

SPECIAL CALL TOWN COUNCIL
Municipal Center Council Chambers
April 20, 2026, 10:00 am

Minutes

I. Call to Order: Mayor Belt called the meeting to order at 10:00 am.

II. Roll Call:

Present at the Meeting: Bradley Belt, *Mayor*
Lance Spencer, *Council Member*

Present via Zoom: Luke Farrell, *Council Member*

Absent: Madeleine Kaye, *Council Member*
Russell Berner, *Mayor Pro Tem*
Stephanie Monroe Tillerson, *Town Administrator*
Mac McQuillin, *Town Attorney*

Mayor Belt noted the presence of a quorum.

III. Citizens' Comments (Agenda Items Only):

Mark Premar – 81 Dungannon Hall

Mr. Premar addressed the Council regarding the Civic and Cultural Center Addition project. He reemphasized his strong support for the project, as he had expressed at a previous meeting, and especially supported the design professionals engaged for the work. He conveyed his anticipation for the next public session, where he hoped to see progress on the design and have an opportunity both to comment and to offer further support.

Seeing the Town's Communications Director was present, Mayor Belt acknowledged that Mr. Premar noted that adequate advance notice had not been provided in the Town's weekly e-Blast regarding the over-the-shoulder design review workshop held on April 7th. He recognized this as an oversight and indicated that such outreach should have occurred so that more members of the public would have had the opportunity to attend and participate.

IV. New Business:

A. To Review and Consider Approval of the Schematic Design for the Civic and Cultural Center Addition

Mayor Belt provided context for the item by explaining that, pursuant to the Civic and Cultural Center Addition Building Committee's Charter, one of the established milestones required the Council to review and provide input on the schematic design, and that formal approval of that phase was required before the project could advance to the design development phase. The Council had received and reviewed the schematic design presentation on April 7th, prior to the regular Town Council meeting, and had provided input, questions, and comments. At the subsequent Town Council meeting, the Council had approved the building committee's recommendation of Edifice Construction as the Construction Manager at Risk and had approved the preconstruction services portion of that engagement.

Mayor Belt acknowledged, however, that the Council had inadvertently omitted the step of formally approving the schematic design phase itself, as expressly required by the committee charter. He noted that the Town Attorney had advised, out of an abundance of caution, that the

Council should proceed with a formal vote to approve acceptance of the schematic design, so that the project could properly advance to the design development phase. He characterized the Special Call meeting as a corrective action to address that inadvertent procedural gap.

Council Member Spencer made a motion to approve acceptance of the Civic and Cultural Center Addition schematic design phase. Council Member Farrell seconded the motion.

Council Member Farrell offered two substantive comments. First, regarding the lobby size, he indicated that he wished to withdraw the concern he had previously expressed, along with Mayor Pro Tempore Berner, about a potential reduction. He had since reconsidered and came to appreciate that a larger lobby serves important functional purposes, particularly for hosting certain events. He stated that he would defer entirely to the architects on that question going forward, as he could now see a clear rationale for retaining the larger footprint.

Mayor Belt reinforced this point by noting that the architects at H3 had observed that the lobby's square footage aligned with standard formulas for occupant capacity, and that an earlier schematic iteration with a smaller lobby had required other design concessions that proved problematic.

Council Member Farrell secondly raised a matter regarding inconsistencies between the pictorial renderings and the schematic diagrams for an outdoor area adjacent to the building. The pictorial representations showed this space landscaped, while the schematic diagrams depicted it as a stepped, grassy area with greater potential for active use. Council Member Farrell expressed a clear preference for the latter concept, describing it as an amphitheater-style space or potential seating area. He suggested that this feature be developed more fully in the next phase, including potentially expanding it toward the Betsy Kerrison side of the site, enlarging it in scale, and reconsidering the topmost element so that it could function as a platform or stage rather than simply a walkway. He envisioned the space for light outdoor performances, presentations, and similar programming, and encouraged the design team to carefully consider how to maximize the area's utility and efficiency. Mayor Belt indicated he would convey Council Member Farrell's input to the design team and noted that an initial design development meeting had already been scheduled, which would be properly noticed to the public. He added that the upcoming design development phase would involve refining the schematic design based on Council input and cost considerations. He noted that both the architectural team and the construction manager had already identified a number of potential cost-saving measures for the Council's consideration, and cited the clerestory windows as a specific example of a design element that adds elegance and natural light but also carries a cost that would need to be weighed against other priorities during the refinement process.

Council Member Spencer agreed with Council Member Farrell's proposed amphitheater concept, noting that it offered programming possibilities, such as outdoor music events.

Council Member Farrell concurred with Mr. Premar's support for retaining the clerestory windows. Both agreed that the cost of those high-level windows would be worthwhile, given their contribution to the ambiance and overall design of the great room space.

With no further discussion offered, the motion to approve the schematic design phase of the Civic and Cultural Center Addition was unanimously approved.

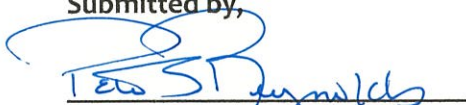
V. Council Member Comments:

No additional comments were offered by Council members.

VI. Adjournment:

Council Member Spencer made a motion to adjourn the meeting at 10:08 am. Council Member Farrell seconded the motion, and it was unanimously approved.

Submitted by,


Petra S. Reynolds, Town Clerk

5-6-2020
Date