

# **Muscatine County Historic Preservation Commission**

## **OFFICIAL MONTHLY MEETING MINUTES**

**Wednesday, March 11, 2020 at noon  
Muscatine County Administration Building**

I. Order of Business - Agenda was approved as submitted by consensus.

Meeting called to order at 12:03PM by Chair Koellner.

Present: Ochiltree, Beveridge, Wertzbaugher, Koellner, Daufeldt, Pruitt, and Eagle came later due to a conflict.

Others Present: Sandy Stevens; Mike Nolan, Horizon Architecture; and Sherry Seright

Excused: Allgood and not present Jamie Boston

- A. Review February 12, 2020 meeting minutes (Daufeldt) Minutes were submitted and published. Pruitt moved and Wertzbaugher 2<sup>nd</sup> to approve as submitted. The vote, all in agreement.
- B. Treasurer Report: is attached
- C. Meeting reviews by members since last meeting (All)

This is a new agenda item that Chair Koellner will be using to have members report on other meeting they may attend on behalf of the Commission.

Allgood for Wilton and Koellner for West Liberty- both had separate meetings with members of Tallgrass. Koellner said that they were impressed with the inventory of the significant homes in West Liberty and will provide both Allgood and Koellner with their findings for possible Historic Districts. There was discussion about the West Liberty old depot location and the building on the site. In order to be listed on the Historic Register, the buildings must be on the original site. There were special accommodations for the schoolhouse to preserve it from demolition.

Koellner attended the Board of Supervisors meeting on March 9, 2020 to gain approval for the amended amount of Rural Schools and Churches Grant. Board approved the amount.

- D. Status, discussion and possible action of Historic Jail Museum/Archive including final architectural plans and fund-raising strategy (Wertzbaugher and Mike Nolan)

Nolan provided drawings for the Phases2 Rehabilitation of the Old Jail and schematic design option of probable costs from 12.09.2019. The Opinion of Probable Costs was \$341,422.4. (Attached 4 items: Costs and related drawings for the costs)

Wertzbaugher provided a PowerPoint presentation on discussions for fund raising and will send this to all Commissioner members. Currently we are anticipating a shortfall of approximately \$100K. However, this shortfall is expected to change as we move forward in the process and with a good pool of contractors.

Eight steps for moving forward with the funding campaign were covered in the presentation by Wertzbaugher. The letter writing campaign was not effective. The plan is to start the Corp/Business Asks phase. This Corp/Business asks will act as a match for the individual donors and others.

All Commissioners are asked to provide Wertzbaugher directly, with a list of Business, addresses, and contacts names with phone numbers. Please provide appropriate person for making a commitment to the funding. This has a two-week deadline for the date of the meeting- Due date of MARCH 25<sup>TH</sup>. The goal is to raise \$250K

Wertzbaugher will forming a committee to fund raising and identifying grant sources, especially the Greater Muscatine Community Foundation, and others... CLG due in August, HRDP due in spring of 2021 and that application will require all the construction bids as backup for the request. Nolan's fees might be covered in the CLG request.

Some discussion was held on the Phase 3 portion of the building which is the restoration of the sheriffs home portion of the building.

- E. Discussion and possible action on Field Services Grant for potential project (Historic neighborhoods in West Liberty and Wilton) from Planning for Preservation – (Allgood & Koellner) This topic was covered in Item C above.
- F. Discussion and possible action on CLG Grant for County Schools and Churches including review and approval of Consultant RFP (Koellner, Pruitt and Daufeldt)  
  
Koellner attend the County Board of Supervisors and the grant was approved. See item C above.
- G. Status of NRHP nomination for Nichols Historic Commercial District; Field Services Report on Nichols Saint Mary's Church; and future work on other Nichols Historic Churches and Nichols Family Homes (Pruitt) Work is still in process with the consultant on 2 churches and 2 homes.

- H. Discussion and possible action on protecting historic building(s) at Fairport State Fish Hatchery including DNR's March 9 Public Meeting on proposed demolition of historic boiler and pumphouse building, and our possible listing of this building on the National Register of Historic Places. (Pruitt & Eagle)

Fairport Fish Hatchery Report:

Lynn Pruitt and Terry Eagle reported on the March 9 Public Meeting at the Pearl Button Museum to discuss the Iowa DNR's plans to demolish the historic Pump House building at the Fairport Fish Hatchery. Objections to this planned demolition were presented by members of the Muscatine County Historic Preservation Commission and other community members. The DNR leadership is solicited written input from our group and the public to state their case for saving the historic building. Primary among those reasons expressed were related to the critical involvement of the Pump House which is the only remaining research-related building connected to the Mussel Propagation at the 1914 Fairport Biological Station.

Pruitt recommended, and the Commissioners concurred, that a 3rd party structural evaluation be conducted for the Pump House to determine the viability and estimated cost of restoring this building. He further recommended an investigation be made to determine restrictions and possible waivers for making repairs to the Pump House since it is located in the Mississippi River floodway.

- I. Explore HRDP Grants -- up to \$50,000 -- Application due May 1, 2020
  - J. Upcoming meetings - none mentioned
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- II. Open Discussion – no new items were discussed
  - III. Confirm next meeting date and location – WEDNESDAY, April 8, 2020

Attachments:

1. March 2020 Financial Report
2. Phase 2 Schematic Design Opinion Probable Costs (two pages) and Floor Plan Options 1 and 2.

**Muscatine County Historic Preservation Commission**  
**FY 2019/20**  
**YTD March 11, 2020**

<b>Fund Balance:</b>	<b>17,338.95</b>
<i>Encumbered:</i>	
<i>HRDP Nichols Grant</i>	<i>(3,545.00)</i>
<i>Bridge replacement mitigation</i>	<i>(4,250.00)</i>
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<b>Unencumbered Fund Balance: \$</b>	<b>9,543.95</b>

	Budget	YTD	Balance
	12,000.00	Expenditures	2,651.40
J. Price - Nichols TAN Grant Expenses		(87.00)	
Horizon - Historic Jail		(5,000.00)	
Lynn Pruitt		(540.59)	
Jim Nepple		(107.80)	
Envelopes		(15.46)	
Postage-fundraising letters		(52.75)	
		<hr/>	
		(5,803.60)	
<i>Payable-HRDP Nichols</i>		<i>(3,545.00)</i>	
		<hr/>	
		(9,348.60)	

<b>HRDP Grant - Nichols</b>	Budget	YTD	Balance
<b>Expenditures:</b>			
Jennifer Price	7,433.00	(3,888.00)	3,545.00 *
<b>Revenue:</b>			
Grant Reimb-State of Iowa (1st half received 18/19)	5,500.00	2,750.00	2,750.00
Cash Match-Nichols	1,933.00	1,933.00	-
	<hr/>	<hr/>	<hr/>
	7,433.00	4,683.00	2,750.00

<b>CLG Grant - Schools-Churches</b>	Budget	YTD	Balance
<b>Expenditures:</b>			
Unknown consultant <i>In-kind match \$3,751</i>	14,000.00		14,000.00
<b>Revenue:</b>			
Grant Reimb-State of Iowa	9,750.00		9,750.00
Cash Match-HPC	4,250.00	4,250.00	- *
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	14,000.00	4,250.00	9,750.00

<b>HISTORIC JAIL PROJECT</b>	Budget	YTD	Balance
<b>Expenditures:</b>			
Horizon Architecture	5,000.00	(5,000.00)	
<b>Revenue:</b>			
Community Foundation Grant \$1,300		1,300.00	
Donations		147.80	
		<hr/>	
Fundraising shortfall paid from Commission funds		(3,552.20)	

## Renovations for Historic Sheriff's Office and Jail - Phase II

Schematic Design Opinion of Probable Costs  
12/9/2019



Description	Ext. Total O&P
<b>Interior Demolition</b>	
Selective demolition, gutting, building interior, commercial building, includes disposal, excludes dumpster fees, maximum	\$ 22,600.00
<b>Exterior Improvements (Sidewalk and Stoops)</b>	
Concrete wall, CIP foundation wall, 8" thick, 2500 PSI concrete, 4' high	\$ 2,241.60
Ground slab, 4" thick slab, 3000 PSI concrete, 4" deep bank run gravel	\$ 3,920.00
<b>Building Shell (Doors, Windows and Insulation)</b>	
Insulation, polyurethane foam, 2#/CF density, 6" thick, R39, sprayed	\$ 20,230.00
Aluminum frame, window wall, mill finish, thermo-break, 2-1/4" x 4-1/2" deep, insulating glass	\$ 11,520.70
Door, single, aluminum and glass with transom, 3'-0" x 10'-0"	\$ 14,357.49
Door stops, holder & bumper, floor or wall	\$ 172.59
Kick plate, 6" high, for 3'-0" door, aluminum	\$ 226.95
Threshold, 3'-0" long door saddles, aluminum, minimum	\$ 70.50
Entry Awning and Improvements Allowance	\$ 20,000.00
<b>Interior Buildout (Walls, Floors, Ceilings)</b>	
Partitions, gypsum board, 5/8" thick, water resistant	\$ 29,342.00
Interior Doors - Solid Wood with Metal Frames	\$ 5,400.00
Flooring, wood, sleepers on concrete, treated, 24" OC, 1" x 2"	\$ 1,035.00
Subflooring, plywood, CDX, 3/4" thick	\$ 3,105.00
Flooring, wood, maple strip, 25/32" x 2-1/4", 2nd and better	\$ 12,237.50
Wall Tile, ceramic, adhesive set, 4-1/4" x 4-1/4"	\$ 1,043.75

Opinion of Probable Costs

Horizon Architecture  
www.horizon-architecture.com

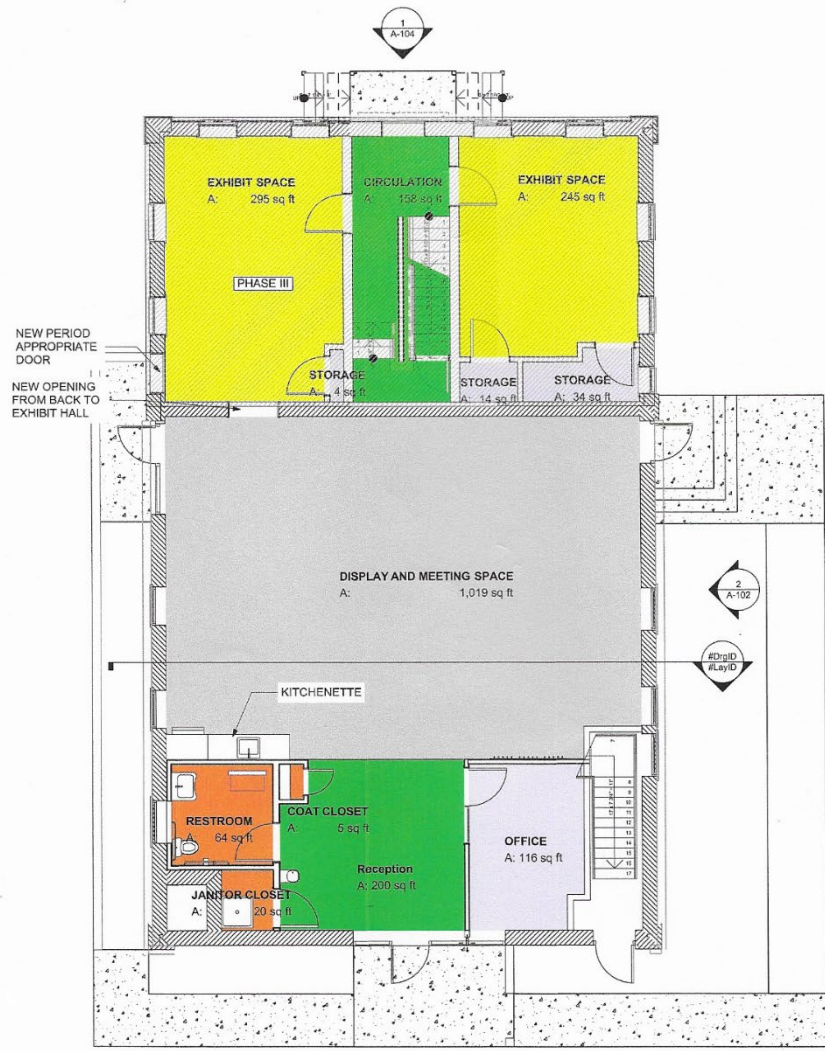
michael@horizon-architecture.com

Flooring, tile, ceramic, natural clay, thin set	\$ 3,252.00
Suspended acoustical ceiling, 2' x 4' grid, fiberglass board, film faced, 5/8" thick	\$ 7,245.00
Suspended acoustical ceiling systems:, add for 2' x 2' grid system	\$ 645.00
Cabinets standard wood, wall two doors, 12" high, 36" wide	\$ 140.13
Cabinets standard wood, base, one drawer one door, 24" wide	\$ 536.04
Cabinets standard wood, base, drawer base (4 drawers), 24" wide	\$ 501.22
Cabinets standard wood, base, sink or range base, 30" wide	\$ 523.56
Counter tops, laminated plastic, stock 25" wide w/backsplash, maximum	\$ 2,117.70

### Mechanical, Electrical and Plumbing Systems

Split system, air cooled condensing unit, medical centers, 5,000 S.F., 11.66 ton	\$ 25,000.00
Plumbing - public women's restroom, 1 water closet, 1 lavatory	\$ 10,000.00
Service sink w/trim, PE on CI, corner floor w/rim guard, 28" x 28"	\$ 2,000.00
Plumbing not including rough-ins, sinks stainless steel, single bowl, 19" x 18"	\$ 1,000.00
Electrical (Included Lighting, Internet)	\$ 25,000.00
Fire detection, addressable, includes outlets, boxes, conduit and wire, 12 detectors	\$ 10,000.00

	Subtotal	\$ 235,463.73
	General Conditions (10%)	\$ 23,546.37
	Contractor Overhead and Profit (15%)	\$ 35,319.56
	Contingency (20%)	\$ 47,092.75
<b>Opinion of Probable Costs</b>		<b>\$ 341,422.41</b>

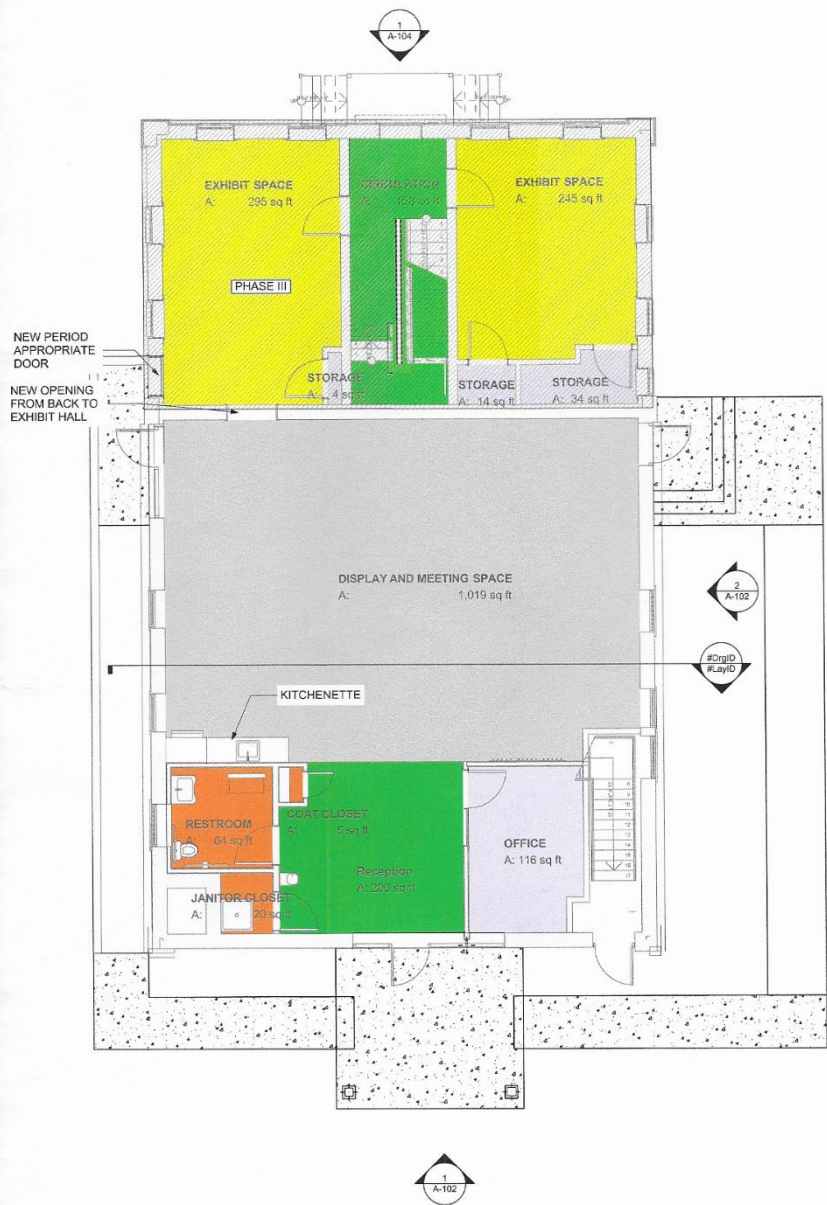


1 FLOOR PLAN - Option 1  
SCALE: 3/16" = 1'-0"

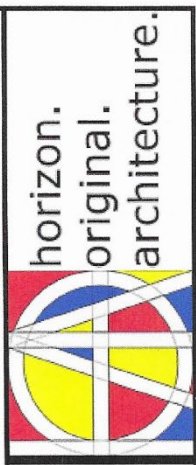
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FLOOR PLAN - Option 2  
 SCALE: 3/16" = 1'-0"



**MUSCATINE COUNTY FORMER SHERIFF'S OFFICE/JAIL REHABILITATION - PHASE 2**

405 4th STREET EAST  
 MUSCATINE, IA 52761

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

PROJECT NO: **17-003**  
 DATE: **2/27/2018**  
 DRAWN BY: **MSN**  
 COPYRIGHT

SHEET TITLE  
**FLOOR PLANS**

**A-101**