



HORIZON DRIVE District

Gateway to Grand Junction

Minutes

Regular Board Meeting of the Horizon Drive Business Improvement District

March 13, 2013

Horizon Drive District

Conference Room

2764 Compass Drive #205, Grand Junction, CO 81506

10:00am to 12:00pm

Attendance:

Brenda Brock
Bill Milius
Clark Atkinson
Dale Reece
Jay Moss

Others:

Trent Prall, Engineering Manager, City of Grand Junction
Ted Ciavonne, Ciavonne Roberts & Associates
Darshann Ruckman, District business representative

Call to Order: The meeting was called to order at 10:05 am by Brenda Brock. 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 13, 2013, and Treasurer's Report of February 28, 2013) were received by all board members. Approval of the entire consent agenda was moved by Dale Reece, seconded by Jay Moss and unanimously passed.

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

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Discussion and Action Items from Prior Meetings:

1. Corridor Improvement Plan Update. Ted and Trent explained the recent discussions with Mr. Dan Cybulski (business owner – Comfort Inn) regarding the planned improvements in front of the Comfort Inn; they presented a revised plan with a U-turn depicted for consideration by the Board (sketch attached). This modification helps to lengthen the left-in lane already planned and is not perceived as a big problem from a planning standpoint. However, there are other property owners impacted and need to be consulted; Ramada and Clarion would lose additional parking spaces under this design. Darshann said she and Mr. Sechler (property owner) was very pleased with the original final design even though some parking spaces were lost. Ted noted that discussions needed to be arranged with Village Inn and Ramada. There are grade issues and fiberoptic infrastructure to be mitigated near the Clarion, as well. Options for changing U-turns and impacts to adjacent properties were discussed at length. Clark suggested looking at realigning the turn at Village Inn/Ramada to decrease loss of parking and then meeting with Village Inn (emphasizing left-in accommodation). He also suggested looking into the fiberoptic situation in more detail. Clark said that his opinion was that accommodating the demands of Mr. Cybulski to add a U-turn would be detrimental to the project; it is unfortunate that he is not happy with the design but has had ample opportunity to state his opinions and desires but these must be weighed with the overall goals of the project. Trent agreed that the U-turn is less desirable from a safety standpoint than the simple left turn and would eventually impede traffic. He noted that there is another option to have traffic come around Wendy's; Darshann noted that he has legal rights to use that access and that improvements can be made in partnership to make that a good option. She said she would get the details regarding the easement. Ted mentioned that the majority of the Comfort Inn traffic comes from the interstate, not the airport, according to Mr. Cybulski. Darshann asked if the improvements were all within the right-of-way in front of Wendy's; Clark showed her on the map where they were within the ROW. She asked about the Zarlingo's property; Trent showed her where there would be a right-in turn for that parcel. Clark asked if there were other ways to accommodate the requests from the Comfort Inn; Ted answered that the U-turn would accommodate them, as would the request from Mr. Cybulski for improvements on the access behind Wendy's. Clark clarified that it would not be the responsibility of the HDBID to improve private property that is not directly impacted by the project. Bill asked what would happen to the U-turn if future traffic counts warranted a change; Trent answered that it would likely be signed "no U-turn" and become a simple left turn. He noted that Mr. Cybulski would like to expand his building and increase the number of rooms. Jay noted that he would like to recapture the parking for the Ramada Inn, if possible; Trent said that they have not been able to find a way to do this and that he thought the Ramada may have more parking than required by code. Ted said that the project team needed to talk to the CorPlex, the Village Inn, and the Ramada; Darshann said she would attempt to set up a conversation with the CorPlex representatives. Clark noted that it was important to have a Board member present, as well; Ted will arrange some meetings. Trent was asked to contact Mr. Cybulski and tell him that his objectives have been heard and that the Board is clarifying the impacts to other properties to decide on a final design.

Clark also noted that Trent will be providing review of the Ourston billings as a secondary check against the contract agreement; Trent also explained that he is clarifying details regarding expectations of CDOT/FHWA for the final deliverables. He hopes to have confirmation from both agencies by late summer and early fall; this would allow for final designs to be completed. He noted that CDOT has RAMP funds (previously allocated for projects that have been held up for various reasons) available for accelerating projects that are ready to build and Horizon Drive may be eligible for funding (20%+ matching funds needed). The application for this funding could be completed after the results of the April ballot question regarding TABOR is decided. Trent has a meeting arranged with CDOT in the near future to discuss the application. Jay asked about timing for allocating a match; Trent suggested waiting for the April meeting when more information is known.

New Business:

1. Hiring District Personnel. Brenda reviewed Jan's email update on prospective candidates; Jan will be back in town next week and may be scheduling interviews with the Board. Jay noted that he hoped to be able to find someone sooner rather than later.

2. Endorsement of Board Appointees. Jay suggested delaying endorsement until the City Clerk could be contacted to make sure that all applicants are forwarded to the Board for consideration. He noted that Heidi had not received any applications to date. Darshann noted that she had submitted her application to the City Clerk's office.

Adjournment:

All business before the Board being concluded, and with thanks to all, the meeting was adjourned at 11:16am.

Horizon Drive District

By: _____
Jan Rohr, Secretary

Date: _____