

Milford Historical Society
Pettibone Creek Hydroelectric Station Restoration Committee
Minutes, November 14, 2007

WWW.milfordpowerhouse.com

www.milfordhistory.org

pccpowerhouse.blogspot.com

Present: Paul Braun, Dave Canfield, Dave Chase, Myles Davis, Judith Reiter, Glenn Rittenger, John Riley, Dennis Bowman (Guests: Gregory Dobson, Nancy Parr)

Meeting called to order 7:15 PM

Review of Minutes: No comments

<u>Village Escrow Account:</u> (11/30/07)	\$30,762.24
<u>MHS Account:</u>	
Current Balance (9/28/07)	\$ 6,130.65
Previous reported balance (07/31/07):	\$ 5,753.45
Income: Interest (Oct): \$4.20; Donations: \$60.00; Bricks: \$300.00;T-shirts: \$75.00	
Expenses: "Open House" banner letters: \$20.00; Buy-a-Brick etching (3): \$42.00	
<u>Budget/Commitments:</u>	
General expenses	\$ 1,000
Paint-a-tile installation	\$ 1,000
Buy-a-brick purchase & installation	\$?
Donor Recognition Sign	\$ 2,000
Milford Garden Club (hardscape item – bench?)	\$ 1,000

Committee Reports

Construction - Glenn Rittenger, chair

The following list of construction priorities was reviewed. It was agreed that the electrical work is the top priority and the basement guardrail installation should be the second priority due to safety concerns. Glenn, and the committee, will pursue the construction work in this order.

- Construction Priorities (11/20/07)
 - 1. Electrical (Tourism Grant pending)
 - A. Removal of old wiring from conduit (immediate)
 - B. Underground service and panel (200 Amp)
Proposals received: Detroit Electrical Services \$2,583, BJ Electric \$1,777; Detroit Edison (DTE) cost \$810
 - C. Power, lighting & communication
 - 2. Guardrail & Handrail in Basement (safety/open to public)
 - 3. Heating & Air Conditioning
 - A. Heat pump (Water cooled)
 - B. Natural Gas
 - 4. Trash Rack at Intake Structure
 - 5. Turbine & Piping Repairs
 - A. Seal openings
 - B. Valve repair/replacement
 - C. Clean debris from piping
 - 6. Painting
 - 7. Toilet Room Construction & Plumbing (ADA Variance Request)
 - 8. Water & Sewer Service

- Electrical:
 - Discussion on location of electrical box. Concern for moisture if moved to lower level.

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- Waiting for response on grant for electrical work.
- Buried electrical service to building: this month the DTE electrical distribution lines have been upgraded along Liberty St.
- **Site work:** The voids along the creek banks were filled with concrete and some fill dirt brought in for larger erosion areas.

Hydroelectric Power Bill Stockhausen, chair

Building Use Myles Davis, chair

Myles opened discussion as to ultimate use of the building. The understanding is that Village Council directive is to have a preserved building which is self supporting within the context of the Parks and Recreation zoning district in which it lies. Discussion outline with notes:

Powerhouse Use 11-14-07 *Updated 11-21-07*

First, the Powerhouse is owned by Village. *The property is zoned Parks & Rec, so any use must conform with ordinance requirements for that district.* Any discussion of potential uses has to be tempered by the knowledge that it is not our decision to make. As I understand it, the role of the Powerhouse *Committee is to first preserve the historically significant structure and then to investigate and advise the Village Council on uses for it.*

(All of the following has a spectrum of variation within the categories. I have not attempted to describe all variations.)

1. Do nothing. In the first case, the building remains restored on the outside, but no further restoration takes place inside. This should be with preventative maintenance on the outside, but that is not a given.
2. Use as a Museum, managed by the Historical Society. In this case, the inside would not have to be improved.
3. A utility building, for use in conjunction with the *Village Central Park and Village and Township Parks and Recreation Commissions.* Depending on the use chosen, there may or may not be a need for an inside bathroom or heating. *(The Village is prohibited from use of the building for any government related purpose, which would include commission meetings, offices, etc. This is a condition of the Community Development Block Grant.)*
For use as an 'office' for the DDA (Downtown Development Agency).
For use by the local schools, as both a destination for study of the history and technology of the Powerhouse, and as a staging area for other field trips and independent study. This use might not require bathroom and heat.
For any of the preceding, there is the possibility of having a restroom facility service the Central Park and the Powerhouse, located in the park, perhaps near the play-structure.
4. Rent to business / individual residence. Both would require bathroom and heat.
5. Rent for weddings, funerals, etc This would require bathroom, and maybe heat.
6. Rent to Retail. This would require bathroom and heat.
7. Rent for Industrial use. This would require bathroom and heat, and maybe re-zoning.
8. Make electricity on a small scale, as a demonstration. *(Who would oversee, administrate this?) This could also include making the site a showcase for sustainable energy, including solar panels, geothermal, wind and solar heating. (This use could be included in the P&R Master Plan, which is currently being updated.)*

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(*Renewable, sustainable energy generation has come back into vogue.* Last week, Gov Granholm proposed a goal that by 2025 25% of our power should be generated with renewable sources, like hydro)

#'s 4, 5, 6, 7 & 9 would require administrative services, presumably by Village.

9. Find an outside group (Duke Energy, Exxon-Mobile, US Green Building Council, etc) with deep pockets and an interest in good Public Relations, who would finance refurbishing of the interior including hydro power generation. The power could be demonstration level, power for use at the Village pump station, or connected to the grid. The thought is that a big company in the business could help with the FERC issues. In this scheme, the Village might have to sell the site, or lease it for some period of time.

(8 & 9 have the possibility of incorporating self-guided tours of the facility, complete with slide shows, etc.)

10. Make electricity for use at the village pump station. *This could be Village or Township funded, or run by a private company or group, for profit or not for profit. This would almost certainly require heating and restrooms, and sale or long-term lease of the facility.*

11. *Hold it open to the public for the required 10 days per year (MDoT grant requirement) planned/executed by Parks and Rec, Powerhouse committee or Milford Historical Society.*

What more could be added?

Funding raising – Rich Harrison

Education Melissa Morris, chair

- History Channel grant: Judith reports that Dorothy Kane and Margaret Wheeler have been working with teachers to create a project for art students to design a display format for the 188 tiles painted as a fundraiser. Dorothy and Judith will present to Huron Valley Schools Board of Education on December 6.
- 21st Century Learning Environment: no word from representatives

PR/Publicity Paul Braun, chair

- Web site
 - Milford Historical Society Board has requested that the website be more reflective of MHS partnership in project. Paul will take care of that.
 - Paul will provide a list server for committee members to communicate with each other and other interested people.
 - Meeting minutes will be appearing on the website regularly.
 - Village, Township, Chamber and Council for the Arts have agreed to include a link to the Powerhouse site from theirs.
- Oakland County Poster: a poster promoting heritage sites and non-motor vehicle trails in the county is being produced. We were asked to provide a photo of the Powerhouse so it could be included on the poster which will be available soon.
- MotorCities National Heritage Area
 - Judith attend a meeting of the regional areas (Flint, Lansing, Lower and Middle Rouge, Saginaw, Bay City) held at the Chrysler museum. MotorCities National Heritage Area is an affiliate of the National Park Service dedicated to preserving, interpreting and promoting the automotive heritage of the State of Michigan. Some of their projects in development include:
 - MotorCities web site development

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- Streaming video, down-loadable tours – MotorCities will provide templates for organizations to personalize for their area;
- Community mapping: similar to a Google showing the location of the Heritage Areas resources.
- Year of the Model T collectors' coin: link to MotorCities site
 - Exploring involvement in the Dream Cruise
- PR - Judith made a presentation at a Rotary Club meeting in October. There were many interesting questions afterward and Rich Harrison collected \$55 for T-shirts.
- **Interpretation** Suzanne Bailey, chair Save our History Grant
 - Oral histories: Jerry and Margaret Wheeler have agreed to head up search for Ford factory workers for interviews.
 - Resource support
 - Bailey and Reiter are preparing a script for the student video
 - Heiner Hertling, a local artist and sculptor, has offered to collaborate on the scale model production
 - Paint-a-tile installation.
 - Margaret Wheeler is working with Dorothy Kane to plan installation of 190 tiles. Is there a budget set aside Dorothy will explore the grant funding. Cathy Catallo, retired the art LHS teacher, will be approached for help.
 - First installment of \$5,000 received from History Channel
 - Help from business tech classes has been offered.
- Historic Research
 - A student is writing a paper on the PH for "History of American Architecture" class at Eastern Michigan Univ. She has used the websites, museum and tour of the PH for resource material.
 - A graduate student has volunteered to make copies of Milford Times articles on Henry Ford's construction of Milford's Village Industry to be posted on the PH website

Deleted: ¶

Awards:

Old Business:

New Business: The committee agreed to change the meeting day to the **second Tuesday of each month** to accommodate a conflicting schedule. Next meeting: December 11.

Announcements: Gregory Dobson, a principle at Albert Kahn Associates, attended this month's meeting. He has offered to assist in historical research for records and photos that we have not been able to obtain. In addition, he contributed some interesting ideas to the discussion on building use and will follow up with contacts for possible hydroelectric generation at the Powerhouse.

Meeting adjourned 9:40 PM