

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF May 1, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:45 a.m. in the City Council Chambers at 312½ North Main Street on May 1, 2014.

ROLL CALL

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

Absent: Albaugh, Jackson

City Engineer Andy Lewis joined the meeting to discuss ongoing work at Turner Hall. Custodian Jeremy White also attended the meeting.

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 April 3, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Albaugh

Motion Carried

Public Comment: None were made at this time. Comments from several observers were allowed during the meeting with the concurrence of the committee members in attendance.

Monitoring of Questionnaires: None.

Discussion: The Committee discussed their recent visit to the Post House Ballroom in Dixon. Of particular interest was the management of the facility including setup and maintenance, fees charged, logistics, and services provided for fees charged. Building is self sustaining with the fees charged which should be a goal for Turner Hall.

Discussion: The Committee discussed a paper entitled Turner Hall as a Performance Venue provided by Jan Lavacek. (See attached.) It was felt that the paper was a realistic assessment. The conclusion is that Turner Hall is usable as a theater with limitations and should be used as a self-sustaining public building with multiple uses.

Discussion: The Committee with Lewis present reviewed the 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, Fach, and Marsden to meet at Turner Hall to discuss.
- Doors and exterior project – no update
- Kitchen / Rest Room and Storage Area / Fire Escapes – no update
- 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.
- Jeremy White indicated he will come to the June 5 meeting with a report on what he is doing in Turner Hall.

Committee Member Comments: Fach concurred that we should make sure we do not duplicate facilities with the proposed new museum and new performing arts facility. Fach noted that there are lessons to be learned from the Dixon tour that should be incorporated into the operations of Turner Hall to make it self sustaining.

SCHEDULING OF NEXT MEETING June 5, 2014 at 8:30 a.m. at City Hall. (New Location)

ADJOURNMENT

Motion: Fach moved, seconded by Smith to adjourn.

Discussion: None.

Roll Call:
AYES: All
NAYS: None
Absent: Albaugh, Jackson

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 style with a long horizontal stroke at the end.

Charles R. Marsden
Chairperson