

## Muscatine County Historic Preservation Commission Minutes of Meeting on Tuesday, June 23, 2015

The Muscatine County Historic Preservation Commission (MCHPC) met on Tuesday, June 23, 2015 at the West Liberty Fair Grounds Floral Hall. Present were Lynn Pruitt, David Nowling, , Helen Thompson, Tom Furlong, Lisa Wertzbaugher and Mary Beveridge. Jim Nepple, Rebeckah Allgood and Bill Koellner were excused.

Lynn Pruitt called the meeting to order at 6:35 p.m. Minutes of the May 28 meeting were approved. Treasurer Tom Furlong reported the balance of \$1 885.18 and said our funds will be kept in a separate account with the County Board of Supervisors. The treasurer's report was approved.

Lisa Wertzbaugher reported on Historic Tax Credit funding policy. She reminded commissioners that federal tax credits are only awarded to income-producing properties and the Old County Jail is already on the National Registry. Lisa will forward information on funding grants to commissioners.

Tom Furlong reported on Rebecca McCarley's session on Tax Credits at City Hall meeting on June 3. Tax Credits from recent restoration work at the County Courthouse, which was performed before the law disallowed public buildings, may be divided or earmarked for Friends of Historic Muscatine Preservation and/or other groups/projects filing applications. Lynn reminded commissioners that Jim Nepple had emailed information (Historic Tax Credits 101) on June 6.

Regarding Muscatine County GIS map overlays showing historic features, Lynn reported that Bill Koellner will be meeting with Muscatine Power and Water in late June about the availability of such overlays.

Lisa has an Annual Report for the status of the Muscatine County Fair Grounds Research and Fundraising and will be emailing this to commissioners. She said that fundraising has netted \$600 000 and is approaching the \$750 000 goal. She added that much of the work has been donated and that the Fair Board has met with Kent Corporation and that there will be signage along the way for all buildings plus a large sign at the South entrance. The Arts Building will be a large project (\$50 000) and the Livestock Building will be another. The Activities Center and Grandstand are other restoration projects. There will be multiple projects going on simultaneously. Next meeting of the Fair Board (date to be announced) will welcome our attendance. Lisa noted that the Fair Board booth netted a lot of money last year from donations and asked for our help at the booth again at this year's Fair, July 15-18. Tom Furlong suggested that perhaps the booth remain open until 5 or 6 p.m. Lisa will email her report and schedule to commissioners.

Becky Allgood will report on the Wilton Downtown Historic District next month.

Regarding the Stage Coach Inn Project, Dave said it sounds like Tim Putney is running the Ryan Trust and is not interested in spending money on the building. He also reminded commissioners that Marlin Engels had been paid in advance for work on nomination of the project for the National Register of Historic Places, some of which was never completed. Dave has drafted a letter for Jim Nepple to sign; and Tom Furlong will call Bill Koellner and they will try to meet with Tim Putney, taking him the letter indicating we would like to move forward with the project and getting it listed on the National Registry.

Lynn will prepare for the Board of Supervisors a Potential Use Report for the Old Jail as a Muscatine County Historic Document repository. The first portion of this report has been prepared by Helen and Dave. Dave said it is our recommendation to complete the project in stages, otherwise the project will appear cost- and time-prohibitive. The 2-year duration is for completion of the exterior work to make the building handicap-accessible and interior painting and plaster work to bring the interior "up to code." Additional expenses will include cosmetic repairs. Mary mentioned there will be additional costs for storage materials and that the accessibility of an upstairs bathroom might be a problem. Tom said Sherry Seright has forwarded information from the County's engineering consultant regarding potential hook up to the geothermal heating source, which is already in place. Additional heat pumps and humidity control may be required. Tom will email estimates and Lynn wants a rough estimate or budget and also wants to know what the Board of Supervisors will require and provide. It was agreed to use a range of \$125k to \$150k for the cost estimate. To help with the planning, Lisa will email commissioners a blueprint of the Wertzbaugher building (West Liberty) estimates. Lynn wants a document/proposal put together in time for the next meeting. Helen, Mary and Dave will work on this.

Lynn proposed a MCHPC informational/promotional flyer he has drafted, which could be distributed in West Liberty and Wilton during RAGBRAI next month. There were some suggestions for photos on the flyer. Lynn also said we need volunteers to pass out the flyers. Mary volunteered to take flyers to Wilton and Tom has volunteered to distribute flyers in West Liberty.

Preserve Iowa Summit 2015 will be held in Winterset June 25-27. Lynn and his wife are planning to attend Thursday and Friday.

Dave will have the Planning for Preservation grant application for the next meeting.

Our next meeting will be July 28, 2015 at 7 p.m. at a location to be announced.

Respectfully submitted  
Mary Beveridge

Muscatine County Historic Preservation Commission