



# **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

**January 16, 2013**

Horizon Drive District  
Conference Room

2764 Compass Drive #205, Grand Junction, CO 81506

10:00am to 12:00pm

#### **Attendance:**

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

#### **Others:**

Jarrold Pearson, District legal counsel  
Trent Prall, Engineering Manager, City of Grand Junction  
Ted Ciavonne, Ciavonne Roberts & Associates  
Linda Romer-Todd, Grand Junction Area Realtor Association representative  
Heidi Hoffman Ham, Interim District Representative

**Call to Order:** The meeting was called to order at 10:05 am by Clark Atkinson. Meeting was recorded by Heidi Hoffman Ham. A quorum of board members was present.

**Consent Agenda:** The consent agenda, consisting of emailed documents (Minutes of Board Meeting of November 14, 2012, and Treasurer's Reports of November 30 and December 31, 2012) were received by all board members. Approval of the entire consent agenda was moved by Chuck Keller, seconded by Jay Moss and unanimously passed.

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**2764 Compass Drive Suite 205. Grand Junction, CO 81506**

**Lightening Round:** The Board President requested each person present give a short comment or update on the District and related matters.

### **Discussion and Action Items from Prior Meetings:**

1. Election of Officers for 2013. Clark presented a slate of officers including Chuck Keller, President; Brenda Brock, Vice President; Jan Rohr, Secretary; and Jay Moss, Treasurer. Dale Reece moved to appoint the slate as presented. Bill Milius seconded the motion, and the vote passed unanimously. Dale expressed appreciation of the leadership and contribution of each of the 2012 officers to the District.

*At this point, the new President of the Board, Chuck Keller, assumed direction of the meeting. Owing to the need to wait for additional people before discussing the Corridor Plan, the Board proceeded to New Business items:*

### **New Business:**

1. Approval of 2012 Audit Services. Chuck explained the engagement agreement with Chadwick, Steinkirchner, Davis & Co., P.C., for 2012 audit services. Jay asked for clarification that the agreement includes services for writing the management letter; Chuck responded affirmatively. With no opposition being heard, Jay will review the agreement and sign it on behalf of the District. He will work with Heidi to collect and submit all required documentation.

2. Discussion: TABOR Override Initiative for April Ballot. Chuck asked Clark to give an overview of the proposed TABOR override. Clark explained that there are several competing interests for projects within the City including 29 Road, 22 Road, CMU, North Avenue, Horizon Drive, Avalon Theatre, parks and others. He reminded the Board that the City Council knows that the Horizon Drive BID needs financial assistance from the City to complete significant improvements to the area. The TABOR override will ask the voters to approve the City keeping tax receipts to invest in infrastructure; once City Council approves the question, statutes prevent City staff from “marketing” the ballot issue, so the Grand Junction Chamber of Commerce and others will be helping to garner support within the community. Clark noted that he and Chuck met with Diane Schwenke, Chamber Director, and Mike Burke, the incoming Chamber President, on Monday to ask for support for the Horizon Drive Corridor Improvement Project as part of this effort. He explained that the economic impact and opportunity of the District is significant and noted that 66 members of the Chamber (6.5%) are located within the HDBID. He reminded everyone that the City’s support would be only about 10% of the revenue that the District generates and that the total cost of the project is only projected to be about \$7.5-8MM (depending on timing and final design) which is significantly less than most of the other proposed capital projects.

*At this point, Ted Ciavonne, Trent Prall, and Jan Rohr joined the meeting.*

Linda Romer-Todd noted that not only are there a significant number of member businesses in the District but also many employees and many dollars’ worth of payroll generated. There was some discussion about the other proposed projects, costs, and challenges of each.

## **Discussion and Action Items from Prior Meetings (continued):**

2. Corridor Plan Update and Schedule. Clark reported that the project team has met with several stakeholders and continued to work with consultants and is making great progress towards a final design. Ted Ciavonne reviewed the process to date of designing the corridor and significant Board direction to date regarding left-outs and roundabouts. He noted that property owners and state and federal officials have been consulted. The current preferred alternative (EB1E) reflects the current proposed design based on these discussions. The alternate to this design keeps a six-legged roundabout with Visitors Way. Ted described the property owner requests and space challenges on the other side of the interstate which have led to the current options. Clark noted that the \$1MM full-motion access facilitated by the second roundabout would only make financial sense to the District if it also provided access for developing the under-utilized property located further to the southwest; Ted noted that it would also greatly improve traffic flow and connectivity in the entire area. Ted said that the second roundabout could also be considered as a future build option and noted that the logical termini of the Federal project could encompass one construction phase. Trent added that the property owners may be able to negotiate terms for access that would accommodate the concerns of both parties. Jay asked about the Board's role and obligation to provide access to properties for development. Clark noted that it makes sense to accommodate access to serve the highest use and potential economic contribution of undeveloped properties for the City and the District. He added that the first impression of Grand Junction is not positive now because of the current condition and underuse of properties adjacent to the highway exits, and it would be great to improve that impression.

*Note: Brenda Brock was excused from the meeting during this discussion.*

Linda asked about decreasing the number of turns through traffic due to concerns about wait time and safety. Ted noted that most property owners have accepted not having left-outs and understand that the future traffic counts will preclude this from a safety standpoint. He said that it only adds about 20 seconds of drive time to go through a roundabout which is likely less than waiting for a left-out opportunity; Bill noted that drivers are becoming more familiar with roundabouts, as well. Clark asked if the Board supported current designs; there was unanimous support for EB1E design. Linda noted that it was important to be visionaries and support what would be the best for the District in the future.

On the WB side, Jay expressed concern about having multiple roundabouts and would prefer to plan for the second one in the future. Dale noted that he often sees confusion at the multiple roundabouts in Fruita and would prefer not to have the same problem on Horizon Drive; Clark noted that the visibility is much less at that exit than on Horizon Drive and that the double roundabout proposal is more similar to the situation in Avon (i.e. more spread out and flatter view angle). Trent reviewed the proposed solutions to date. Chuck said that these two options seem to be the only acceptable and workable ones and that they should both be proposed back to the property owners on the west side as the final choices. Ted asked about proposing an alternate U-turn; there was not support for this option. Linda noted that there is always concern from business owners about not having a left-out or immediate U-turn but that the roundabout is better long-term option and that most consumers will not be deterred by it. Trent noted that traffic count is projected to double on this side of Horizon Drive by 2035. Clark noted that there should be a final alternative for Board approval in time for the February

meeting and can then be promoted at the public open house in late February. Heidi noted that there were still some property owners to meet with on the south side; Chuck said the project team should proceed with those meetings. Trent also noted that there will be another meeting with FHWA/CDOT on January 30 to finalize details.

### **New Business (continued):**

2. Discussion: Hiring District Personnel. Jarrod noted that an executive session was not required for this discussion due to the fact that it does not concern an existing employee. Heidi voluntarily excused herself from the meeting for this discussion. Jan reminded the Board that Heidi had been retained in October on a temporary basis and that the plan was to review the situation after the first of the year. She expressed concern about maintaining continuity with District operations and asked if the Board still felt “in a holding pattern” or if it was time to make a decision about hiring a staff person. Secondly, she said that there are options about full-, part-, or three-quarter time and compensation to be determined. Dale expressed support for having a director who can communicate well, support partnerships, and implement board direction. Jay said that it was tempting to wait until April to see how the TABOR funding goes but that there were other important initiatives to pursue regardless of the outcome; he expressed his support for hiring someone for the position at this time. Clark reiterated support for someone who can diffuse difficult situations and work well with Board and others. Jarrod noted that hiring someone as an employee of the District would be different than previous arrangements with independent contractors; he reminded the Board of the at-will status of an employee. Bill said that he thought the position could justifiably be a full-time position because of the need to develop a sense of community and identity within the District and with other stakeholders. Dale added that the key right now is to not miss a beat in terms of forward momentum. Market-competitive pay and benefits were discussed. Jarrod noted that federal health care reforms will help the District in finding health insurance regardless of preexisting conditions for a business group of one. Jan proposed hiring an exempt three-quarter-time position and asked for direction from the Board about what to do next in terms of posting, recruiting, and/or offering the position. Clark noted the importance of support and work on the TABOR issue over the next couple of months and made the motion that Jan and Chuck discuss the position with Heidi; Jan seconded the motion. Jarrod encouraged the Board to anticipate possible challenges to the TABOR override vote regardless of the outcome; he concurred that it made sense to proceed at this time rather than waiting for the outcome of the election. Jan noted that it would be an at-will situation that could be modified based on economic or programmatic changes in the future. The vote was unanimously in favor of the motion. Clark requested consideration for the director working full time between now and the election; the director could then take several weeks off at some point in the summer to average out to a three-quarter-time position by the end of the year.

*At this point, Heidi re-joined the meeting.*

Final Notes: Chuck asked Clark to add his final thoughts to the TABOR discussion since it was somewhat curtailed earlier in the meeting. Clark asked Jay if he would look into the District’s ability to help with messaging (along with partners such as the Chamber) for the election effort. He also noted and concurred with the idea that Chuck shared about meeting with prominent community leaders to ask for their support. He noted the importance of talking to and working with potential City Council candidates.

Chuck said that the next meeting is scheduled for February 13, 2013, and will include strategic planning for the year; he requested that Board members be prepared for that discussion. Jarrod noted that he may not be available in person for the February meeting due to family health concerns but could be reached via phone at any time.

Linda mentioned that it was critical to look at the City Council candidates' positions on business property owner rights. Dale asked about the best way to become aware of the candidates and their positions; Clark suggested hosting a candidate debate for the community with specific questions pertaining to the interests of the District. There was strong support among Board members for this plan.

**Adjournment:**

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 12:05pm.

Horizon Drive District

By: \_\_\_\_\_  
Jan Rohr, Secretary

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

