

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, July 10, 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 June 5, 2014 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall
7. Discussion with Adam Johnson on future addition.
8. Further discussion on future major project
 - Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous
 - Exterior project including front balcony
 - Kitchen / Rest Room and Storage Area
 - Exterior Doors and Fire Escape
 - 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
 - Remote access thermostat control
 - Lighting study by Crescent Electric
 - Lighting controls upgrade

- Giese to look at dampers on gravity roof vents
- Debris behind stage / waterproofing
- Miscellaneous Interior Improvements
- Report by Custodian Jeremy White

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

11. Scheduling of next meeting – August 7, 2014

12. Committee Member Comments

13. 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 July 3, 2014

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF June 5, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 101 Green Street on June 5, 2014.

ROLL CALL

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

Absent: Jackson

Architect Adam Johnson joined the meeting to discuss the future major project at Turner Hall. Custodian Jeremy White also attended the meeting. Public works Director Rigdon was in attendance for a portion of the meeting.

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 May 1, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present except Albaugh who abstained since he was absent at last meeting

NAYS: None

Absent: Jackson

Motion Carried

Public Comment: None.

Monitoring of Questionnaires: None.

Discussion: The Committee discussed the recent failure of the air conditioning system during a recent event. Rigdon and White joined the discussion. The air conditioning failed because of tripped breakers, perhaps the result of a thunderstorm. No city staff, able to correct the problem, were available; so a contractor had to be called. A refund of fee was made. The air conditioning failure caused overheating of the lighting control room which caused lighting problems. A small split system air conditioning unit should be installed in the control room to prevent this and other problems.

Motion: Johnson moved, seconded by Albaugh to recommend installation of the split system air conditioning unit. City staff will get quotes for this work.

Discussion: Outside condenser should be located such that it does not interfere with excavation work behind the stage.

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson

Motion Carried

Discussion: The Committee, with Adam Johnson present, reviewed the components of the future major project.

- Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous
- Replacement of the exterior balcony over the front entrance since the wood is deteriorated.
- Doors and exterior project
- Kitchen / Rest Room and Storage Area / Fire Escapes
- Remove the fly loft / stage upgrades – committee will work with Adam Johnson to explore this matter further. Marsden to discuss with Adam Johnson. Could also possibly clad the structural clay tile walls with EIFS and solve the problems. The EIFS would have to be compatible with the historic building and approved by HDAB. Johnson to assist in doing a cost benefit analysis to see which alternative is in the best interests of the city.
- Interior repair and painting

Adam Johnson presented a Preliminary Estimate for the Addition and Remodeling portions of the Major Project. This estimate was prepared using information from the City Hall Project and is based on 2015 construction. Total budget cost including a 10% contingency is \$882,200. Cost might be reduced to between \$650,000 and \$700,000 with some adjustment in scope and specifications of materials.

Motion: Fach moved, seconded by Albaugh to approve the Preliminary Budget of \$882,200 to be used as a starting point in developing the major project.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson

Motion Carried

Adam Johnson recommended that the fire escape and drainage work on the north side of the building next to the fire department be completed as a separate project in order to expedite the work. Marsden recommended that the exterior door replacement be added to this work effort as well in order to reduce energy use in the building as soon as possible.

Motion: Albaugh moved, seconded by Smith to do the fire escape and drainage work as well as the exterior door replacement this year.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson

Motion Carried

Discussion: Further discussion on condition of building and short term projects. Lewis was absent and had sent an email to Marsden updating the status of the work.

- Window and wall repair / Storm windows – Getting quotes from three contractors for repair and painting of windows. Work is coordinated with the new addition and fire escape extension.
- Ceiling fans – Installed and working well
- Remote access thermostat control – Lewis has quote for wireless thermostats from Top Notch. Need to get Wi-Fi service into building. Lewis has met with Sand Prairie who says they can get wireless into Turner Hall. Still working on it.
- Motion detectors in rest rooms – Installed
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – Top Notch has not been able to find a replacement unit. They suggest the entire wiring and control system may need to be replaced and suggest that the city contact Crescent Electric or some other large contractor / supplier.
- Giese to look at dampers on gravity roof vents – Will schedule now that roof is free of snow.
- Flush hot water heating system this summer – Top Notch serviced the boiler. Did not see any indication that piping needed to be flushed out.
- Lewis has a quote from Ben Wiene of \$7,000 to remove the debris behind the stage. Wall will be exposed and then a method to waterproof it will be developed.
- Jeremy White gave a report on short term and long term work he is performing in Turner Hall. Jeremy noted that mold in the stage area is a problem. Also dealing with some plumbing problems. Jeremy suggested that some interim temporary repairs be made to the interior of the building prior to the complete interior work to be done as part of the major project. This could be done by City staff. He has also indicated that he would be willing to assist in helping parties renting Turner Hall in getting set up and during the event. He will develop a proposal and work with Mark Moran on this. This Committee endorsed this after the problem with the air conditioning, other reported problems and the experience gained during the visit to Dixon.

Committee Member Comments: Each presented information on the use of Turner Hall in 2013-2014 and so far in 2014-2015. There were 130 rental days in 2013-2014 and 28 so far this year. Income including gaming revenue was \$46,717.38. Expenses were \$49,048.89. The committee felt that with some efforts that income could increase and expenses decrease, bringing things even closer to break even or positive cash flow.

SCHEDULING OF NEXT MEETING July 10, 2014 at 8:30 a.m. at City Hall. (New Location)

ADJOURNMENT

Motion: Albaugh moved, seconded by Smith to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 9:50 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "CR Marsden".

Charles R. Marsden
Chairperson