

**TOWN OF DEWEY-HUMBOLDT  
TOWN COUNCIL  
SPECIAL ECONOMIC DEVELOPMENT VISIONING #3 MEETING MINUTES  
FEBRUARY 24, 2015, 2:00 P.M.**

**A SPECIAL ECONOMIC DEVELOPMENT VISIONING #3 MEETING OF THE DEWEY-HUMBOLDT TOWN COUNCIL WAS HELD ON TUESDAY, FEBRUARY 24, 2015, AT TOWN HALL AT 2735 S. STATE ROUTE 69, DEWEY-HUMBOLDT, ARIZONA. MAYOR PRESIDED.**

1. **Call To Order.** The meeting was called to order at 2:00 p.m.

2. **Roll Call.**

**2.1. Town Council.** Town Council Members Arlene Alen, Mark McBrady, Dennis Repan, Doug Treadway, Nancy Wright; Vice Mayor Jack Hamilton; and Mayor Terry Nolan were present.

3. **Special Study Agenda.** No legal action to be taken. The Session is facilitated by Mr. Richard Bowen, Northern Arizona University faculty – Associated Vice President, Economic Development, Sustainability, and Phoenix Bio-Medical Campus Office of the President.

**3.1. Presentation and discussion of the compiled report(s) from the last two meetings (on February 25 and March 25, 2014), which may include a draft economic work plan.**

Mr. Richard Bowen was present and gave his presentation for the consideration of Dewey-Humboldt's long-term strategic economic development plan. He reviewed economic development considerations: need good accessible roads; infrastructure and a support system in place; be proactive and plan well; capitalize on the positive attributes; rural lifestyle, historic tourism, country town environment; governments tend to impede the progress of economic transactions so there is a need to balance the regulatory burden; build a process to evaluate what the citizens want; challenges reflect the evolution of the community.

Mr. Bowen spoke about a process to start on a work plan: need investments from private, public, non-profit, council, etc.; allow for flexible zoning to increase the opportunity to bring more businesses to the area; reviewed ECONA discipline process; must measure goals and progress; need to have people who can do things in the community. Recommended making contacts and reaching out to investors, focusing on getting retail businesses interested in the Town. He provided the council with handouts to give examples and stimulate thinking for developing a plan of action for the Town. He spoke about growth and economic development of Phoenix and other surrounding areas. He believes there is opportunity to change the economic value of the community without changing the small town image or damaging the rural lifestyle.

Questions and comments from Council were presented in regards to the process for getting started (Mayor Nolan), having better signage and locating them on highway corners and brochures for listing available commercial property (CM McBrady), having obtainable workforce for potential businesses/manufactures (CM Repan), breaking down the sectors within the Town and reviewing the branding issue and tourism (CM Alen), attracting businesses who respect and fit the rural lifestyle (CM Treadway), desire to review success from other comparable towns (CM Wright).

Town Council Special “Economic Development Visioning #3” Meeting Minutes, February 24, 2015  
Mr. Bowen spoke about zoning, keeping Highway 69 a major focus of activity, attracting those things that fit within the community. AZ Commerce Authority a good source for resources and information; network with other community leaders. Keep focus on the uniqueness of the community; don’t duplicate what is already established in larger sectors; put in a winery, small shops, etc.; examples given from other AZ towns similar in size situation. Council is tasked to look down the road, to have a vision for the future, as growth pressures come, somewhere down the road someone will have to make decisions. For slow gradual improvement or gradual decline. Opportunities will come along. Good planning and vision is vital to success.

Jerry Brady spoke about training at Yavapai College for economic development; major interest is history based tourism; affordable housing and eligibility for low cost housing; grants available to veterans and to the general public with different terms; majority of citizens eligible for funding due to large population of low income citizens.

Sandra Goodwin spoke about her desire to see the Town consider purchasing the Town Hall; good location, plenty of space for future growth, draw people into the area and supporting business interested, get the people off the highway and get them stopping at Humboldt station, prime opportunity now to do something for the future.

David Nystrom spoke about his history in the area and his concerns about growth and property values.

Carl Marsee spoke about tourism: Dewey Humboldt Historical Society is looking into having some charter buses to bring people to the D-H museum. He solicited the Councils help, and hopes for a good working relationship to keep the museum here.

Mayor Nolan thanked Mr. Bowen for coming and making his presentation. He expects to see CAARFs pertaining to this subject come to the Council in the near future.

4. **Comments from the Public.**

Jerry Brady spoke about the system of loop tours for history based tourism; have opportunities through participation from the local Chamber of Commerce and other civil organizations to participate in the Highway 69 rural community development and business consortium.

5. **Adjourn.** Meeting adjourned at 4:04 p.m.

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Terry Nolan, Mayor

ATTEST:

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Judy Morgan, Town Clerk