

**SUMMARY OF ACTIVITIES
2010
MOTOR MILL FOUNDATION OF
CLAYTON COUNTY**

BOARD OF DIRECTORS

JOHN NIKOLAI -	CHAIR
JON DENEUI -	VICE CHAIR
LARRY STONE -	SECRETARY
CHUCK MORINE-	TREASURER
LES KLINK	DIRECTOR
JEANETTE MULLER	DIRECTOR
TOM GIFFORD	DIRECTOR
LEE LENTH	DIRECTOR
BETTY BUCHHOLZ	DIRECTOR
ELLEN COLLINS	DIRECTOR

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MISSION STATEMENT

Motor Mill Foundation strives to protect and preserve the architectural integrity, history, natural beauty, and serenity of the Motor Mill site and its surroundings, and to develop appropriate uses and interpretations as a regional treasure for the benefit of current and future generations

FOUNDATION BUSINESS

Elections

In October board members John Nikolai and Jon deNeui were re-elected to the board for a three-year term. The current officers were also re-elected Chair – Nikolai; vice-chair – deNeui; secretary – Stone; treasurer – Morine.

Security System

In July the mill was broken into and about \$800 worth of extension cords belonging to Lenth and deNeui were taken along with \$40 cash and \$66 worth of caps and t-shirts. The thieves apparently entered through shutters on the road side that were not securely fastened.

The Foundation discussed the need to get electricity and a phone line into the Mill to operate a security system. Bringing in the power and phone could cost about \$4,400, while the cost of the security system could be less than \$1,000.

In September, it was noted that Alpine Communications is offering a security system that might be more affordable than some other systems the Foundation has considered. We still need to have electricity and a phone line installed, however.

Nikolai has talked with Alpine Communication about a promotion they are running on Security Systems. A representative will be coming to the mill on Tuesday November 23 to look at the mill. Alpine promotional package costs \$199 a year and would need a three year contract. How the system will work in the mill still needs to be worked out and that will be discussed on the 23rd.

Turkey River Corridor/Iowa Great Places

As part of the Iowa Great Places Turkey River Corridor project, Engelhardt submitted work plans in January for Motor building restoration, flood control, bridge restoration, and the Elkader to Motor trail. The total estimate was \$1,500,500. The Foundation then ranked the four Motor Mill projects in order of priority that would best fit with development of the TRRC. The board agreed to this order: 1 – trail; 2 – bridge; 3 – building restoration; 4- flood control.

In March the Clayton County Conservation Board signed FEMA Project Worksheets (PWs) for \$432,427 in bridge and pier work, and for \$17,234.50 for silt clean-out in the basement. The MMF reiterated that the plan is to build a replica of the 1885 steel bridge, but engineered to support a 20-ton load and to be four feet above the 2008 flood level.

The TRRC extended an invitation that a representative from the MMF attend the TRRC meetings. Collins volunteered and was voted to be the representative. The term is through October 2012, coinciding with other terms on the board.

The TRRC requested that Senators Harkin and Grassley and Representative Braley support the TRRC by annual appropriations of \$2 million for three years.

The TRRC received a \$99,000 Rural Business Enterprise grant to hire a coordinator. McKenzie Johnson, who has been the Economic Development Coordinator for the city of Strawberry Point, has been hired to work as the TRRC coordinator starting July 1.

In May, the Elkader TRRC group formed and began work on street and trail issues. Discussions are continuing about the Elkader to Motor trail, which will include the Motor Mill Bridge. Talks on the Elgin to Elkader segment are moving more slowly.

In June, a public meeting in Elkader highlighted some opposition to the proposed trail along the river in Elkader. The City Council has received positive comments, as well.

Representatives from the TRRC and MMF took a trip to Lanesboro, Minn., to learn how those communities have developed businesses based on tourism. The trip was sponsored by the EDC.

The Five County Enhancement Committee over the past several years have been developing long term plans for eventual trail loops connecting with the Mississippi River Trail, the Prairie Farmer Trail, the Root River Trail, and the Cedar Valley Trail. The TRRC and Motor Mill play a vital role in this plan development and is the backbone to the entire plan. The plan will tie into the Root River Trail and Minnesota Star Trail in southern Minnesota.

TRCC received a \$50,000 Iowa Great Places grant for work on a trail underpass between Clermont and Elgin, this is in addition to other grants they have already received. More funds will be needed.

By the end of the construction season, the dirt work, and rock work of the Clermont to Elgin segment of the trail was finished. The final phase of the trail will be finished in the summer of 2011 when they will pour concrete and make that segment a hard surface. People are already using the trail.

The Clayton County Conservation Board submitted a Statewide Enhancement grant requesting \$605,576 for work on the trail between Elkader and Motor. Lora Friest of the Northeast Iowa RC&D helped with the application. The results are pending until January 2011.

The TRRC has a new website: www.turkeyrivercorridor.com developed by Joleen Jansen.

The Turkey River Water Trail is still underdevelopment. Both Fayette and Clayton County have received their sign orders to be placed at boat landings, rule signs and directional signs to the water trail. The signs will be placed in the spring of 2011. A water trail map is still under development and should be ready for the spring of 2011.

PLANNING

Long Range Visioning Plan

In February, the board reviewed the 2007 Vision Plan, and concluded that only a few changes are needed. We should note that Mill stairway work has been done and that the roofs have been replaced on the Mill and the Inn. Bridge, trail, and dike work could be listed as more immediate priorities. More public involvement also should be an immediate priority.

Nikolai said he is drafting a letter to owners of Century Farms in Clayton County to seek their involvement.

deNeui has talked with the staff of Gardner Architecture in attempt to learn the status of as-built drawings for the outbuildings. Tom Gardner completed drawings of the Mill before his death.

Interpretive Vision Planning Grant

Through Silos and Smokestacks National Heritage Areas, the CCCB and the MMF received a grant for \$2,500 to hire consultant Tom Woods to take the MMF through an Interpretive Visioning Process. The grant requires a 50% match.

Consultant Tom Woods held a community interpretive visioning workshop February 5-7. There were 13 participants on February 6 and 10 participants on February 7. The intent of the workshop was to discuss long-term interpretive goals, subjects, objectives, and methods for the Motor Mill site. Board members agreed that the discussion was useful for proposed interpretation at the Motor Mill Historic Site.

A new mission statement was approved as a result of the visioning process. It reads:
Motor Mill Foundation strives to protect and preserve the architectural integrity, history, natural beauty, and serenity of the Motor Mill site and its surroundings, and to develop appropriate uses and interpretations as a regional treasure for the benefit of current and future generations

The final report by Tom Woods was presented and approved at the March meeting.

FACILITIES

Windows and Flooring Project

The volunteer work crew working on the windows, flooring and millstone floor project took the coldest months off from working on these projects during the winter. Work resumed as soon as the weather became favorable again. During this time, plans were developed to continue these projects such as cost estimates, and searching for proper sized timbers for the posts and beams for the mill stone floor project.

An estimate of \$6,000 was received to raise the millstone floor and install the posts. Jon deNeui developed a plan for his crew to do the work much cheaper. On February 27 deNeui held an orientation meeting for volunteers and began seeking new volunteers as well.

Work on the windows resumed in April. As work progressed throughout the summer, volunteers rebuilt window frames, installed remaining windows on the lower floors, and worked their way toward the top floors. By the time the weather was cold again, the upper floor windows were enclosed to help keep the pigeons out of the building.

Large white oak beams were secured by Grau Log and Lumber for the millstone floor project. Volunteers raised the millstone floor about six inches to allow room to do the necessary work. Work was conducted on the project throughout most of the summer. Progress was slow due to the size of the timbers they had to work with.

Volunteers cut all of the joints, placed timbers and then had to re-adjust posts and beams and adjust joints. All in all this was a large projects that took most of the summer months. But by late fall posts and beams were properly placed and the mill stone floor was lowered and the floor was straight and level.

During the process silt was dug out from around the basement beam pedestals to allow air flow. This also allowed further investigation of bottom flooring and design.

Bridge

To meet FEMA and TRRC guidelines, the Motor Mill Foundation intends to build a two-span, pin-connected Pratt through-truss bridge in the same alignment as the 1895 steel structure that was washed out by the 1991 and 2008 floods.

Jon deNeui opened discussions with engineering firms as to how to design a bridge to maintain the historical appearance while meeting modern engineering and redundancy criteria. deNeui also has discussed the project with Seedorf Masonry and Kendal Knospe and reported that John Moyna has a new laser tool for cutting steel that may prove helpful in fabricating components to rebuild the bridge.

In discussions with FEMA, Engelhardt learned that the mitigation payment from the old white house could cover the cost of the south span of the bridge. The cost of the north span will be covered by reimbursement for damage from the 2008 flood.

The center pier continues to deteriorate with each higher water event. The CCCB has notified FEMA of this problem.

The rock from an old barn foundation has been donated by John Berns. The rock was moved to Motor Mill and stored next to the red shed and will be used as a source of rock to rebuild the center pier.

In October, the CCCB received the paperwork from FEMA for the bridge project. Tim Engelhardt has been in contact with the DOT regarding the bridge project being part of the Motor Mill Trail project and counting the bridge money as match money. The DOT said if the bridge work starts now, we would not be able to count it as match money for the trail. However, we have to start the bridge work now.

Engelhardt has sent in mortar samples to be tested. deNeui and Engelhardt developed and sent out an RFP for an engineering firm for design work on the Motor Mill Bridge. FEMA wants to be included in the loop all along the way. This is a good process to ensure we are going through the process correctly so it does not jeopardize our funding.

Motor Mill Trail

A grant application has been submitted for a Statewide Enhancement Grant for a 4.1-mile trail between Motor and the Pony Hollow Trail. The estimated project cost is \$1.213 million, which includes the Turkey River bridge replacement. The grant would be for \$605,576, with the remainder coming from FEMA, private fund raising, and (if necessary) the Conservation Reserve Fund.

Some items included in the application were small trail bridges, money to purchase easements, and costs of fencing and gates. The grant award announcement should occur in January and the funds would not be available until October of 2011. As of the end of December, after talking with the Iowa DOT who administers the grant the bridge portion will not work for match funds for the project.

About 272 horseback riders used the trail route during the Whistlin' Bit trail ride on October 10.

Mill Basement

When the final Project Worksheet was returned to the CCCB, FEMA had deducted about \$11,000 from the original project cost estimate of \$17,000. FEMA said we were eligible for flood insurance, but since we did not buy the insurance, we could not receive as much money. If we accept any money from FEMA, we will be required to buy at least \$17,000 of flood insurance

The Board of Supervisors agreed to pay for flood insurance of up to \$20,000 on the Mill and \$20,000 on the Mill's contents. The project can start now. The work includes tuck pointing and silt removal from the basement.

Donations

Wood Working Equipment Donation

Jon deNeui's brother in Arizona has offered to donate his wood shop equipment to the Motor Mill Foundation. deNeui asked for about \$300-\$400 in fuel costs to drive to Arizona and pick up the equipment which was approved.

deNeui went to AZ over the Christmas time to pick up the wood working equipment. The equipment list included table saw, 10" pedestal base, with precision rip fence and table extensions, saw blades and dado blades, 60" by 6" jointer, 12" bandsaw with extra blade, shaper, disc sander, workbench including vises and a 6' by 8" jointer heavy duty 1/2" arbor jointer with many cutters. All of these machines have closed pedestal heavy duty bases. Motors and controls are included. In addition, two large planes and a Stanely molding plane.

deNeui also brought back a working cook stove that originally came from Iowa for display in the Inn.

Jon deNeui donated a number of fluorescent light fixtures for use to help workers in the Mill. The lighting helped out tour guides, visitors and the workers throughout the entire year. Currently they have to use drop cords from the outside.

GROUNDS

Robert Grau Memorial Savanna

Work on the Robert Grau Memorial Savanna continued in 2010. Conservation Board staff conducted a prescribe burn on April 14. Throughout the summer and into the fall garlic mustard control continued. After about five years of control work, there is a very noticeable reduction on the site.

White House

In 2009, the conservation board approved to have the house removed to reduce the number of flood hazards in the future. FEMA had written a PW to have the house removed through a 403 demolition project after the completion of a historical and environmental assessments.

The historical review was completed during the winter of 2010 and the report shows the white house was built in 1875. It may have been moved to the site after a store on the site burned. The second step was to have an archeological survey completed around the outside of the house and the basement. That process has been very slow due to the fact that most private contractors were not interested due to the small size of the project and the requirements by FEMA. As of the end of 2010, FEMA is working directly with the University of Iowa to work out contract issues.

The Well

In November of 2009 the Conservation Board had the new well drilled and we decided to wait until spring of 2010 to construct a well house and hook up the water system for the campground. The bidding process was completed in early spring and work started. However, due to wet conditions, family medical problems with the contractor the project was much delayed.

By the middle of October the water system was finally in operation. The well house and system is expandable if we should have to expand the system. The public water supply permit through the Iowa DNR is to the system in operation April 1-October 31 and the system shut down through the winter months.

COMMUNICATIONS

Website

The Motor Mill Website located at motormill.org has been kept up by Volunteer Webmaster Joleen Jansen. In 2010, we were able to add a couple of news items and kept visitors up to date regarding the weekends the mill are open. This is a great way to keep information in front of interested visitors. Website statistics for **2010** are 1,449 unique visitors **2009** -1,568 unique visitors. **2008**-1,658 unique visitors, **2007**-1,202 unique visitors **2006**-507 unique visitors

Motor Mill also has a presence on www.VisitIowa.org and the Clayton County Conservation Board website. Additionally this year Jackie Ryan was able to put Motor Mill on Facebook.

Newsletter

The Motor Mill Newsletter *Milling Around* was sent out three times during 2010. There are 152 newsletters sent by mail and 153 sent by e-mail for a total of 331. The newsletter is also posted on the Motor Mill Website.

Parades and Booths

Members of the Motor Mill Foundation were involved in parades and booths at the Garnavillo July 4th Parade, Elkader Sweet Corn Days, Clayton County Fair, Plagman Barn and Heritage Days. The Foundation won a \$50 first place in the antique category for floats in the Garnavillo Fourth of July parade. The events gave members a good opportunity to discuss projects at Motor Mill and promote up coming open weekends to the public.

EDUCATION

Oral Interview Workshop

Collins, Buchholz and Ryan attended a workshop on historical interviews on June 16 in Waterloo sponsored by Silos and Smokestacks. The workshop was focused more on the equipment than on interviewing techniques, however, the group used their skills and have interviewed several individuals to help tell the story about Motor Mill.

Historical Research

This year, as in the past few years, foundation members have spent a considerable amount of time researching the history of Motor Mill. Time has been spent at the Strawberry Point library, Garnavillo museum and other locations. Several interesting points that have been discovered include the photo we had thought was John Thompson is not a picture of the person who built Motor Mill. Also Buchholz has found a news report that the first bridge at Motor was built in 1868-1869 after the initial piers were washed out by an ice jam.

Buchholz has learned that the old geological map she found was printed in 1844, based on information from 1839 by David Dale Owen. Buchholz made copies of an 1835 map of the lead mine area of NE Iowa, SW Wisconsin, and NW Illinois.

Historical Interviews

Over the past year Ellen Collins interviewed Eileen Kuehl, Ruth Mollers, Thor Fisko, and Georgiana Horstman. The board discussed other possible sources to obtain personal history of Motor Mill.

Further discussions with Elkader resident Becky Gundacker, it learned she had a relative named Theodore Ponsor who was involved with John Thompson in the mill business. Gundacker will ask her family where there might be a copy of the plans for the mill at Motor.

Collins and Harkrader attended an Interpreting Workshop sponsored by Silos and Smokestacks which was a very good workshop. While there they talked with Mark Wagner. He stated that

years ago he was given a tour by Don Menken and he remembers seeing 2-3 turbine shafts sticking out of the silt in the basement so he feels there are turbines under the silt.

Stone will look into the cost of digital recorder to use to preserve Motor Mill stories.

Tours

The mill was open for tours two weekends a month May through September representing 10 open weekends for a total of 24 days. There were 788 registered visitors to the mill this year representing visitors from 20 states. The mill was also open on an unscheduled basis October to accommodate the fall leaf lookers.

Several special programs occurred, Stewards of the Beautiful Land workshop, a canoe float, garlic mustard pull day, Silos and Smokestack canoe float, Robert Grau Savanna Walk, and an off site presentation at EWALU.

Buchholz donated a metal display case for artifacts and items for sale. This made a really nice location to display material and added to the professional look to mill.

Civil War and Turkey River Rendezvous

Although there were only five “soldiers” on hand for the Civil War encampment May 15-16, there was a fair amount of interest from the public, and a number of people took tours of the Motor Mill site. Ivan Hart came to the event and promised to send Nikolai more records of Clayton County’s Civil War veterans.

FINANCE

Motor Mill Art Work

The Motor Mill Foundation received \$2,227.50 from the proceeds from *Remembering Yesteryear* painting by P. Buckley Moss.

Donor Recognition

Foundation members decided to use wooden millstone replicas to display the names of donors to the variety of projects. Lee Lenth and Jon deNeui made the replicas and Verna Lenth has painted the “stones”. Each stone will represent a different project. As of now, there will be a stone for the roof, windows, and flooring. We will make more as the projects develop. In the upcoming year, plaques will be made and will be attached to the stones and displayed in the mill.

Fund Raising Projects

In January, Leslie Schiller of Elkader, who worked in fund raising at the University of California at Berkley, discussed fund raising approaches with the board. Here is a partial list of some of her suggestions:

Pick strategies and goals – be specific about how much money is needed and for what project or purpose;

Compile lists of past and potential – past donors are likely to give again;

Set goals for how much money is needed this year, next year, and long-term;

Determine how best to raise the money – annual gifts, major gifts, in-kind donations, accept property that can be sold, planned giving through estates;
How to approach donors – face-to-face, phone, mail;
Identify committed stakeholders who are likely to give repeatedly, or who will increase their gifts;
Potential donors should include people who tour the site and groups or businesses who benefit from its protection and recognition;
Include the costs of fund raising (postage, advertising, etc.) in the budget;
Coordinate solicitations to avoid duplication of efforts;
Assess costs vs. benefits to determine which methods work best;
Personal meetings are time consuming, but may be the best way to reach donors;
Direct mail may give only a 3% to 5% return;
Prepare a script of points to cover with a donation request (examples are available online);
Broaden the donor base with an annual drive and/or Friends memberships – we may have the best luck with many smaller donors rather than a few large ones;
People often are flattered to be asked to help – ask for a large amount first, then keep trying smaller contributions, if necessary;
Give a special privilege or recognition to donors who make significant contributions;
Ask for a gift once a year, or more often if a special need arises.

In March, Nikolai sent 110 letters asking for donations from owners of Century Farms. A few donations came in from the Century Farm owners. This helped with donations, but also increased the contact list and showed potential future interest.

In April the foundation discussed if this was the year for a big capital campaign. It was noted that there could be competition from fundraisers for the Elkader Library and the Elkader Emergency Services building. However, a campaign for the bridge might appeal to a large number of people.

Nikolai appointed Collins, Gifford and Stone to a committee to discuss fund raising, with topics to include a media kit to give to prospective donors, special events, information on the website, and regular media contacts. One idea was to establish a presence on Facebook. Nikolai proposed a campaign this fall to have board members meet one-on-one with potential donors.

Over several meetings during the fall, the board discussed developing a major capital fund raising campaign. One idea was to develop three separate types of funds: 1) – day to day work; 2) major projects; 3) an endowment. Other projects to discuss with potential donors include building a dike, restoring the Inn and Coopersage, interior work on the Mill, educational exhibits, a sewage treatment system and for the trail.

The board discussed setting goals and how to prepare a list of names of people and groups to contact. The effort would include all of Clayton County, along with interested parties from the rest of Iowa and other states.

Nikolai is developing material to put together a capital fund campaign for the Iowa Great Places projects at Motor Mill. Some of the materials may include brochures, donation cards, face to face visits, and payment schedule options.

Gifford said the City of Elkader would be interested in working with the Motor Mill Foundation to put together a larger campaign.

Grants Written for 2010

In January of 2010 we were notified that we were turned down for a Home Depot grant which was for wood working equipment for the mill and an Alliant Energy Grant to help pay for the Interpretive Planning grant. However, we were awarded a Clayton County Foundation for the Future Grant, an Alpine Communications grant and was official part of the Iowa Great Places Turkey River Recreational Corridor. We currently have one grant pending for the Statewide Enhancement Grant for the Motor Mill Trail. Along with this we were notified this year of the FEMA projects for work on the mill basement and the construction of the Motor Mill Bridge. More grants and private fund raising will have to occur in 2011 to help finish paying for all of these projects.

Clayton County Foundation for the Future-

The Motor Mill Foundation received a \$1,000 grant from the Clayton County Foundation for the Future to help with the reconstruction of the mill stone floor. Members of the Clayton County Foundation for the Future board toured the Mill site on October 6 and enjoyed the progress of the mill restoration work since their last visit.

Alpine Communications-

Sara Hertrampf presented the Motor Mill Foundation with a check representing a \$1,000 donation by Alpine Communications. The funds were used toward the reconstruction of the mill stone floor.

Silos and Smokestacks-

The Clayton County Conservation Board received a grant to pay 70% of the wages for a 12-week seasonal employee, who will spend 50% of his/her time on Motor Mill-related duties. The board hired Jackie Ryan to fill the position. As it turned out, Ryan did not meet the requirements of the grant and the CCCB had to turn the grant down. Ryan did however, continue to work with the MMF on open weekends and projects.

FEMA Project Work Sheets-

Two additional FEMA projects were awarded in 2010 that relate back to the 2008 flood. The first is for the Motor Mill bridge replacement. The estimated cost for this project is \$432,427. The second project is for tuck pointing and silt removal from the mill basement. We received \$6,539.65.

Statewide Enhancement Grant-

We have also submitted a Statewide Enhancement Grant for the Motor Mill Trail. The grant request is for \$605,576 with a 30% match which would be \$182,000. This grant is pending official approval in January of 2011.