

Motor Mill Foundation

Minutes (DRAFT)

July 21, 2026

The regular meeting of the Motor Mill Foundation of Clayton County was held Tuesday, July 21, 2026, at the Motor Mill Inn. Those present included: Ken Zichal, Dan Slagel, Chris Schoen, Jay Elvers, Larry Stone, Steve McCorkindale, Brian Balster, Sandra Walter, and Chuck Morine, as well as Clayton County Conservation Board director Ean Popenhagen, naturalist Abbey Harkrader, and park ranger Zach Dingbaum. Zichal called the meeting to order at 6:31 p.m.

AGENDA

Elvers moved to approve the agenda as distributed. Schoen seconded. Carried.

MINUTES

Slagel moved to approve the minutes of the June 16 meeting as distributed. Morine seconded. Carried.

TREASURER'S REPORT

Slagel presented the following treasurer's report:

Motor Mill Foundation Treasurer's Report	July 2026
Beginning Balance 06.15.2026	45,204.91

Receipts

06.16-07.20	Merchandise Credit/Square	317.33
	Merchandise Cash	102.00
06.16	Donation (Bill Bixby, cash)	200.00
06.17	Donation (Anonymous)	10,000.00
06.20	Refund on returned roof materials*	104.20
06.22	Donations (Cash)	236.00
06.29	Donation (Blackbaud/WF)	20.00
06.30	Donation (Cash)	94.00
07.06	Donation (Cash)	144.00
07.13	Donation (Cash)	100.00
07.20	Donation (Cash)	296.00
07.20	Donation (PayPal Transfers)	173.76

Total Receipts

11,787.29

Expenses

06.25	ACREC (Electric)	79.31
07.09	Alpine (Phone)	17.74

07.10	Esser's Merchandise	137.00
07.	Cutting Edge Inspection (WDO)	250.00
07.15	Rivals (Merchandise)	77.04

Total Expenses	561.09
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Ending Balance on hand through 7.20.26

56,431.11

CD

05.21.2026 FreedomBank 182-day CD @ 3.75% (Acct. # 1754935). Maturity 11.18.26. \$40,000

*Slagel refund. Original MMF purchase was made with MMF funds using the Slagel Meuser account inadvertently. It was meant to be made from the CCCB Meuser account. This was not discovered until the refund was attempted. Since the refund came back to Slagel, Slagel wrote a check to MMF for the refund of \$104.20 for returned roofing materials.

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

OLD BUSINESS

1 – FOUNDATION REPAIRS – Popenhagen and Schoen met with Bruce Wagener of TDKA engineering, who will propose an estimate for the type and cost of geotechnical services needed. Schoen said this will help determine how deep the bedrock is, and perhaps use seismic imaging to locate the buried turbine cribbing.

Slagel said seven laser level measurements taken between May 12 and July 14 have varied only 0.7 inch. Popenhagen wondered how much, if any, of the difference is due to seasonal changes. Schoen noted that we probably should be checking in the basement for any lateral movement of the support posts on the stone piers.

2 – ROOF REPAIRS – We still have not received a bill from Bear Creek Construction for the work done to replace shingles. Board members wondered if Bear Creek would be interested in bidding on a project to replace the roof.

Schoen shared a National Park Service bulletin on the use of substitute materials when repairing historic buildings.

3 - INN RAILING – Zichal has been in touch with Stan Rodamaker of SR Custom Railings in Guttenberg about fabricating a railing later this year. Board members also discussed the idea of having industrial tech students from Central Schools work on the project, or on a gate to close the arches in the base of the Mill.

4 – PEST MANAGEMENT – Ryan Kruger of Garber, with Cutting Edge Inspection Services, inspected the Mill for insect pests. He found no major problems.

Stone reported no luck in trying to catch the groundhog. It is still in the vicinity, however.

Walter said she saw a squirrel chewing on wood on the hurst frame.

5 – MILWAUKEE TOOLS – McCorkindale's son-in-law has several Milwaukee tools, which he will deliver later this summer. The board discussed how to secure them in the locked metal cabinet in the storeroom.

6 - SILOS AND SMOKESTACKS – Harkrader, Slagel, Schoen, Balster, and Zichal attended a Silos and Smokestacks 30th anniversary event at West Union on July 14. One take-away was the idea to bring participants from Mississippi River cruises to inland tours that could include Motor. Silos and Smokestacks sites were encouraged to promote each other.

7 – PROJECT AWARE - The annual Project Aware river clean-up ended at noon at Motor on Friday, July 17. Many participants stopped at the Mill for brief tours. The free milkshakes MMF provided in cooperation with Clayton County Dairy Promotion were very popular. Photos of the Turkey River clean-up can be seen on Facebook.

6 – CLAYTON COUNTY SIDE-BY-SIDE – The SXS riders will host their CALISA ride of 100 vehicles from four states stopping at Motor Mill on Friday, July 31. They expect to be at the Mill at about 3 p.m. There could be up to 225 people, although they may arrive in several groups. Foundation members are encouraged to be at Motor to give tours. Zichal has ordered 25 Amish pies and the SXS club will provide ice cream. Elvers has bottled water. A suggested donation is \$5 for pie, ice cream and water. MMF members will provide coolers, ice, paper plates and forks.

MMF members are invited to the CALISA ride headquarters at Elkport City Park for a potluck Friday evening, and to buy food from the 2-Mit Wagon Saturday evening.

NEW BUSINESS

1 – MILL SECURITY – Dingbaum and his staff added steel reinforcing bars to the cattle panel closures on the Mill arches following recent trespassing incidents. They also upgraded cameras. Dingbaum asked board members to not touch anything and to contact him and or other officers immediately if they discover break-ins in the future.

2 – HOLLYHOCKS – Harkrader and others have planted hollyhocks in front of the propane tank.

NOTES

Stone said he talked to Lennie Beck, who lived at Motor as a youth. Beck said he recalled that the passageway on the road side of the basement wall used to be open at each end. Motor residents eventually filled in the upstream end with concrete (still visible) and blocked the lower end with stones and dirt to keep trespassers out.

ADJOURNMENT

McCorkindale moved to adjourn the meeting at 7:55 p.m. Morine seconded. Carried.

Larry A. Stone, secretary

Motor Mill Foundation of Clayton County