

**MINUTES OF THE TURNER HALL COMMITTEE MEETING OF December 5, 2013**

**CALL TO ORDER**

Chairperson, Charles Marsden called the meeting to order at 8:32 a.m. in the City Council Chambers at 312½ North Main Street on October 3, 2013.

**ROLL CALL**

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

Absent: None

**ESTABLISHMENT OF QUORUM**

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

**NEW BUSINESS**

**Motion:** Jackson moved, seconded by Albaugh to approve the minutes of the November 7, 2013 meeting.

**Discussion:** None

**Roll Call:** AYES: All

NAYS: None

Absent: None

Motion Carried

**Discussion:** The Committee further discussed the development of a questionnaire to be presented to current and past users of Turner Hall. Marsden presented a questionnaire completed by Scott Lawlor on behalf of The Galena Foundation Hunter Fuerste Concert. His response was very similar to the others previously received. Future responses to the questionnaire will be compiled by Shirley Johnson and distributed to the Committee as they become available.

**Discussion:** Marsden presented information provided by his daughter from her recent wedding that described services provided along with rules and regulations for the James J Hill Library in St. Paul. A copy of the contract was also made available. This was used as discussion points related to Turner Hall operations. Also discussed was the need for a shuttle. The Old Post Office in Dixon was suggested by Fach as a similar venue to Turner Hall that can be explored as well. Scott Lawlor has also offered some information on how they handle events at the Vineyard. All point to the need for more interaction by the city or an events manager.

**Discussion:** Since a number of the respondents to the draft survey strongly suggested that an updated serving kitchen and storage area should be a priority, the committee discussed hiring Adam Johnson to develop sketches so that preliminary pricing could be obtained. They also requested that he then look at the situation with the fire escapes because it is impacted by a new kitchen addition. Marsden met with Adam Johnson on November 20 at Turner Hall to discuss the work. Marsden presented a proposal from Adam Johnson to do the described work.

**Motion:** Smith moved and Albaugh seconded a motion to recommend that the City hire Adam Johnson in accordance with his proposal.

**Discussion:** None

**Roll Call:** AYES: All except Johnson

NAYS: None

Abstain: Johnson

Absent: None

Motion Carried

**Discussion:** Further discussion on condition of building

- Exterior masonry water penetration, especially on the north building wall and the stage area. – Probably should be part of a major exterior renovation project. Might consider removing fly loft as part of this project as well, thus eliminating a number of problems. Stage area might be better done with an interior treatment by a waterproofing company.
- Debris behind stage – Removal of debris is estimated to cost about \$10,000. This does not include remedial work to the wall.
- Window and wall repair by Kevin Sinagra – Underway. Will be done weather permitting.
- Storm windows – City is getting a quote from Dubuque Sash & Door
- Doors and exterior project – Marsden looked at doors. Some can be repaired. Front doors to be replaced. All hardware and weather-strip to be replaced on all doors.
- Kitchen and Storage Area / Fire Escapes – Adam Johnson proposal (see above)
- 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.
- Remote access thermostat control – City getting a quote.
- Motion detectors in rest rooms – City getting a quote
- Lighting study by Crescent Electric – Andy Lewis is working on it through a local electrician.
- Giese to look at dampers on gravity roof vents – These may have been blocked off already. Albaugh and Lewis will investigate.
- Automatic heat tape control – Programmed to come on at 30-36 degrees. Some damage done to new gutters and downspouts. Need Giese to check it out.
- Close off the fly loft – Committee discussed removing it in the future.
- 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.
- Supervision of building during events – no additional comments. See above.
- Lighting Controls – Lewis working with local electrician and Crescent Electric to replace defective equipment.

**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.

**Discussion:** Fach suggested that the agenda include a time for public comment at the beginning of the meeting and a time for committee member comment at the end of the meeting. Marsden indicated that he will add it to the agenda in the future.

**SCHEDULING OF NEXT MEETING** January 9, 2014 at 8:30 am at City Hall. (One week late to avoid New Years Holiday. Meetings in 2014 to continue to occur on the first Thursday of the month unless a holiday conflict exists.

**ADJOURNMENT**

**Motion:** Smith moved, seconded by Albaugh to adjourn.

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 9:50 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