

**MINUTES OF THE TURNER HALL COMMITTEE MEETING OF April 3, 2014**

**CALL TO ORDER**

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 312½ North Main Street on March 6, 2014.

**ROLL CALL**

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

Absent: Albaugh.

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 / rest room / 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:** Johnson moved, seconded by Smith to approve the minutes of the March 6, 2014 meeting.

**Discussion:** None

**Roll Call:** AYES: All Present

NAYS: None

Absent: Albaugh

Motion Carried

**Public Comment:** None

**Monitoring of Questionnaires:** The committee reviewed and discussed a questionnaire submitted by an individual who recently rented Turner Hall for a sock hop. In general the responses on this questionnaire were consistent with those previously received.

**Discussion:** Adam Johnson led a discussion on a potential kitchen / rest room / storage project. A public open house to review the plans occurred on March 19, 2014 at Turner Hall. Adam has refined the plans based on input from the public. The committee focused primarily on number of toilet fixtures, landscaping requirements and fire exits. Preparation of cost estimates is the next step. Other work of the major project will be incorporated as we go forward. Lewis participated in the discussion.

**Discussion:** The Committee with Lewis present reviewed the other 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.
- Debris behind stage / waterproofing – the committee agreed to work with Lewis to have this work completed sooner by placing it on the short term projects list.

Either city crew or local contractor will do the work. Lewis, Rigdon, Jackson, and Marsden to meet at Turner Hall to discuss.

- Doors and exterior project – no update
- Kitchen / Rest Room and Storage Area / Fire Escapes – see above
- 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 – no update

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

- Window and wall repair / Storm windows – Contractor bids this spring. 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.
- Motion detectors in rest rooms – Installed
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – Has quote from Top Notch. Work to begin shortly. Top Notch is researching.
- 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.

**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 could be done with an agreement with the City similar to the depot renovation agreement. Joe Miller Trust funds will be sufficient to pay off the depot project in late 2014 and could be available for Turner Hall thereafter. Marsden met with Mark Moran on March 6, 2014 to coordinate Galena Foundation efforts on several projects, including Turner Hall, with the upcoming City budget. Marsden and Jackson met with the trustee for the Joe Miller Trust thereafter. The trustee has indicated a willingness to a number of years of funds to the Turner Hall project.

**Discussion:** Fach has been in contact with Dixon. The committee selected April 7, 2014 as the date to travel to Dixon. Fach to confirm.

**Committee Member Comments:** Fach indicated that there is approximately \$48,000 unspent in the current city budget that is earmarked for Turner Hall. The committee agreed that it would be appropriate to continue to focus on the short term projects noted above including the waterproofing of the stage wall.

**SCHEDULING OF NEXT MEETING** May 1, 2014 at 8:30 a.m. at City Hall. (New Location)

## **ADJOURNMENT**

**Motion:** Johnson moved, seconded by Fach to adjourn.

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 9:40 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