

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, February 6, 2014

City Hall

312 ½ North Main Street

Galena, Illinois 61036

Agenda:

1. Call to order
2. Roll call
3. Declaration of quorum
4. Review and approval of the Minutes of the January 9, 2014 meeting
5. Public Comments
6. Kitchen / fire escapes discussion with Adam Johnson, Architect
7. Monitoring of questionnaire for users of Turner Hall
8. Further discussion on condition of building and short term projects
 - Window and wall repair
 - Storm windows
 - Ceiling fans
 - Remote access thermostat control
 - Motion detectors in rest rooms
 - Lighting study by Crescent Electric
 - Lighting controls upgrade
 - Giese to look at dampers on gravity roof vents
 - Flush hot water heating system this summer
9. Further discussion on future major project
 - Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous
 - Debris behind stage / waterproofing

- Doors and exterior project
- Kitchen and Storage Area / Fire Escapes
- Rest Rooms upgrade
- Remove the fly loft / stage upgrades
- Interior repair and painting

10. Potential grants for improvements to Turner Hall / Galena Foundation

11. Dixon Tour

12. Scheduling of next meeting – March 6, 2014

13. Committee Member Comments

14. Adjourn

Meeting Dates for 2014: 1/9, 2/6, 3/6, 4/3, 5/1, 6/5, 7/10, 8/7, 9/4, 10/2, 11/6, 12/4

Posted by Shirley Johnson for the City of Galena, on January 30, 2013

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF January 9, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:34 a.m. in the City Council Chambers at 312½ North Main Street on January 9, 2014.

ROLL CALL

Upon roll call the following members were present: Fach, Jackson, Johnson, Marsden and Smith

Absent: Albaugh (Joined the meeting at 9:05 a.m.)

City Engineer Andy Lewis joined a portion of the meeting to discuss ongoing work at Turner Hall

ESTABLISHMENT OF QUORUM

Chairperson Marsden announced a quorum of Committee members present to conduct business.

NEW BUSINESS

Motion: Johnson moved, seconded by Smith to approve the minutes of the December 5, 2013 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Albaugh

Motion Carried

Public Comment: None

Discussion: Marsden noted that he met with Mayor Renner and Mark Moran on December 16 to review the progress of the committee and the direction the committee was intending to go.

Discussion: The Committee had no further comment on the questionnaire and indicated that no changes will be made unless it is decided to fine tune it in the future.

Discussion: Further discussion on condition of building

- Exterior masonry water penetration, especially on the north building wall and the stage area. – Marsden reported on research he had done regarding interior waterproofing of stone walls. This method simply captures the water once it passes through the stone wall. This solution would not solve the problems at Turner Hall. An exterior treatment is necessary and will be pursued as part of a larger project.
- Debris behind stage – Removal of debris is estimated to cost about \$10,000. This does not include remedial work to the wall. This will be pursued as a larger project.
- Window and wall repair by Kevin Sinagra – Underway. Will be done weather permitting. It has been determined that a major window repair project is needed, requiring the services of an outside contractor.
- Storm windows – City received a quote from Dubuque Sash & Door for approximately \$14,000. The storm windows should not be installed until the existing windows are repaired.

- Doors and exterior project – Marsden previously looked at doors. Some can be repaired. Front doors to be replaced. All hardware and weather-strip to be replaced on all doors. This will be pursued as a larger project.
- Kitchen and Storage Area / Fire Escapes – Adam Johnson is working on the project. He expects to continue working on a schedule that will provide us a cost estimate in late April.
- Ceiling fans – Andy Lewis has quotes from supplier and is working with local electrician. Having problem finding a way to make it work on the stage. May not need it if waterproofing and fly loft work is done. Can use portable fans in the meantime. Andy reports he is getting a second quote from an electrician.
- Remote access thermostat control – City getting a quote.
- Motion detectors in rest rooms – City now plans to do this with its staff.
- Lighting study by Crescent Electric – Andy Lewis is working on it through a local electrician. Andy will also be getting a quote from Crescent for LED lighting
- Giese to look at dampers on gravity roof vents – These may have been blocked off already. Albaugh and Lewis will investigate. This has not been done yet.
- Automatic heat tape control – Giese reports they are all working properly.
- Close off the fly loft – Committee discussed removing it in the future. This would be done as part of a larger project.
- Interior repair and painting project – Last time was about 1990. Kevin Sinagra doing some plaster repair. Need to have a painting project. Also need to do rest rooms. Again, this could be done as part of a larger project.
- Supervision of building during events – no additional comments.
- Lighting Controls – Lewis working with local electrician and Crescent Electric to replace defective equipment.
- Hot water heating system – It was suggested that the boiler and piping system be flushed out this summer to improve efficiency and ability to heat the building without using the rooftop units. Committee agreed we should pursue this.

Motion: Jackson moved, seconded by Fach to have the City Engineer prepare bidding documents to have a local contractor repair the existing windows and install storm windows.

Discussion: None.

Roll Call: AYES: All
NAYS: None
Absent: None

The motion carried

Discussion: The Committee discussed potential grants for improvements to Turner Hall. Landmarks Illinois has some good information. Ironically, that group has no active projects in Galena. Frank Butterfield gave Carl Johnson some information from Landmarks Illinois, The National Trust for Historic Preservation, and The Jeffris Family Foundation. The Galena Foundation is a member of Landmarks Illinois. Perhaps an association can be developed to pursue grants for Turner Hall. Marsden indicated that this was on the agenda for the December meeting of the Galena Foundation. The meeting was canceled due to weather. This matter will be on the agenda of the January meeting. Grants need to be pursued in 2014 as part of the development of a larger project.

SCHEDULING OF NEXT MEETING February 6, 2014 at 8:30 am at City Hall.

Committee Member Comments: Fach suggested that we tour the facility in Dixon and requested permission to contact them.

ADJOURNMENT

Motion: Smith moved, seconded by Johnson to adjourn.

Discussion: None.

Roll Call: AYES: All
 NAYS: None
 Absent: None

The motion carried.

The meeting adjourned at 9:30 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "CR Marsden". The signature is written in a cursive, flowing style.

Charles R. Marsden
Chairperson