

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, October 2, 2014

City Hall

101 Green Street

Galena, Illinois 61036

Agenda:

1. Call to order
2. Roll call
3. Declaration of quorum
4. Review and approval of the Minutes of the September 4, 2014 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall
7. Discussion with Adam Johnson.
 - Door, window and fire escape project
8. Further discussion on future major project
 - Exterior masonry water penetration, especially on the north building wall and the stage area / tuckpointing / miscellaneous
 - Exterior project including front balcony
 - Kitchen / Rest Room and Storage Area
 - Exterior Doors and Fire Escape
 - Fly loft / stage upgrades
 - Interior repair and painting
9. Further discussion on condition of building and short term projects
 - Window and wall repair
 - Storm windows
 - Remote access thermostat control
 - Lighting study by Crescent Electric

- Lighting controls upgrade
- Debris behind stage / waterproofing
- Miscellaneous Interior Improvements
- Report by Custodian Jeremy White

10. Rental Rate Structure Update

11. Potential grants for improvements to Turner Hall / Galena Foundation

12. Scheduling of next meeting – November 6, 2014

13. Committee Member Comments

14. Adjourn

Meeting Dates for 2014: 1/9, 2/6, 3/6, 4/3, 5/1, 6/5, 7/10, 8/7, 9/4, 10/2, 11/6, 12/4

Posted by Shirley Johnson for the City of Galena, on Sept 25, 2014

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF September 4, 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 September 4, 2014.

ROLL CALL

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

Absent: Smith

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: Johnson moved, seconded by Jackson to approve the minutes of the August 7, 2014 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

Public Comment: None.

Monitoring of Questionnaires: None.

Discussion: The Committee, with Adam Johnson, Andy Lewis and Jeremy White present, discussed the work that has been recommended to be completed prior to winter weather.

- Project budget spreadsheet was discussed.
- Council did not take action on the committee's recommendations at the last council meeting. Will be on agenda at next meeting.
- Time is of the essence on ordering storm windows and doors so that they can be installed before winter.
- Council needs to identify source of city funding and approve committee's recommendation to enter into a contract with White Construction, the low bidder.
- Contract must also be executed with Ben Wiene Construction to excavate along the rear wall of the stage area to reduce water entering the building.

Motion: Johnson moved, seconded by Albaugh to take the \$78,000 in Save Turner Hall Fund and get storm windows and doors on order and rear wall excavation underway awaiting council approval for city commitment of funds and execution of contractual agreements. White Construction to continue working on window repair previously funded and contracted by the City of Galena.

Discussion: Committee members are encouraged to attend the next council meeting.

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

Motion: Johnson moved, seconded by Fach to table the Adam Johnson proposal to perform the structural evaluation / insulation and moisture control design for the fly loft. Work will be reconsidered in Spring 2015 since the work can no longer be completed before winter weather sets in.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

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.
- Need area in new kitchen for beer kegs. Wood floor buckling from water and spillage is a current problem.
- Need hose bibbs in rest rooms and kitchen to facilitate cleaning.

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

- Window and wall repair / Storm windows – Jeremy White is working on them. Can feel the cool air of the air conditioning leaving the building. Much rotted wood and holes in masonry surrounding the windows.
- Remote access thermostat control – Had recent problem due to power outage.
- 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. Recently had a problem with unauthorized person(s) tampering with controls. Jeremy White to install locks on doors. Need to set up a standard lighting arrangement for weddings and similar events and leave it as is until new lighting control system is obtained.
- 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 recently painted the kitchen floor and it looks much better. Would like hot and cold hose bibbs in rest rooms and kitchen in new addition to aid in cleanup.

Motion: Fach moved, seconded by Albaugh to have hose bibbs installed now in existing rest rooms. Jeremy White to coordinate this work.

Discussion: Water piping is available directly below the rest rooms.

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

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 reviewed the City's files on Turner Hall to see what appropriate materials may already exist in the files. She found a partially completed report done by Michael Jackson and an RFP for a report that was never completed due to lack of funding. Both of these occurred a number of years ago.
- Baranski feels that it is time to contact Jeffris to have a preliminary discussion of interest.
- Marsden again 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. We need to have a strong teamwork involving the City Council, City Administration, and the Galena Foundation to be successful.
- The Committee endorsed this process.

Committee Member Comments: Fach reiterated that we cannot overlook the lighting control problems. Albaugh commented that Jeremy White is doing a good job of maintaining Turner Hall and it has not looked this good in a number of years.

SCHEDULING OF NEXT MEETING October 2, 2014 at 8:30 a.m. at City Hall.

ADJOURNMENT

Motion: Albaugh moved, seconded by Jackson 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