

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, April 3, 2014

City Hall

101 Green 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 March 6, 2014 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall
7. Kitchen / rest rooms / fire escapes discussion with Adam Johnson, Architect
8. 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 including front balcony
 - Kitchen / Rest Room and Storage Area / Fire Escapes
 - Remove the fly loft / stage upgrades
 - Interior repair and painting
9. 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

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

11. Dixon Tour

12. Scheduling of next meeting – May 1, 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 March 27, 2013

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF March 6, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 312½ North Main Street on March 6, 2014.

ROLL CALL

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

Absent: Jackson.

City Engineer Andy Lewis joined the meeting to discuss ongoing work at Turner Hall. Architect Adam Johnson joined a portion of the meeting for discussion on a potential kitchen / rest room / storage project and its impact on other elements of a future major project.

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 February 6, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson

Motion Carried

Public Comment: None

Discussion: Adam Johnson led a discussion on a potential kitchen / rest room / storage project. He began by indicating he had met with building code and fire officials. They would like to see the south fire escape from the balcony remain because of the fact that the main stairway is the only primary exit from the balcony. He also met with zoning and has adopted their requirements. Revised concepts including exterior elevations were presented. These were endorsed by the committee. A public meeting to review the plans will be scheduled for March 19, 2014 at Turner Hall. Preparation of cost estimates is the next step. Other work of the major project will be incorporated as we go forward. Lewis participated in the discussion.

Discussion: The Committee with Lewis present reviewed the other components of the future major project and determined that the preliminary plans for the kitchen / storage project have no negative impact on the components. Marsden again suggested that the work in the fly loft and stage be an alternate bid and that it be developed in a similar manner to the kitchen / rest rooms / storage addition via discussion between the Committee and Adam Johnson.

- Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous – the committee agreed that we should add replacement of the exterior balcony over the front entrance to the scope of work since the wood is deteriorated.
- Debris behind stage / waterproofing – no update

- Doors and exterior project – no update
- Kitchen / Rest Room and Storage Area / Fire Escapes – see above
- Remove the fly loft / stage upgrades – committee will work with Adam Johnson to explore this matter further.
- Interior repair and painting – no update

Discussion: Further discussion on condition of building and short term projects

- Window and wall repair / Storm windows – Contractor bids this spring. Work is coordinated with the new addition and fire escape extension.
- Ceiling fans – Work started this week.
- Remote access thermostat control – Lewis has quote from Top Notch. Need to get Wi-Fi service into building.
- Motion detectors in rest rooms – Installed
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – Has quote from Top Notch. Work to begin shortly.
- Giese to look at dampers on gravity roof vents – Need to wait until roof is free of snow.
- Flush hot water heating system this summer – Top Notch to complete it in next week or two.

Discussion: Marsden reported that the Galena Foundation Board has endorsed pursuing the future major project along with the City of Galena. This could possibly involve funds from the Joe Miller Trust, the Save Turner Hall Fund, other specific donations, fundraising, and outside grants. This would possibly be done with an agreement with the City similar to the depot renovation agreement. Joe Miller Trust funds will be sufficient to pay off the depot project in late 2014 and could be available for Turner Hall thereafter. Marsden is meeting with Mark Moran to coordinate Galena Foundation efforts on several projects, including Turner Hall, with the upcoming City budget. Marsden will meet with the trustee for the Joe Miller Trust thereafter.

Discussion: Fach has been in contact with Dixon. The committee felt a Thursday trip to Dixon in April or May would be good.

Committee Member Comments: Fach noted that someone should be checking on Turner Hall twice a day during cold weather, that we have been lucky to not have a serious problem this winter. Lewis reported that all thermostat batteries are being replaced to avoid shut down of the heat upon battery failure. A name of an individual who might be able to do the daily checks was suggested.

SCHEDULING OF NEXT MEETING April 3, 2014 at 8:30 a.m. at City Hall. (New Location)

ADJOURNMENT

Motion: Albaugh moved, seconded by Johnson to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 9:40 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "CR Marsden". The signature is written in a cursive style with a long horizontal stroke at the end.

Charles R. Marsden
Chairperson