



APPROVED MINUTES

City of Flagstaff

HERITAGE PRESERVATION COMMISSION

4:00 PM – Wednesday, December 21, 2016

Flagstaff City Hall, **Council Chambers**, 211 W. Aspen Avenue

CALL TO ORDER Chair Scandura called the meeting to order at 4:02 pm

COMMISSION MEMBERS:

- Phil Scandura, Chair, [present](#)
- Jonathan Day, Vice Chair, [present](#)
- Josh Edwards, [present](#)
- Lynne Corbin, [absent](#)
- Kurt Brydenthall, [present](#)
- Charlie Webber, [absent](#)
- Jerry McLaughlin, [present](#)

CITY STAFF:

- Karl Eberhard, Staff Liaison, [present](#)
- Creag Znetko, Recording Secretary, [present](#)

I. PRELIMINARY GENERAL BUSINESS

1. PUBLIC COMMENT

a. (At this time, any member of the public may address the Commission on any subject within their jurisdiction that is not scheduled before the Commission on that day. Due to Open Meeting Laws, the Commission cannot discuss or act on items presented during this portion of the agenda. To address the Commission on an item that is on the agenda, please wait for the Chair to call for Public Comment at the time the item is heard.)

[NONE](#)

2. ANNOUNCEMENTS

a. (Reconsiderations, Changes to the Agenda, and other Preliminary Announcements)

[Staff announced the applicant for Old Business Item 1, El Pueblo Motel, is not present and the item be tabled until the next meeting.](#)

3. APPROVAL of MINUTES.

Regular Meeting of November 16, 2016.

Motion: [Commissioner Brydenthall moved to approve the minutes as submitted. Commissioner McLaughlin seconded the motion; the motion passed unanimously.](#)

II. OLD BUSINESS

(Continued, postponed, and tabled items.)

1. Discussion: El Pueblo Motel

Address:	3120 E Route 66
Assessor’s Parcel Number:	108-08-002
Property Owner:	Thurcor Inns LLC
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Discuss

The El Pueblo Motel is the oldest motel remaining along Route 66 outside of the downtown area. It was built in 1936 as the El Pueblo Motor Court by owner Philip Johnston and the contractor was R.E. Goble. The idea to use Navajo (Wind Talkers) for secure communications during World War II came from Philip Johnston. The property itself is eligible for listing on the National Register of Historic Places as a national landmark. This is a discussion of the current status, the owner’s efforts to save the motel, and possibilities for moving forward. The Commission may form an ad hoc committee to work with the owner.

RECOMMENDED ACTION: Discuss

[Chair Scandura tabled this item until the next meeting.](#)

III. NEW BUSINESS

1. Discussion: FY17 EPA Brownfield Coalition Grant Application

Address:	Northern Arizona
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Hold Public Hearing, Discuss,
Comment as Appropriate	

In 2011, a coalition of Northern Arizona communities applied for and received a Community Wide Brownfeild Assessment Grant from the EPA in the amount of \$700,000. Using these no match funds, Holbrook, Winslow, Coconino County, Navajo County, and Flagstaff have conducted numerous Phase 1 and Phase 2 Environmental Site Assessments, had Inventories prepared, and performed redevelopment planning. This successful program has exhausted the FY11 grant funds and is seeking \$600,000 in FY17 grant funds to continue the efforts. For this grant, a broader base of Northern Arizona communities is expected.

RECOMMENDED ACTION: Hold Public Hearing, Discuss, Comment as appropriate

[Staff presented on topic and explained what the grants are typically used for, the definition of the grants according to the EPA, including abandoned and underutilized properties, and is asking the HPC for input on what the grant funds could be used for in partnership with the Sustainability Commission. This is basically the same grant that was applied for in 2011. History of the funds include Environmental Site Assessments to help promote heritage preservation. Discussion ensued regarding underutilized](#)

property and abatement assessments that may previously had been excluded from grant funding. With the new definitions, more sites will potentially be approved for funding. Also, having counties in Northern Arizona involved in the coalition, any city in the named county can utilize the funds as well. Randy Phillips, Coconino County, spoke about meeting with the Mayors in Page and Williams and some of the projects that were funded by the grant, which were mostly phase I and II assessments. This information was presented at a Northern Arizona Mayoral Meeting, to ensure communication and awareness of these funds to all cities in Northern Arizona.

Grant funds are divided by petroleum products and hazardous products, due to EPA funding the programs separated. Redevelopment planning can be done and presented to potential developers. "Clean Up" money is not available, but the EPA is working on a multipurpose grant to be used for clean up or assessments.

The funds have also been used to digitize Sanborn maps and added as a layer in the GIS system for ease of use to identify potential Brownfields properties. Break down of the previous grant was 31% used for public lands, 19% used for non-profits and 50% going to private property owners.

Funds are administered through municipal or county entities, per EPA requirements. The hope is the 3 year grant with a 2 year extension. Smaller communities are helped with this grant because the City of Flagstaff Grants Manger and staff are able to handle the paperwork and reporting that may be burdensome. The City of Flagstaff is the umbrella for the coalition funding management and can ensure payment to smaller cities while waiting for reimbursement from the EPA. There was discussion only.

2. Discussion: Heritage Preservation Stakeholders Discussion

Requested by:	Commissioner Jonathan Day
City Staff:	Karl Eberhard, HPO
REQUESTED ACTION:	Discuss

The Commission seeks to explore an idea posed by a member of the public to discuss heritage preservation in Flagstaff with a stakeholders group. Being a response to public comment, the nature and scope of this idea is not yet defined.

RECOMMENDED ACTION:	Discuss
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Commission discussed a possible stake holders group, although the member of the public that requested this is not present. The general idea would be to incorporate people of the community to be able to understand the process of heritage preservation and speak with one another before the projects come to the HPC. This would need to be done by the public without too much involvement from the commission, because that would defeat the purpose. HPO stated he could write a staff report concerning this

if needed. A "Friends of Historic Preservation" group would be good idea, but this needs to come from the public. Discussion included some perceived difficulties concerning which reports are necessary and if this proposed group can help with educating the general public as to what is needed. There was discussion only. HPO will suggest that citizen's put together a written proposal for a future agenda item.

IV. CONCLUDING GENERAL BUSINESS

1. REPORTS

NONE

The HPO informed the commission of two reports that were submitted.

- a. Blendz Winery and Bar has submitted and was approved for a new sign.
- b. The new La Veta Restaurant submitted and was approved for new signs.

2. ANNOUNCEMENTS

(Informal Announcements, Future Agenda Items, and Next Meeting Date)

- a. Next Regularly Scheduled Meeting: January 18, 2016
- b. Future Agenda Items

The HPO stated that there are a couple of agenda items already scheduled for the next meeting.

ADJOURNMENT

Chair Scandura adjourned the meeting at 4:50 pm by unanimous consent.