

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, April 5, 2018

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 1, 2018 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall / new questionnaire
7. Continue planning for future addition.
 - Establishment of Restricted Fund with Galena Foundation
 - Recommendation to Council
8. Discussion with Adam Johnson. -- Galena Foundation – Joe Miller Trust Project #2
 - Main floor
 - Fly loft exterior project – tuckpointing and sealing
 - Fly loft insulation
 - Fly loft fans
 - Fly loft rear drainage, roof work
 - Tile in front foyer
 - Door refinishing
 - RFQ's for additional work in Turner Hall this year
 - Remaining budget funds
 - What is left to do?

9. Further discussion on condition of building and short term projects
 - Lighting LED Replacement
 - Exterior door work and locks
 - Miscellaneous Interior Improvements
 - Light fixture restoration
 - Theatrical items
 - Sprinkler work
 - Boiler replacement
 - Tables and chairs
 - Other miscellaneous improvements on 2018 List
 - Report by Custodian Jeremy White
10. Pursuit of Nicor, Illinois Clean Energy Grants and Jo Carroll for boiler replacement, insulation and LED lighting replacement in 2018.
11. Facility Marketing and Rental Rate Structure Update – Janelle Keeffer
12. Galena Foundation Items
 - Driehaus Award
 - Joe Miller Plaque
13. Scheduling of next meeting –May 3 or June 7?
14. Committee Member Comments
15. Adjourn

Meeting Dates for 2018: 1/4, 2/1, 3/1, 4/5, 5/3, 6/7, 7/5 ?, 8/2, 9/6, 10/4, 11/1, 12/6

Posted by Shirley Johnson for the City of Galena, on April 2, 2018.

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF March 1, 2018

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. at Turner Hall, 115 S. Bench Street.

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

Absent: Jackson and Smith

Janelle Keeffer and Adam Johnson also attended the meeting. Andy Lewis, Earl Thompson and Todd Lincoln attended a portion of the meeting.

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Albaugh moved, seconded by Johnson to approve the minutes of the February 1, 2018 meeting

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson and Smith

Motion Carried

Public Comment: None

Monitoring of Questionnaires and Comments: None

Discussion: Discussion took place with Earl Thompson, Andy Lewis and Adam Johnson regarding the rear flyloft wall waterproofing. Summary:

- Need improved maintenance and pressure washing of the concrete drainage area behind the building. Should be done regularly by Public Works or others.
- Check caulk along wall to make sure there are no voids.
- Install a rubberized coating on concrete and up wall in the area where there is no curb. It is obvious that water is running down wall and entering building at this point. Earl Thompson to research products.
- Slope the flat roof edge with tapered insulation to get water to run away from edge and then down the sloped roof.
- Additionally, strip paint off of north and south flyloft walls prior to applying sealant (already under contract). Thompson's quote was \$9,466. Change order to be issued for this work. Funding will come from the Joe Miller Trust.
- Earl Thompson also prepared a ballpark estimate for tuckpointing and sealing the remainder of Turner Hall, including the stone on the rear flyloft wall. This work was not in the original project list for Turner Hall and will be done in the future. Estimate will be used to establish budgets for capital improvements.

Discussion: Discussion took place with Todd Lincoln and Adam Johnson regarding tile replacement in the front foyer. Summary:

- It appears that a marble floor was installed after the fire. This was replaced sometime in the late 20th century with the red tile floor currently installed.
- Tile pattern previously developed by Adam Johnson was reviewed. Committee felt a 6 ½ by 6 ½ tile would be a closer match to the original. Color selected was "Porcelain Buff". Tile border and accents would be dark tile to match the dark wood trim in Turner Hall.
- New dark wood base to be installed.
- Time frame for installation is last week of March through April 19. Todd Lincoln to work with Janelle Keeffer to move this forward. Jeremy White to do some remedial work after old tile is removed.

Motion: Albaugh moved, seconded by Johnson to recommend to Council that the tile work in the foyer be completed as described. Funding will come from the Joe Miller Trust.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Jackson and Smith

Motion Carried

Discussion: Future Addition was briefly discussed. Committee will discuss at future meetings with a higher priority. Fundraising will need to be pursued, possibly including a trust or endowment via The Galena Foundation or The Community Foundation of Jo Daviess County. Marsden gave an update. The Galena Foundation Board has agreed to pursue a restricted fund using the original Save Turner Hall Fund which currently remains active and has about \$1,000 in it. Marsden will arrange a preliminary meeting with officers of The Galena Foundation and City of Galena administration to start the process to develop this fund.

Discussion: Discussion took place regarding the Galena Foundation – Joe Miller Trust Project #2. Current projects underway:

- Main hall floor wood refinishing and sealing. Work is complete and looks very good. One small area needs to be repaired by Paramore.
- Flyloft insulation – Done. Several sprinkler drops to be relocated when sprinkler work is done.
- Flyloft fans – RFQ to be issued shortly. Fans similar to those installed in main hall will be purchased. Fans will have speed control and will be interconnected with smoke removal system by way of a relay at the fire alarm panel at the sprinkler system.
- Remaining Joe Miller Trust funds to be used for paint stripping on flyloft walls.

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

- LED Lighting replacement – No further report.
- Jeremy White continues to pursue the light fixture restoration.
- New boiler in 2018. Chris Frye is assisting with some engineering. He is also pursuing a NICOR grant.
- Sprinkler work in 2018. Janelle Keeffer and Chas. Marsden met with Blackhawk Sprinkler on February 27. Blackhawk is preparing a scope of work and ballpark cost estimate to update sprinkler system and correct code issues. RFQ will be issued in the future.
- No meeting with theater advisory group has taken place recently. Will need additional grants and donations to pay for the improvements. Need to develop a plan and identify any energy conservation improvements.

- Jeremy White reported ice damage to the kitchen roof where it is attached to the main building. Water ran down wall of main building and then froze due to a fault in the main building roof edge. Damage has been cleaned up. Repairs to occur when weather allows.
- Janelle Keeffer is communicating with renters of Turner Hall regarding chairs in order to determine what type of chair is preferred. Existing chairs are starting to deteriorate and are outdated. They will need to be replaced at some point in the future.
- No report from custodian Jeremy White.

Discussion: Janelle Keeffer provided the following report regarding facility marketing and rentals.

- Sign in front of Turner Hall continues to be pursued.
- Beth Baranski and Janelle have been discussing the installation of a plaque at both Turner Hall and the Train Depot to honor Joe Miller. This would be unveiled at a community event. It is suggested that the Turner Hall plaque will be installed on stone wall at sidewalk in front of Turner Hall. Plaque will be informative, telling the story. Design is being worked on and will be presented to committee soon for a recommendation to Council.

Discussion: The Galena Foundation is pursuing a Driehaus Award for Turner Hall. Meeting involving Janelle, Beth Baranski, and Marsden occurred on February 15. A plan was developed to complete the grant application. Deadline is June 1.

SCHEDULING OF NEXT MEETING April 5, 2018 at 8:30 a.m. at City Hall due to use of the Turner Hall building.

COMMITTEE MEMBER COMMENTS: Albaugh commented that he supported Janelle's efforts to investigate chair replacement.

ADJOURNMENT

Motion: Albaugh moved, seconded by Fach to adjourn at 10:25 a.m.

Discussion: None.

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

The motion carried.

Respectfully submitted,



Charles R. Marsden
Chairperson