

**TOWN COUNCIL OF DEWEY-HUMBOLDT
SPECIAL MEETING NOTICE**

Tuesday, February 27, 2018, 6:30 P.M.

**COUNCIL SPECIAL MEETING
2735 S. HWY 69**

**COUNCIL CHAMBERS, TOWN HALL
DEWEY-HUMBOLDT, ARIZONA**

AGENDA SUMMARY

1. **Call To Order.** Mayor Nolan called the meeting to order at 6:30 p.m.
2. **Roll Call.** Town Council Members Jack Hamilton, Amy Timmons, Mark McBrady, Doug Treadway, Victoria Wendt, Vice Mayor John Hughes and Mayor Terry Nolan were present.
3. **Special Session:** Discussion and legal action may be taken. Public Comments on the agendized item can be taken.
 - 3.1. **Developer, Rod Sheehan, will present proposals for ingress and egress at the proposed Giant Gas Station located at the intersections of Highways 69 and 169. Mr. Sheehan will also entertain questions and comments from the Mayor, Town Council and Public related to the issues of ingress and egress for the proposed development and matters associated to traffic and circulations at this intersection.**

Rod Sheehan of West Build spoke of having been in development with his parents for many years, noting that he lives in Prescott. The property purchased at the corner of Highways 69 and 169 is the ninth station of this type build in three different states and can be seen on their website. He displayed on the overhead a drawing of the fourth rendition of the site plan that has been submitted to ADOT. The developers had previously given 10 feet of right of way to ADOT and have given another additional 10 feet, which will give more options of future growth for ADOT plans. There has been much government, state, county and local oversight to this project. He estimated they were 90% done with the planning process and it has not been an easy process. The traffic portion of this process was very involved.

There was Council comment and discussion regarding safety concerns in regard to the traffic plans. Council provided different options to alieve hypothetical traffic issues. Mr. Sheehan went onto explain that there was a detailed traffic study completed and pointed out the ingress options, as well as the decelerations lanes on the overhead drawings. He advised that the traffic plan is ADOT-governed.

Public Comment

Jason Chisholm - Spoke of his concern over left turns out of the Giant Station.

Deanna Rozum – Asked for clarification on the turns and recommended right turns only out of the lot.

Carole Stensrud – Spoke of the need to determine the future level of service for existing intersections within the area and not applying a Band-Aid just for the current needs. She questioned what formula was used for the traffic plan and if there was an actual observation. She noted special events in the area and thinks some realistic factors were missed and that there is no rush.

Jerry Brady – Spoke of Town Council not attending an intermodal transportation plan meeting previous held and recommended Town Council get a copy of the plan. He also spoke of the flu epidemic up and down the Highway 69 corridor.

Randy Savage – Expressed interest in road at Dunlavin Lane and if that was going to be an island. He spoke of it possibly ruining the access out of his office forcing him to make a right turn. He spoke in support of the project, but the traffic plan at this particular spot was bad for business.

Chris Patch – Recommended tabling the whole thing until he can get egress back onto Highway 169.

Paul Warner – Spoke in support of the gas station and asked if the Old Black Canyon Highway would be paved. Mr. Sheehan confirmed the paving of OBC. Mr. Warner spoke of the dust factor on the unpaved portion of Old Black Canyon Highway.

Nancy Wright – Spoke of a D-H 2011 ADOT Transportation Study and that this document defines the procedures for new developments and traffic. She recommended that Council insist that Giant follow these guidelines. She gave statistics regarding accidents at the corner and noted that ADOT went against their own policy. She informed Council that they can do something, but they are blinded by the money and no longer concerned about safety.

Lee Stensrud – Spoke of different options regarding this intersection and suggested a stop light for the entrance of Old Black Canyon Highway to Highway 169. He did not see the need for a future roundabout in the area.

Carole Wagner - Inquired why ADOT was not present at this meeting. She spoke of this matter being about money, the developer and Town looking to make money. She spoke of her son having been involved in a traffic accident at the intersection.

Patricia Timmons – Highway 169 is her major egress and she does not agree with the Old Black Canyon Highway access. Talk of roundabouts is a future project. She inquired if emergency responders were consulted during this process. Safety is the important factor for her.

Kathy Blanko – Spoke of almost being hit at this intersection and noted how dark this state is at night. She agrees with the ingress/egress being off Old Black Canyon Highway.

Roy Redding – Spoke of the traffic backups in the area when there are accidents on Interstate 17 causing issues with time factors for emergency vehicles. He also noted the events at Mortimer's and the need for cross walks to the gas station from there.

Jerry Brady – Spoke of Old Black Canyon Highway being owned by the Department of Defense and the 1917 Influenza outbreak.

Deanna Rozum – recommended a stop light at Old Black Canyon Highway as being the best option.

Gary Mortimer – Spoke of believing that everyone is in favor of the gas station. He set the record straight that he does not own the property where Mortimer Farms is located, they have leased the property since 2008. He noted this is a potential development that would be good for the community and we can work together for a workable, safe plan. He spoke that Prescott Valley would welcome their business with open arms and commented negatively against the Town Staff.

Mayor Nolan closed the Public Comment portion of the meeting, requesting Mr. Sheehan to respond to the audience.

Mr. Sheehan noted that the public had good questions and addressed them. He spoke of the left/left design as being dictated by ADOT. There were professional engineers on both sides of this project. He spoke of a possible, future traffic light or roundabout and noted that they have approval from the Fire Department. ADOT is in charge of emergency responder traffic concerns, as well.

Council expressed support of the Giant Gas Station development but spoke of still having concerns about safety issues regarding the ingress and egress from the Giant Station. Council thanked Mr. Sheehan for his presentation.

Mr. Sheehan noted that he heard a lot of misinformation being shared that is wrong. There are several businesses lending to the traffic situations at the intersection of Highways 69 and 169 and that Council should address all the issues not just this one.

Councilmember Hamilton made a motion to adjourn the meeting, seconded by Councilmember Wendt. The motion passed unanimously.

4. Adjourn.

The meeting was adjourned at 8:31 p.m.