

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF August 1, 2013

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:50 a.m. in the City Council Chambers at 312½ North Main Street on July 11, 2013.

ROLL CALL

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

Absent: Jackson and Smith

ESTABLISHMENT OF QUORUM

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

NEW BUSINESS

Motion: Johnson moved, seconded by Fach to approve the minutes of the July 11, 2013 meeting.

Discussion: None

Roll Call: AYES: All

NAYS: None

Absent: Jackson and Smith

Motion Carried

Discussion: Duff Stewart presented a code review as requested last month by the committee, copy attached. During discussion it was agreed that city staff could address many of the code issues, including the exit doors that do not open easily. Duff will address at a city staff meeting. It was agreed that occupancy of the balcony is not advised until the doors are fixed. The repair or replacement of the balcony fire escapes should be a priority as well. The modification of the rest room stalls could be done as part of a major project. The sink in the kitchen requiring a 2" drain would be addressed as part of a kitchen renovation project. Committee requested to see annual inspection reports for the fire sprinkler system.

Discussion: Further discussion was held on the condition of the building based on the site visit. They were:

- Exterior masonry water penetration, especially on the north building wall and the stage area. Marsden to contact Terry Cole and/or the Campbell Center for advice.
- Lighting controls have been repaired. Need to see if they now work properly.
- Fire escapes need repair or replacement. John Martinson may be able to do the work since they are probably made of old, low carbon steel.
- Gutters and downspouts are currently being repaired and replaced by Giese. City staff will remove the trees and vines.
- Stewart reported that he was able to obtain bulbs for the light fixtures. GE is willing to do an energy audit and recommend energy saving bulbs. Committee cautioned that they must be dimmable without producing noise.

Discussion: Discussion took place on the development of a questionnaire to help identify improvements to the building that would support its use. Paul Jackson had contacted Tracy Furlong to see if she can help develop a questionnaire that could be sent to past and current users of the building. The city has information on who has used the building in the past and for what purpose. Paul had not heard back from Tracy prior to leaving Galena to attend a funeral, so no report was made at this meeting. This matter will be discussed at our next meeting.

Discussion: Discussion took place on the possible installation of ceiling fans to improve air circulation and comfort. Fach and Marsden have identified ceiling fans for possible use in the hall. Marsden to redistribute his email to the committee as Fach apparently did not receive it previously. Fach to continue to explore.

SCHEDULING OF NEXT MEETING September 5, 2013 at 8:30 am at City Hall.

ADJOURNMENT

Motion: Albaugh moved, seconded by Fach to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 9:45 a.m.

Respectfully submitted,



Charles R. Marsden
Chairperson

Turner Hall - Code Issue Review

Produced for Turner Hall Committee's Meeting of August 1, 2013

On July 12, 2013 Brett Temperly - Fire Inspector, Mike Aldous – Plumbing Inspector and Duff Stewart – Building Official made observations as we walked through Turner Hall.

Occupancy Calculation needed

MAIN FLOOR

Bathrooms

Male side – door should be outswing.

Not enough room for 5' wheelchair circle.

Female side – Not enough room for 5' wheelchair circle.

Janitor Closet

Slop sink proximity to electrical panel.

Kitchen

Corner sink - 2" drain required and needs to be vented.

Fire Suppression System

Control box at right of stage has "trouble" light lit.

Stage Area

Stairs to right and left of stage should have handrails.

NE corner exit leads to area where retaining wall is in need of repair. Tree growing in area between Fire House and Turner Hall – kill/remove.

SECOND FLOOR

Stage Area

Electrical room needs ground wire established. Secure area from public?

Handrails to balcony should be on both sides of stairs.

Balcony

All egress doors must operate. *Fire Inspector and I would like balcony closed to public until egress doors are operational (easily opened).* Closures and self latching mechanisms should function but initially they simply need to open.

Unprotected/exposed CSST gas line runs from basement to roof. Safe?

4-outlet cover is missing @ left side balcony under fire extinguisher.

THIRD FLOOR

Railing at top of stairs is weak.

BASEMENT

Hinge at door to basement.

Open electrical junction box at ceiling of boiler room.