Motor Mill Foundation

Minutes (DRAFT)

September 15, 2026

The regular meeting of the Motor Mill Foundation of Clayton County was held Tuesday, September 15, 2026, at the Osborne Conservation Center. Those present included: Ken Zichal, Dan Slagel, Brian Balster, Chris Schoen, Jay Elvers, Larry Stone, Steve McCorkindale, Jane Metcalf, Lee Pool, and Chuck Morine, as well as Clayton County Conservation Board director Ean Popenhagen. Zichal called the meeting to order at 6:29 p.m.

AGENDA

Balster moved to approve the agenda as distributed. McCorkindale seconded. Carried.

MINUTES

McCorkindale moved to approve the minutes of the August 17 meeting as distributed. Schoen seconded. Carried.

TREASURER'S REPORT

Slagel presented a treasurer's report to the board.

McCorkindale moved to accept the treasurer's report. Elvers seconded. Carried.

OLD BUSINESS

1 – MILL FOUNDATION – The board discussed a proposal from TKDA to do geotech drilling and seismic testing of the bedrock under and around the Mill. The total estimated cost was $138,200. Schoen and others noted that we've seen no evidence of underlying problems. The board's consensus was that those costs were not reasonable and unnecessary. The board agreed that a higher priority should be to replace basement beams to prevent lateral movement.

Popenhagen said we have more than $40,000 left in a state Historic Resource Development Program (HRDP) grant for Mill foundation stabilization.
Slagel moved to authorize Popenhagen to explore what type of projects would fit the HRDP criteria. Stone seconded. Carried.

2 – MILWAUKEE TOOLS – Volunteers installed a secure, locked cabinet in the second floor storeroom for the tools. Board members signed a thank-you card to deliver to McCorkindale's son-in-law. When possible, we should photograph people using the tools to share with Milwaukee.

3 – NEW LIGHT SWITCHES – Joe Mller installed light switches outside the breaker boxes on the first and second floors of the mill, which are the only switches that tour guides need to turn on or off – except for the stairway lights at the bottom of the first floor stairway.

4 – INN RAILING – Zichal is still waiting to hear an estimate for the cost of installing a railing along the sidewalk to the second floor of the Inn.

4 – WHITE SHED DOOR REPLACEMENT – Slagel will seek estimates for the cost and feasibility of replacing the garage door on the white shed.

NEW BUSINESS

1 – NEW GRAFFITI IN BASEMENT – New graffiti has been appearing, even during times when tour guides are present. McCorkindale moved that the Foundation should install more security cameras. Balster seconded. Carried.

2 – MILWAUKEE STRING TRIMMER – McCorkindale agreed to check with his family about the option of acquiring a Milwaukee string trimmer.

3 - BRIDGE LIGHTING CEREMONY – Elvers will meet with the Clayton County Side-by-Side group to plan the light installation. The ceremony is 4-6 p.m. on Saturday, Nov. 21, with the lights turned on at 5 p.m.

Board members agreed to keep the evening simple, with perhaps cider and cookies served either at the Inn or the Mill. Stone will coordinate with the Littleport Fire Department to be sure they're fund-raising dinner is the same night.

4 – SEAL COAT ROAD – Zichal will ask the county engineer and the board of supervisors if it's possible to seal coat Galaxy Road from Communia to the Motor Bridge.

5 - OSBORNE DAYS – All volunteers should plan to work either at Osborne or Motor on October 9-10. Hours are 10 a.m. to 4 p.m.

6 – HALLOWEEN EVENT – The board discussed ways to bring more people to Motor during October. One suggestion was to have jack-o-lanterns near the Inn or at the Cooperage.

7 – WEEKEND STAFFING – With the summer intern gone and Abbey Harkrader experiencing health issues, it will be difficult to have someone at the Inn.

8 – GROUP TOURS OCTOBER 8 – Zichal and Metcalf agreed to be tour guides on October 8. There will be two groups on that day – one arriving at 10:00 and the other at 10:45. Each group may include about 20 people. Stone asked for other volunteers to step forward to help.

NOTES

Stone noted that our 10-year-old traffic counter is broken and the manufacturer is out of business. The board discussed whether the counter is still needed. An infra-red counter might be an option, but very expensive.

ADJOURNMENT

McCorkindale moved to adjourn the meeting at 8 p.m. Metcalf seconded. Carried.

Larry A. Stone, secretary

Motor Mill Foundation of Clayton County