

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, October 1, 2015

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 September 3, 2015 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall
7. Discussion with Adam Johnson.
 - Door, window and fire escape project completion
 - Historic Structures Report
 - Galena Foundation – Joe Miller Trust Project #2
8. Further discussion on condition of building and short term projects
 - Lighting LED Replacement
 - Lighting controls upgrade
 - Insurance claim for main panel
 - City and GF funding
 - Committee recommendation to council on procurement of new equipment
 - Miscellaneous Interior Improvements
 - Squirrel Power Surge – miscellaneous problems
 - Report by Custodian Jeremy White

9. Pursuit of Illinois Clean Energy Grants and Jo Carroll in 2016 for boiler replacement, insulation and LED lighting replacement in 2015-2016.

10. Facility Marketing and Rental Rate Structure Update – Janelle Keeffer

11. Scheduling of next meeting – November 5, 2015?

12. Committee Member Comments

13. Adjourn

Meeting Dates for 2015: 1/8, 2/5, 3/5, 4/2, 5/7, 6/4, 7/2, 8/6, 9/3, 10/1, 11/5, 12/3

Posted by *Aphron* for the City of Galena, on *Sept 28,* 2015

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF September 3, 2015

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:35 a.m. in the City Council Chambers at 101 Green Street on September 3, 2015

ROLL CALL

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

Absent: None

Jeremy White, Janelle Keeffer, and Adam Johnson also attended the meeting.

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Smith moved, seconded by Fach to approve the minutes of the August 6, 2015 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Public Comment: None.

Monitoring of Questionnaires: None

Discussion: Adam Johnson provided an overview of the Historic Structures Report. Daryl Watson is almost complete with his portion of the report. There are about 26 pages of text and 20 pages of photos. Adam is progressing with his portion of the report which will also include operations and maintenance recommendations. They are working to maintain the schedule and will have a draft available prior to the October meeting of the committee.

Discussion: The Committee, with Adam Johnson, Janelle Keeffer and Jeremy White present, discussed the work currently underway.

- Fire escape work and handicap work is complete.
- Change orders have been presented by White Construction. These will be forwarded to the City Council with a recommendation for approval.

Discussion: Work is progressing on the second major project. Adam Johnson has completed all design work except for fly loft. Several items will be completed by Jeremy White and John Bookless. The balance will be bid or quoted if under \$10,000. An overall schedule for the project has been developed. The committee recommended that the schedule be revised to speed up

interior painting and floor repair/refinishing work but not to do it during cold winter weather when exterior wall temperatures might be too low.

Adam Johnson has obtained a proposal from Baranski to assist him in developing the plans and specifications for the installation of EIFIS and roof insulation on the Flyloft. Adam indicated that there is not a problem with installing the EIFIS and insulation on the Flyloft so we should proceed with the work.

Motion: Smith moved, seconded by Johnson to recommend the City Council accept the Baranski proposal.

Discussion: Fach asked for clarification on the design/bidding procedure for the work and verification that this work would be performed rather than removing the Flyloft altogether.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

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

- Lighting controls upgrade –Proposal approved by City Council. Lifeline will perform the work between October 19 and 31. Work could spill over into time when GHS Drama Club is preparing for their play.
- LED Lights – Testing several LED bulbs. Prefer the first samples tested. Jo Carroll rebate is available. New bulbs will be installed after lighting controls upgrade is completed. Possible Illinois Clean Energy Grant will be pursued.
- Jo Carroll has installed squirrel protection on incoming electrical service on Hill Street.
- Currently tabulating expenses for insurance claim. All invoices have been received.
- Jo Carroll surge protection will be pursued for discussion at next meeting.

Discussion: Illinois Clean Energy grants for the Flyloft insulation and the boiler replacement are being pursued. Same high efficiency boiler as installed for fire department. Deadline for grant applications is this Friday. LED bulb rebate will be pursued with Jo Carroll.

Discussion: Janelle Keeffer reported on ongoing marketing initiatives:

- Neighbors have requested signage that would indicate a time designation for event parking in the Turner Hall lot. Committee discussed an improved process and a permanent sign designating the lot for event parking. Janelle will pursue and continue a communications plan with neighbors.
- Janelle reported that rentals and revenue for 2016 already far exceed 2015. This is due to the rate increase, the fact that more weddings have been booked and for more days. There are additional cleaning costs, but the revenue more than makes up for this cost. Weddings allow the city to reduce the cost for use by citizens of the community and local groups. Improvements are making it easier to rent the hall. Janelle is working on a bridal show to be held at Turner Hall. Hall rental fee will be waived since the show will promote Turner Hall.
- Website and Facebook upgrades will be done this fall now that swimming pool season has wrapped up.

- Thank you has been sent to the Galena Gazette for the recent article. Getting responses to request for information regarding the use of Turner Hall in years past.
- Janelle would like to obtain 8-10 lighter weight plastic tables. Elks Club recently purchased some similar tables. Perhaps someone would be willing to donate tables for Turner Hall.

Committee Member Comments:

- Smith indicated that it is amazing how far we have come with all facets of Turner Hall in the last couple of years.
- Fach thanked Janelle Keeffer and Adam Johnson for a very good presentation to the City Council.

SCHEDULING OF NEXT MEETING October 1, 2015 at 8:30 a.m. at City Hall.

ADJOURNMENT

Motion: Albaugh moved, seconded by Fach to adjourn at 10:20 a.m.

Discussion: None.

Roll Call:

AYES: All
NAYS: None
Absent: None

The motion carried.

Respectfully submitted,



Charles R. Marsden
Chairperson

Receipt No: 2.266616

Sep 28, 2015

PATRICK GILL

Previous Balance: .00

Licenses and Permits

Misc. Permits - IM CF 25.00

2015

Total: 25.00

Check

Check No: NO # 25.00

Total Applied: 25.00

Change Tendered: .00

09/28/2015 10:42AM

City of Galena

101 Green Street

P.O. Box 310

Galena IL 61036-0310

815.777.1050