazard Elimination grant through CDOT, and DOLA (Department of Local Affairs) Energy Extraction Impact grants. Trent feels Phase 3 is realistically 8-10 years out, so he has planned an overlay in 2016 on the section north of Phase 1 to H Road. This will help to preserve the asphalt in that area which is rapidly degrading.

Ted updated the board on his efforts to obtain a better price on the pedestrian lighting and spotlights for sculpture lighting by ordering direct from the manufacturer. Clark Atkinson made a motion to approve the purchase of the Tinley pedestrian light fixtures and poles as well as the spotlights for sculpture lighting. Chuck Keller seconded the motion and it was passed unanimously. The board agreed to purchase an extra single pole, an extra double pole, and an extra single lighting fixture head so the City can have these parts on hand for repairs. A bid from the electrical contractor on site for Phase 1 will be requested, as well as a second bid from another company. A meeting will be arranged between Ted, Trent, Vara, and the City purchasing department.

The landscaping for Phase 1 outside of what is included in the RAMP project was discussed. Boulders had been cut from the landscaping, but the board wants to be sure the landscaping looks "finished" and is in support of adding some boulders back in if current estimates are under the \$58,000 HDD budgeted for remaining Phase 1 landscaping. A proposed contract from Clarke & Company (subcontractor for RAMP landscaping) was reviewed. Clark made a motion authorizing Ted to move forward with Clarke & Company on the proposed contract, with the following changes: removal of the Site Electrical for \$11,314 (the board had discussed this being included in the electrical contract discussed in the above paragraph), and changing the Surveying item at \$2,000 to "not to exceed" \$2,000 (as some or all of this charge may be the responsibility of artist Joseph Fichter by contract), and to add additional boulders as Ted deems advisable. The motion was seconded by Chuck Keller and passed unanimously.

Design Standards:

Ted is working with Jacob Hart of Culture Nine Productions in Ogden, Utah on 3D modeling of the Horizon Drive corridor with different heights of both signage and trees. Early estimates are \$3,600 for the 3D modeling in addition to \$2,000 for Ciavonne & Assoc. to oversee and facilitate the production. Ted wants it clear signage will simply be viewed as a solid mass and they will not be doing any sign design as part of this project. Ted will ask if the lighting fixtures and planned changes to curb cuts could be added. The board is in favor of the corridor being depicted as close as possible to the final design envisioned. Mike Russell advised it is important the video include a disclaimer that this is an artist rendering only. Filming of the corridor will take place when Phase 1 is close to completion.

The overlay district new guidelines and standards are on hold until the 3D modeling is completed, as the video will be used in the focus groups. With that in mind, the board discussed implementing a policy regarding new signage at this time. Clark Atkinson made a motion that limits all new signage along Horizon Drive to no more than 10 feet in height and to no more than 150 square feet per face, and electronic message displays shall be static in content and intensity for a minimum of 15 seconds. The motion was seconded by Chuck Keller, and it passed unanimously.

CMU Banners on Horizon Drive. The Horizon Drive District banner that had been used years ago was viewed by the board. Barb Bowman of the VCB is attempting to get a price on these and ascertain if the sign company still has a template of the design.

New Business:

Next meeting. The next regular meeting will be held on April 20, 2016 at 10:30 a.m.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 12:22 p.m.

Horizon Drive District

By: _____
Bill Milius, Secretary

Date: _____