

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

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 February 6, 2014.

ROLL CALL

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

Absent: None

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 / 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: Albaugh moved, seconded by Johnson to approve the minutes of the January 9, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Public Comment: None

Discussion: Adam Johnson led a discussion on a potential kitchen / storage project. He began with an analysis of exiting requirements with the building having a fire sprinkler system. The main level has sufficient exits for 1800 people and a capacity of 600 people, thus allowing for the closure of several existing exits if necessary. The balcony requires two exits and currently has three. This would allow the fire escape to be removed on the south side above the location of a new addition. The fire escape on the north side needs to be replaced as it is not code compliant. Other exits need to be updated as well to be code compliant.

Several schemes for kitchen, storage, and rest rooms were presented. The consensus of the committee was that they preferred the concept where the restrooms are placed in a new addition and the kitchen occupies a space in both the new addition and in the current location of the men's restroom. New storage would be located both in the addition and in place of the existing rest rooms. This is generally described as Plan C on Johnson's plans with some modifications to be made based on the discussion. Parking lot and other access to the hall were also discussed. Also discussed was the possibility of reactivating the rest rooms in the dressing room area. Johnson will take the discussion into consideration, update the plans and continue to develop concepts and costs. Other work of the major project will be incorporated as we go forward. Lewis participated in the discussion.

Discussion: The Committee with Lewis and Johnson 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. In fact, Johnson's solution of moving the rest rooms to the addition is deemed to be a better solution than remodeling existing rest rooms. Marsden 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.

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

- Window and wall repair / Storm windows – Lewis preparing request for quotations.
- Ceiling fans – Lewis has quote from Top Notch. Requesting Council approval next week.
- Remote access thermostat control – Lewis has quote from Top Notch. Requesting Council approval next week.
- Motion detectors in rest rooms – City staff installed them this week.
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – No update
- 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 -- – Lewis has quote from Top Notch. Requesting Council approval next week.

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.

Discussion: Fach will have more information regarding a possible visit to Dixon at the next meeting.

SCHEDULING OF NEXT MEETING March 6, 2014 at 8:30 am at City Hall.

Committee Member Comments: Albaugh reported that the Monroe Turner Hall has a restaurant and also handles receptions and banquets. It too is in a residential area. Albaugh reminded that the window repair and storm window work on the south side of the building should consider the future addition. Fach noted the \$350,000 Bluff Street public rest room project in Dubuque as being similar to what we are considering. Fach suggested that the city look into additional parking in the area of Turner Hall.

ADJOURNMENT

Motion: Smith moved, seconded by Jackson to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 10:05 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