



# **HORIZON DRIVE**

## **District**

*Gateway to Grand Junction*

### **Official Minutes**

Board Meeting of the Horizon Drive Business Improvement District

**September 12, 2012**

Horizon Drive District

2764 Compass Drive #205, Grand Junction, CO 81506

10:00 a.m. to 12:00 p.m.

#### **Attendance:**

Jan Rohr  
Bill Milius  
Brenda Brock  
Clark Atkinson

#### **Absent:**

Chuck Keller  
Dale Reece  
Jay Moss

#### **Others:**

Victoria Patsantaras, staff member for District  
Jarrod Pearson, attorney for the District  
Jay Valentine, City of Grand Junction, Finance, from 11:00 – 11:30

**Call to Order:** The meeting was called to order at 10:00 a.m. by Clark Atkinson. Minutes were taken by Victoria Patsantaras. A quorum (4) of Board Members is present.

**Consent Agenda:** The consent agenda, consisting of emailed documents: Minutes of Board Meeting of August 8, 2012; Treasurer's Report of August 31, 2012 and Staff report dated September 6, 2012, were received by all board members. Clark Atkinson requested clarification on the August 8, 2012 minutes; page 3, projections, and those changes were noted by Victoria and updated in the final minutes. Approval of the entire consent agenda was moved by Jan Rohr, seconded by Bill Milius and unanimously passed.

VISIT THE DISTRICT  
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## **Routine Business:**

Lightning Round. The meeting chairman requested each person present give a short comment or update on the District and related matters.

1. Communication Plan / Brand Discovery. Victoria Patsantaras relays a request from Jay Moss for board input on the draft brand discovery packet that was emailed out with the review packets for this meeting. Seeing that the board members present did not have input to offer for Victoria to relay back to Jay, the matter is tabled for discussion at the following meeting.

2. Budget 2013. All board members present have reviewed the drafts for the 2013 budget. Discussion ensued on expenses and income for 2013, with expense discussion focused on marketing and communications and contract services. The chairman, Clark Atkinson, believes these budget amounts should be reduced, which would allow the District to contribute as much as possible to the street improvement project. The discussion was discontinued for a short time, as

At approximately 11:00 a.m., Jay Valentine, of the Finance department of City of Grand Junction, joined the Board Meeting. Jay Valentine and the board members present discussed the District's mil levy, history with respect to the State's decision that the District is subject to TABOR, and the resulting annual temporary mil levy rate reductions by the District, and some thoughts and ideas from the point of view of finance and bonding expert. At approximately 11:30 a.m., Jay Valentine departed from the meeting.

The Board continued discussion regarding capital outlay and adjustments to expenses in the marketing and communications and contracted services sections. The Board collectively agrees that the marketing and communications expense allocation should remain approximately similar to that of the 2012 budget, and that the contracted service expense allocation should be reduced approximately one fifth.

Jan Rohr moves that the modifications to the 2013 budget as discussed in this meeting should be incorporated and then reviewed and approved by Clark Atkinson. Bill Milius seconds, and the motion unanimously passed.

## **New Business:**

1. Temporary Mil Levy rate reduction. The Board discussed the calculations prepared by Jarrod Pearson, attorney for the District, with respect to the mil levy. The Board agrees that the calculation is based on the best available information at present, including the August 22, 2012 Mesa County Certification of Values, and in order to meet the September 30, 2012 deadline for submitting the District's 2013 budget to the City of Grand Junction, the Board will adopt a temporary mil levy rate reduction of 0.3183. The board acknowledges that Mesa County may re-certify values by December 10, 2012, which may require a recalculation.

Jan Rohr moves that the board adopt the temporary mil levy rate reduction as recommended by the attorney, and Bill Milius seconds. The motion unanimously passed.

2. Operating Plan 2013. The Board reviews the draft 2013 Operating Plan. The chairman, Clark Atkinson, suggested changes to the order of goals for 2013, and offered to make these changes in the word documents, and finalize them for staff to use and submit to the City of Grand Junction.

Bill Milius moves that Clark Atkinson's suggestions relative to the goals of the District in 2013 be reflected in the 2013 Operating Plan document, which may be made by Clark Atkinson and forward to staff for filing with the City of Grand Junction. Brenda Brock seconds and the motion unanimously passed.

3. Executive Director, contracted services and transition. Earlier in the month of September, Victoria Patsantaras advised the Board members that she accepted a full time position with Mesa County, and in light of this fact, will not be able to continue providing contracted services to the District.

Jan Rohr opened the discussion indicating that she has been thinking about the situation since Victoria discussed her resignation, and Victoria's offer to continue to assist, on a limited time basis through the end of 2012. After thanks to Victoria from the various board members, and an explanation regarding the present term of the contracted service, which ends October 1, 2012, the Board members agree that the entire board should be part of the conversation. Further discussion on transition and Victoria's offer to continue contracted services on a limited time basis through end of 2012, will occur at a different time.

4. Property owner meetings. Clark Atkinson provides a recap to the Board of a meeting held at the end of August, 2012 with property owner Errett Sechler, and his land leasee, Gary Dean (Western States Motel Operations, Inc.). The suggestions resulted in a modification to design to the North I-70 roundabout, which will have to be run by CDOT, via the yet-to-be-hired roundabout experts recommended by CDOT and the City.

Victoria Patsantaras provides a recap to the Board of the other property owner meetings that are scheduled. One meeting is set for this afternoon, with the 'southern property owner group', who is represented by Bryan Sims and the Super 8 hotel owner, Rob Feeley. Jan Rohr has volunteered to accompany Victoria and Ted Ciavonne, Trent Prall, to this meeting.

Several property owner meetings planned for later in the month are a result of a letter sent out at the end of August, 2012, to property owners directly on Horizon Drive. Victoria explains the dates set for the meetings and identifies the board member volunteers who will be accompanying Ted Ciavonne, Trent Prall and Victoria to the meetings.

5. Next board meeting. The next board meeting is October 10, 2012.

**Adjournment:**

All business before the Board being concluded, and with thanks to all, the meeting is adjourned at 12:00 p.m.

Horizon Drive District

By: \_\_\_\_\_  
Chuck Keller, Secretary

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