

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF October 5, 2017

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:30 a.m. at Turner Hall, 115 S. Bench Street.

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

Absent: Albaugh and Smith

Janelle Keeffer, Jeremy White, and Adam Johnson also attended the meeting.

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Jackson moved, seconded by Johnson to approve the minutes of the September 7, 2017 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Albaugh and Smith

Motion Carried

Public Comment: None

Monitoring of Questionnaires and Comments: Janelle Keeffer reported on recent questionnaires and comments. She recently received a comment from the Kaiser wedding party. "Thank you for bringing Turner Hall back to life."

Discussion: Discussion took place regarding the Galena Foundation – Joe Miller Trust Project #2. Current projects underway:

- Main hall floor wood refinishing and sealing. RFQ was reviewed and approved as presented. Work will be done this fall.
- Flyloft insulation – Awarded to Spahn and Rose. Painting by White Construction. Work was completed in September. Several sprinkler drops to be extended when sprinkler work is done.
- Flyloft fans – RFQ to be issued shortly. Continued discussion on type of fan to be installed.
- Flyloft exterior project – Scope of work is to be tuckpointing and sealing of the exterior of the Flyloft. Draft RFQ was reviewed and scope of work adjusted to match what is being funded by the Joe Miller Trust. RFQ will be issued shortly. Work to be done in early 2018. Balance of exterior tuckpointing and sealing will be pursued as a future project with funding coming from other sources.
- Flyloft rear drainage – Continue to monitor the situation.

- Tile in front foyer – Adam Johnson will continue to pursue with Todd Lincoln. Tile selection to be made at next meeting.
- Refinishing of several existing doors was completed in September. Looks good.
- Remaining Joe Miller Trust budget funds will be reviewed at next meeting once costs of projects noted above are better known. Janelle Keeffer and Marsden will prepare spreadsheet in November for submission of letter requesting funds from Joe Miller Trust about December 1.

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

- LED Lighting replacement – Rest of bulbs are in stock.
- Jeremy White continues to pursue the light fixture restoration. The prototype is working out well. Will be casting the rest of the fixtures including the ones under the balcony. Will re-wire the fixtures right in the building to reduce cost. Work will be done this winter.
- New boiler RFQ in Fall 2017. To be installed in early 2018. Grants may be available at that time.
- Sprinkler work RFQ in Fall 2017.
- No meeting with theater advisory group has taken place recently.
- New round tables have been purchased and all of the old ones have been sold. Chair replacement should be planned for the future as existing chairs are needing constant repair. Total of 300 chairs would match occupancy rate.

Discussion: Janelle Keeffer provided the following report regarding facility marketing and rentals.

- Janelle presented an analysis of operating costs as requested. Turner Hall is one rental away from breakeven in this fiscal year. Congratulations!!!
- Janelle presented rate structure changes as discussed at the last meeting. The operating cost analysis indicates that a reduced rate in the off-season can be provided.

Motion: Johnson moved, seconded by Jackson to recommend to the City Council to approve the rate structure changes as developed.

Discussion: Reduced seasonal rate to be available to Galena residents only, as another benefit to the taxpayers. Motion amended with authorization of Johnson and Jackson.

Roll Call: AYES: All Present

NAYS: None

Absent: Albaugh and Smith

Motion Carried

- A draft of an updated contract was discussed. Several changes and upgrades were discussed. Janelle will make updates.

Motion: Jackson moved, seconded by Johnson to recommend to the City Council to approve the contract changes as developed.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Albaugh and Smith

Motion Carried

Discussion: In light of the massacre in Las Vegas, discussion took place on security at Turner Hall and the ability to quickly call police if a disturbance breaks out. This matter will be investigated and discussed at the next meeting.

Discussion: Janelle presented the parking permit and signage that will be incorporated based on past discussion. She has worked with the police chief and the zoning administrator. All were impressed.

Also, new signage to be installed in front of Turner Hall is being pursued. Johnson suggested that it might be a sign based on the image of the front façade of Turner Hall since a similar sign existed in the past.

Discussion: Future Addition:

- Adam Johnson had previously left the meeting. Further discussion at the next meeting with a recommendation to City Council to follow.

Committee Member Comments: Fach commented that Janelle has done a fantastic job.

SCHEDULING OF NEXT MEETING December 7, 2017 at 8:30 a.m. at Turner Hall.

ADJOURNMENT

Motion: Jackson moved, seconded by Johnson to adjourn at 10:05 a.m.

Discussion: None.

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

The motion carried.

Respectfully submitted,



Charles R. Marsden
Chairperson