

Motor Mill Foundation

Minutes

(DRAFT)

November 19, 2024

The regular meeting of the Motor Mill Foundation of Clayton County was held Tuesday, November 19, 2024, at the Osborne Conservation Center. Those present included: Ken Zichal, Chuck Morine, Larry Stone, Chris Schoen, Jay Elvers, Brian Balster, and Dan Slagel. Clayton County Conservation Board Director Jenna Pollock and naturalist Abbey Harkrader also attended. Steve McCorkindale was a guest. Andy Stone attended remotely via Zoom. Zichal called the meeting to order at 7:02 p.m.

AGENDA

Schoen asked to add a report on metal detecting at the Motor Mill Historic Site. Elvers moved to approve the agenda with that addition. Schoen seconded. Carried.

MINUTES

Slagel moved to approve the minutes of the October 15, 2024, meeting as distributed. Elvers seconded. Carried.

TREASURER'S REPORT

Slagel submitted the following treasurer's report:

<u>Date</u>	<u>Item</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance(\$)</u>
Oct 15	Beginning Balance			18,819.67
Receipts				
10/18	Square Point of sales		116.68	
10/18	Donation (Keith and Kathy Garms)		25.00	
10/22	Merchandise		56.00	
10.24	Donation (Tony Blumentritt, Pickwick)		50.00	
10/31	Donation (Dr. Ken Zichal)		5,000.00	
11/14	Donation (Larry Stone tour and friend)		330.00	
11/14	Merchandise		20.00	
11/14	Donation (Larry and Margaret Stone)		2,000.00	
11/14	Donation (Larry Minard)		50.00	
11/14	Blackbaud		20.00	
	Total Receipts		7,667.68	

Expenses

10/01 Laura Elsinger reimbursement	184.88
10/11 ACRC electric	76.63
10/17 Alpine	17.66
10/17 thINK Ekader (Lenth Plaque)	993.00
10/21 Brian Gibbs Music Under the Moon	200.00
10/22 Delux for new MMF checks	24.38

Total Expenses **1,496.55**

Nov 18th Ending Balance **24,990.80**

Pending Expenses (checks written but haven't cleared)

Allamakee/Clayton REC	70.56
Alpine Communications	17.66

Claims Made to MMF

Bridge Lighting Committee Expenses (J. Metcalf): \$317.90
CCCB costs for Shive-Hattery Engineering invoice: \$7,600.00

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

OLD BUSINESS

1 - PILLAR INTEGRITY OF MILL - Larry Sandhaas, of Shive-Hattery, attended via Zoom to describe three options he has proposed for stabilizing the Mill basement pillars. They are:

A - Stabilize limestone with flowable mortar. This would be the least costly (\$20-\$40,000) and least disruptive, but also the least durable. Sandhaas this approach could be completed relatively soon, but would only "buy you time to consider other options."

B - Use reinforced concrete to strengthen the limestone around the pillar. The estimated cost might be \$40,000-\$60,000. The concrete would be durable, but bonding between the concrete and the limestone could be an issue in the long term.

C - Micropile foundations. Steel supports drilled into solid rock would support a steel beam that would support the mill timber column. This would be the most expensive (\$100-\$200,000) but also the best and most permanent repair. Sandhaas said designing, engineering, bidding and constructing the micropiles could take six to nine months to complete.

The board agreed that repairs should be done as soon as possible, before potential spring flooding. Board members also concurred with Sandhaas that the micropile foundations seem to be the best long-term solution.

Pollock suggested that a fund drive and grant applications for micropile foundations could focus on the Motor Mill Foundation and individual board members having raised the money for initial stabilization, while a capital campaign would be required for the future, more permanent repairs.

Balster moved to authorize the MMF treasurer to pay invoices totaling up to \$20,000 for design and engineering work. Schoen seconded. Carried.

Morine moved to recommend that the Clayton County Conservation Board go ahead with option A, the flowable mortar repairs, while working toward the installation of micropile foundations in the longer term. Elvers seconded. Carried unanimously.

Pollock has been in contact with the State Historic Preservation Office (SHPO), and neither agency anticipated any administrative problems with any of the proposed options.

2 – ADDITIONAL BASEMENT FLOOR REINFORCEMENT – Andy Stone has suggested that steel plates on either side of the sistered floor joists would provide additional strength to support the first floor by the basement steps. Larry Stone has been in touch with Jamie Scherf at MTS, who could fabricate the plates. (NOTE: Sandhaas mentioned that part of the stairway or platform might have to be removed to do the pillar stabilization. For that reason, Stone has delayed ordering the steel plates.)

3 – INTERPRETIVE MASTER PLAN – Pollock distributed copies of the final Interpretive Master Plan completed by NE Iowa RC&D.

4 – PLAQUE FOR LEE LENTH – Schoen said THINK has not yet completed the plaque, so the dedication planned in conjunction with the November 23 bridge lighting and Inn holiday event must be postponed.

NEW BUSINESS

1 – PICKWICK MILL INTEREST IN EQUIPMENT – Slagel has been in touch with Pickwick Mill board members, who have elected not to accept the mixers we have offered to donate to them. However, one individual on their board has expressed an interest in taking one mixer to store until Pickwick finds a way to move it into their mill.

2 – BRIDGE LIGHTING – Volunteers have strung lights along the path from the Inn to the Icehouse, and up the pathway to the second floor of the Inn. Zichal will leave solar lights at the Mill so they can be installed Saturday afternoon, November 23, before the event. Metcalf and her committee (Laura Elsinger, Margaret Stone, Kelsi Davis and Marianne French) have been decorating the Inn.

3 – FUND DRIVE – Pollock said she will spearhead the fund drive for the repair of the basement pillars. Slagel will contact Molly Moser with the Clayton County Foundation for the Future to try to arrange a time for her to meet with MMF members to offer pointers on talking to potential donors.

4 – SILOS AND SMOKESTACKS – Schoen attended a recent Silos and Smokestacks fundraising workshop in Cedar Falls. Some key points: make a clear statement of the project, its cost, and the people who will benefit; explain how you will evaluate your success; make use of a database of foundations that are potential supporters.

5 – PAYMENT FOR ENGINEERING ASSESSMENT – Slagel will pay the first invoice from Shive-Hattery for \$7,600, as agreed in October.

6 – TRRC REPRESENTATIVE – Slagel asked to resign as our representative to the Turkey River Recreational Corridor. He moved that Balster be appointed as his replacement. Stone seconded. Carried.

7 – METAL DETECTING – On November 2, Schoen assisted and supervised two individuals who volunteered to use metal detectors to search for artifacts at the Motor Mill Historic Site. The group found several minor items at the old river bottom field across from the campground and near where the flood-damaged white house had been torn down. Much of the area has been masked by silt, so the potential for significant discoveries is quite low, Schoen concluded.

REPORTS

TRRC – Slagel has emailed a copy of the Nov. 6 TRRC meeting to MMF members

ADJOURNMENT

Elvers moved to adjourn the meeting at 8:45 p.m. Schoen seconded. Carried.

Respectfully submitted,

Larry A. Stone, secretary

Motor Mill Foundation of Clayton County