

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF August 7, 2014

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. in the City Council Chambers at 101 Green Street on August 7, 2014.

ROLL CALL

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

Absent: None

Architect Adam Johnson joined the meeting to discuss the recent bids and the future major project at Turner Hall. Jeremy White and Andy Lewis also attended the meeting.

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Albaugh moved, seconded by Smith to approve the minutes of the July 10, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Public Comment: None.

Monitoring of Questionnaires: None.

Discussion: The Committee, with Adam Johnson, Andy Lewis and Jeremy White present, reviewed bids for the exterior doors and fire escape work.

- Plans have been revised to eliminate one door on the north side of the stage with approval of the building official and the fire dept.
- Bids were reviewed and approved.
- Consideration should be given to providing removable center post on doors on either side of main entry.

Motion: Johnson moved, seconded by Smith to accept the low bids of White Construction.

Discussion: Further discussed removal of stage door and line item bid amounts.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Motion: Fach moved, seconded by Albaugh to not pursue Alternate Bids A1 and A2 and accept Bid Item #5 for metal walkways.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

Motion: After significant discussion, Johnson moved, seconded by Smith to recommend to the City Council that the window repair, storm window installation, and the exterior doors and fire escape work be funded in the following manner:

- Total cost of all of this work is approximately \$135,000. Will have final numbers when changes noted above are priced by White Construction.
- Galena Foundation will commit the Save Turner Hall Funds of approximately \$78,000.
- City of Galena will commit the \$14,000 currently remaining in this year's budget.
- City of Galena will submit a grant application to the Galena Foundation for 50% of the remaining \$43,000 (approximate).
- City of Galena will provide funds for 50% of the remaining \$43,000 (approximate).

Discussion: Illinois Clean Energy Community Foundation grants for energy improvements would not apply to this work. Application for these grants will be considered when the major project is further developed.

Roll Call: AYES: All Present

NAYS: None

Absent: None

Motion Carried

- Quotes were received for the structural evaluation of the fly loft. IIW had included some of the architectural work to be performed by Adam Johnson in their proposal. They did not respond to a request to revise their quote. Structural Engineer Todd Birkel submitted a proposal for \$1,100 that was acceptable to the committee. The committee directed Adam Johnson to incorporate Birkel's quote into his proposal to provide the architectural work and submit it prior to the next meeting.

Albaugh left the meeting at 9:30 a.m. A quorum remained.

Discussion: The Committee, with Adam Johnson 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 – no update, but still needs to be done.
- Replacement of the exterior balcony over the front entrance since the wood is deteriorated – Jeremy White indicated that deteriorated wood could be replaced and the balcony repaired and painted.

- Doors and exterior project / Fire Escapes – See above.
- Kitchen / Rest Room and Storage Area – No updates
- Remove the fly loft / stage upgrades – see above.
- Interior repair and painting – short term project proceeding to make some improvements prior to major project.

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

- Window and wall repair / Storm windows – Jeremy White has primer recommendation from Sherwin Williams.
- Remote access thermostat control – Wi-Fi is installed. It is a two channel system that also allows users of Turner Hall to have wireless access. This is particularly useful for future business meetings in the hall. Top Notch to install thermostats next week. Lock boxes have also been installed.
- Motion detectors in rest rooms – Installed
- Lighting study by Crescent Electric – No update
- Lighting controls upgrade – Received information from electrical engineer on contemporary replacement controls systems. Andy Lewis is contacting vendors. Lewis also indicated that some temporary switches have been installed to allow for manual operation
- Giese to look at dampers on gravity roof vents – No update.
- Flush hot water heating system this summer – Top Notch serviced the boiler. Did not see any indication that piping needed to be flushed out.
- Lewis has a quote from Ben Wiene of \$8,000 to remove the debris behind the stage. Wall will be exposed and then a method to waterproof it will be developed. – Lewis is getting written quotation and submitting it to city council for approval.
- A proposal has been received from Blackhawk Sprinklers to address ongoing maintenance and operational problems with the sprinkler system and the alarm system. Lewis will pursue and get back to the committee at our next meeting.
- Jeremy White gave a report on short term and long term work he is performing in Turner Hall. He is also working with Sherwin Williams to identify a paint primer that will block the effervescence on the interior walls. White will prepare a proposal for the short term interior work. White reported that the rain leak on the stage during a heavy rain appears to be an isolated incident where wind drove it in through a vent.

Potential Grants for Improvements to Turner Hall / Galena Foundation

- Marsden met with Beth Baranski to discuss potential grants. Jeffris Family Foundation and Illinois Clean Energy Community Foundation grants are some that are being considered.
- A Historic Structure Report per Dept of Interior Guidelines is required. Jeffris would pay for this report. Someone like Daryl Watson and Adam Johnson could prepare the report. Baranski and Marsden cannot work on the report since they are directors of the Galena Foundation.
- Baranski is willing to review the City's files on Turner Hall to see what appropriate materials may already exist in the files.
- Marsden recommended that Baranski and Marsden work with Moran and Lewis to develop a strategy to pursue these grants jointly by the City and the Galena Foundation.
- The Committee endorsed this process.

Committee Member Comments: Members felt that it was a good meeting and much progress is being made. Heading in the right direction. Conversation about the history of the Save Turner Hall Fund, Bingo, and the Galena Foundation also took place.

SCHEDULING OF NEXT MEETING September 4, 2014 at 8:30 a.m. at City Hall.

ADJOURNMENT

Motion: Jackson moved, seconded by Johnson to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 10:10 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