

**MAYOR**  
David Cohn

**MAYOR PRO TEM**  
Clarence Alsobrooks, Jr.

**TOWN MANAGER**  
Adam McLamb



**TOWN COUNCIL**  
Tom Amburgey  
Todd Barber  
Crystal Buchaluk  
Marcus McIntyre

**TOWN CLERK**  
Trena Sims

**Indian Trail Town Council**  
**Meeting Agenda**  
**Tuesday, February 10, 2026**  
**6:30 pm Regular Meeting**

**REGULAR MEETING**

- 1. CALL MEETING TO ORDER –*Mayor Cohn***
  - a. Pledge of Allegiance and Moment of Reflection and/or Silence
  - b. Welcome and Upcoming Events
  - c. Mayor and Council Member Introductions
- 2. AGENDA ADDITIONS AND DELETIONS REQUESTS – *motion as needed***
- 3. MOTION TO APPROVE [amended] AGENDA - *motion***
- 4. PRESENTATION/RECOGNITION**
  - a. New Business: The Peach Cobbler Factory (Atit Shah)
  - b. Quarterly Financial Update (Alicia Massey)
  - c. Light Industrial Growth in Indian Trail (Brandi Deese)
- 5. PUBLIC COMMENTS**
  - a. Acknowledge Public Comment Rules
    - ***By addressing Council, you acknowledge you have read the Town’s Public Comment Rules and will abide by them.***
  - b. General Comments (Public)
  - c. Council Feedback to Public Comments (Council)
- 6. LAW ENFORCEMENT UPDATE - *Captain Mullis***
- 7. CONSENT AGENDA - *motion***
  - a. Approval of Regular Meeting Minutes 1-13-26
  - b. Approval of Closed Session Meeting Minutes 12-15-25
  - c. Resolution Directing the Clerk to Certify the Sufficiency of Annexation #175
  - d. Certificate of Sufficiency for Annexation #175
  - e. Resolution Fixing the Date of Public Hearing for Annexation #175

- f. Tax Refunds
- g. Budget Amendment(s) (For Information)
- h. Budget Amendment(s) (For Approval)
- i. Proclamation for Black History Month

**8. PUBLIC HEARING**

- *By addressing Council, you acknowledge you have read the Town's Public Comment Rules and will abide by them.*

**9. OLD BUSINESS / PROJECT UPDATE**

- a. Old Monroe Road Betterments (Mr. Huntsinger) – **motion**
- b. Rushing Subdivision – Street Closure (Mr. Huntsinger) – **motion**
- c. Union County Critical Intersection Update – Faircroft/Hayes/Old Monroe Roads (Mr. Huntsinger)
- d. Trash Contract Options to Extend and Time Frame Expectations (Council Member Barber) – **motion as needed**

**10. NEW BUSINESS**

- a. Planning and Zoning Board Member Selection to Fill Unexpired Term – **motion**

**11. DISCUSSION ITEMS**

- a. Winter Storm Update (Mr. McLamb)

**12. MANAGER'S UPDATE – *Town Manager McLamb***

**13. COUNCIL MEMBER COMMENTS**

**14. MAYOR COHN'S CLOSING COMMENTS**

**15. CLOSED SESSION**

**16. ADJOURN – **motion****

# Town of Indian Trail

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**To:** Mayor & Town Council  
**From:** Brandi Deese, Planning Director  
**Meeting Date:** February 10, 2026  
**Subject:** Light Industrial Growth in Indian Trail



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## GENERAL INFORMATION

Planning staff will present information on recent increases in light industrial growth. We will also share a few projects and how it relates to the overall makeup of our town.

## REQUESTED ACTION

Presentation for informational purposes only, no action needed.



## TOWN COUNCIL

### 6:30 PM REGULAR MEETING

Council Chamber

January 13, 2026

[YouTube Video of January 13, 2026, Town Council Meeting](#)

### MINUTES

**Present:** Mayor David Cohn; Mayor Pro Tem Clarence Alsobrooks, Council Members Tom Amburgey, Todd Barber, Crystal Buchaluk and Marcus McIntyre

**Staff:** Town Manager Adam McLamb, Attorney Melanie Cox, Town Clerk Trena Sims

### Regular Meeting

#### 1. CALL MEETING TO ORDER

##### *a. The Pledge of Allegiance and Moment of Silence*

Mayor Cohn opened the Regular Town Council Meeting. The Pledge of Allegiance was recited, and this was followed by a moment of silence.

##### *b. Welcome and Events*

Mayor Cohn welcomed those present and let everyone know there are no events before the next council meeting.

##### *c. Mayor and Council Member Introductions*

Council Members and the Mayor introduced themselves.

#### 2. AGENDA ADDITIONS AND DELETIONS

*MOTION was made by Council Member McIntyre to move Item 10a – Planning Board Member Selection to the January 27, 2026, meeting and was unanimously approved.*

#### 3. MOTION TO APPROVE AGENDA

*MOTION was made by Council Member McIntyre to approve the Agenda as amended and was unanimously approved.*

#### 4. PRESENTATIONS

##### *a. Town Manager Oath of Office*

Mayor Cohn presented the Oath of Office to our new Town Manager Adam McLamb.

***b. New Business – The Cigar Shop – On the Rocks***

Joey Weaver noted it was his honor to address the Council in 2019 as The Cigar Shop Monroe became The Cigar Shop Indian Trail when they moved their operation. They have opened an additional location in the Sun Valley area with a full-service bar. He thanked Council and staff for their help and guidance in bringing this project to fruition. Mayor Cohn presented him with a small token of appreciation for locating the business in Indian Trail.

***c. New Business – Badger Hauling***

Anthony Del Campo shared information regarding the variety of services his business provides: white glove service, hauling debris and dumpster rental. They have been operating in Indian Trail for about two ½ years. Mayor Cohn presented him with a token of appreciation for locating their business in Indian Trail.

***d. Audit Report – J.B. Watson & Co.***

Deneal Bennett, Auditor, presented a brief overview of the FY24-25 Audit to Council Members. She reviewed the Town’s Financial Statements, Auditor’s letter, and financial indicators for the Town.

**5. PUBLIC COMMENTS**

***a. Mayor Cohn Acknowledgement of Public Comments Rules***

***b. Citizen Comments***

Judith Bednar, a resident of Indian Trail, spoke regarding ongoing parking issues in Merriweather Subdivision. Residents park in direct violation of the town’s Parking Ordinance; specifically, parking in the Cul de sac and parking on both sides of the street. HOA efforts have not improved the parking situation. They have been instructed to call the town’s Code Enforcement or the Sherriff’s office. She noted that code enforcement is not available after 5:00 pm or on weekends and the illegal parkers know this and move their vehicles around to not to get caught in violation. She indicated that the Sherriff’s office usually issues warnings and there is no punitive punishment. She is requesting help to resolve this issue.

Wyatt Dunn, ex-Mayor of Town of Stallings, noted he is here tonight to let people know he is running for Union County Commissioner.

Joe Mucci, a resident of Indian Trail, expressed his concern regarding a hole on Wonderland Drive that is one foot off the road, is about three ½ to four feet deep and is continuing to grow. This information was given to NCDOT several times, but they have taken no action other than putting up a cone. He is concerned that a child may fall in or if a garbage truck comes by it could cave in the road. He noted that there is a storm drain on the other side of the road that has collapsed and not been fixed.

Heather Klaus, a resident of Indian Trail, thanked the town for the donations and presented information on her local non-profit, Kimberly’s Place Foundation. She introduced the board members of the foundation. She explained their function is to help people with mental health needs, substance abuse, and suicide prevention.

Laura Givens, a resident of Indian Trail, also with Kimberly’s Place Foundation. She has a salon at Kimberly’s Place Foundations location that can help with haircuts for those in need and a message therapy for Levine’s Children’s Hospital. She noted they are partnering with VFW as well for veterans. They have impacted over 280 families/individuals and their goal for 2026 is to support 500 +.

Hannah Heim, a resident of Lake Park, spoke regarding her non-profit The Unmentioned Project. She lost her father to suicide last year and while grieving, she went into Kimberly’s Place. They helped her

with resources and support that she needed. Because of this guidance and support, she decided to create The Unmentioned Project to honor her father by helping men with mental health issues and families who are grieving from a suicide loss.

**c. Council's Response**

In response to Mr. Mucci, Mr. McLamb noted that the town does have a work order in for the hole at Wonderland Drive. It is a NCDOT road, but staff will be by to work on it.

**6. LAW ENFORCEMENT UPDATE**

Sgt. Tyler Leonard gave a brief overview of traffic and/or crime statistics and activities of the department. Detective Crop with UCSO reviewed investigation effort and stats.

**7. CONSENT AGENDA**

- a. Approval of Regular Meeting Minutes 12-09-25
- b. Approval of Special Meeting Minutes 12-09-25
- c. Approval of Closed Session Meeting Minutes 12-09-25
- d. Approval of Special Meeting Minutes 12-15-25
- e. 2026 Family Fun Day Fireworks
- f. Tax Report (November and December)
- g. Budget Schedule
- h. Bank Signatory Update

*MOTION was made by Council Member Buchaluk to approve the Consent Agenda and was approved unanimously.*

**8. PUBLIC HEARING**

**a. ZM 2025-0113 – 125 Plyler Road**

Ms. Deese introduced a zoning map amendment request to rezone two parcels totaling 3.67 acres located at the intersection of Unionville Indian Trail Road and Plyler Road from SF-1 to GBD. It is a conventional rezoning; no site plan to review. The intent is to allow for commercial development opportunities that are consistent with surrounding land uses.

The property is surrounded by General Business District, Single Family Home, and Conditional Zoning Multi-Family Residential. The future land use map from the Comprehensive Plan sets this property as high-density residential. When we can get commercial development, that is positive to our tax base, and it would work well at this intersection. She displayed photos of the subject property. The rezoning of GBD allows certain by-right uses and displayed a few of those uses. The owner would still need to submit a site plan review and meet all the requirements of the UDO.

Staff are of the determination that the following consistency items can be made:

The request is reasonable and in the public interest as it promotes goals of Comprehensive Plan.

- Land Use and Housing Goal #1: Promote a variety of land uses within each village and avoid potential land use conflicts between neighboring properties and surrounding municipalities.
- Economic Development Goal #1: Create a more balanced tax base by promoting the development of office parks, businesses, retail centers, and industrial parks. Promote a diverse local economy that will support varied employment opportunities.

General discussion was held between Council and Ms. Deese and the property owner, Mr. Faulk.

*MOTION was made by Council Member Alsobrooks to open and close the public hearing comments as no one signed up to speak and was unanimously approved.*

*MOTION was made by Council Member Amburgey to approve Ordinance #422 pertaining to zoning map amendment request ZM 2025-0113 as presented and was unanimously approved.*

*MOTION was made by Council Member Amburgey to adopt the statement of consistency findings as read into the record for petition ZM 2025-0113 and was unanimously approved.*

***b. ZT 2025-0119 – Various UDO Text Amendments***

Ms. Deese presented request for various UDO text amendments. There are thirty-eight pages of changes that are reflected in the documents in the Agenda Packet. The revision of the ordinance is mostly reflective of changes in NC General Statutes and other revisions will clean up things that have been discovered over time. She will go over the minor changes if Council desires, otherwise, she will specifically address the major changes. The first major change in D addressed is for the removal of the waiting period for refile after a denial. Senate Law 2025-994 requires that we remove any of this language. Previously, if a person was denied or withdrew at last minute, the waiting period was one year before being refiled.

We have established a new chapter E for sketch plans review process. We are formalizing the process we use but are not making it a requirement. This will help those who have not done a plan with Indian Trail, and this renders some guidance. They would be charged a fee of \$250 and then if they move forward to site plan, we will refund that \$250.00 back to them in their site plan review fees. One issue was how much information they needed to give us, and this new chapter sets out the process for applicants.

The next major change K addresses group identical activity center overlay and the smaller neighborhood services activity center overlay. The two overlay changes simplifies our chart.

In L - Group Home Distances, there is a jurisdiction that has had some issues in neighborhoods with sober living facilities being in close proximity to one another. This will establish at least a half-mile distance between, which is standard, just to get ahead of this in case this could become an issue for the town.

The next one N – Pools as Accessory Structures clarification. Treating pools as an accessory structure has limited folks in a lot of ways. They could have a pool, but couldn't have a pool house to put the equipment, pump, or restroom in. Staff wanted to provide a little more freedom and clarification by not treating pools as an accessory structure.

And finally, the most extensive change is in T – Definition of Recreational Vehicles/Equipment. With current inflation and economy, folks are trying to bring in campers to live out of them. North Carolina does not allow, however, the enforcement is not very proactive on their end, so we want the ability to be able to enforce it a bit stronger within Indian Trail. All types of motorized RV examples, Class A, Class B, even a bus conversion and camper vans, all the way to tents and campers just because of all the things happening in our state.

As shown in the staff report, the proposed UDO amendment is consistent with the following goals of the comprehensive Plan as follows:

- Community Engagement and Communication Goal No 1: By communicating effectively with residents, business owners, and other stakeholders to ensure a well-informed and inclusive community.

- Economic Development Goal No. 2: By supporting existing businesses within the town through effective communication and community outreach

*MOTION was made by Council Member Alsobrooks to open and close the public hearing comments as no one signed up to speak and was unanimously approved.*

*MOTION was made by Council Member Alsobrooks to approve Ordinance #423 pertaining to zoning text amendment request ZT 2025-0119 and was unanimously approved.*

*MOTION was made by Council Member Alsobrooks to adopt the statement of consistency findings as read into the record for petition ZT 2025-0119 and was unanimously approved.*

**9. OLD BUSINESS**

***a. Old Monroe Road Betterments***

Mr. Huntsinger presented information regarding the Old Monroe Betterments, no decision needs to be made tonight. He noted that this was first discussed in mid-2024 when he first engaged NCDOT and this has dragged out a bit, unfortunately, but we are getting closer. The numbers being presented are a little bit rounded, so it is easier to see visually. We are close to the final figures for this project.

In 2024 when this project was U4714B, the metal poles with powder coating on all signalized poles and pedestrian post, the town cost was anticipated at \$299,100.00. This was chosen for consistency along the roadway and because Indian Trail Complete Street Project is also going to have these metal poles as well as Chestnut Parkway. The various sidewalk cost share for the town at that time was anticipated as \$136,000 (90/10 split with NCDOT) with the various betterment sidewalks cost of \$867,000 for a total cost to the town for sidewalks of \$1,003,000. Total cost for town including the sidewalks share, and the metal poles and pedestrian post was \$1,302,100 and NCDOT cost share anticipated as \$1,223,469 at that time. He displayed the area. Because the road is going to be so wide, there will be vertical steel metal poles with span wire because mast arms will not reach, he displayed an example on screen. The project has been divided as U-4714BA and U-4714BB. Costs have increased since this was first presented and below is anticipated for each stage for the metal poles w/powder coating and pedestrian posts.

<b>Project #</b>	<b>ITEM DESCRIPTIONS</b>	<b>TOWN COSTS</b>
<b>U-4714BA</b>	<b>METAL POLES w/POWDER COATING ON ALL POLES AND PED. POSTS</b>	<b>\$336,000.00</b>
<b>U-4714BB</b>	<b>METAL POLES w/POWDER COATING ON ALL POLES AND PED. POSTS</b>	<b>\$94,000.00</b>
	<b>TOTAL OVERALL COSTS =</b>	<b>\$430,000.00</b>

Mr. Huntsinger noted that he engaged with NCDOT regarding the sidewalk since the 2024 conversation. He noted that they have a policy about multimodal transportation. When they do a corridor design, NCDOT is to implement multimodal, bike lanes or sidewalk or something to the mix. The multimodal design has been on there for years and why is the town having to pay for it when based on their policy, they should be paying for it. that. Now they agree. The town is not going to have to pay anything extra regarding the multi-use path. The proposed breakdown of the current estimate is shown below:

ITEM DESCRIPTIONS	Previous Costs	TOWN COSTS
METAL POLES w/POWDER COATING ON ALL POLES AND PED. POSTS (100%)		\$430,000.00
VARIOUS SIDEWALKS (COST SHARE) (10%)		\$55,000.00
VARIOUS SIDEWALKS (BETTERMENTS)		\$0.00
<b>TOTAL OVERALL COSTS =</b>		<b>\$485,000.00</b>
ITEM DESCRIPTIONS	NCDOT COSTS	
VARIOUS SIDEWALKS (COST SHARE) (90%)	\$492,300.00	
VARIOUS SIDEWALKS (BETTERMENTS) (100%)	± \$900,000.00	
<b>TOTAL OVERALL COSTS =</b>		<b>\$1,392,300.00</b>

With the total estimated cost to the town as shown below:

ITEM DESCRIPTIONS	PRIOR EST.	CURRENT EST.	DIFF
METAL POLES, COATING, SIDEWALKS	\$299,100.00	\$430,000.00	-\$130,900
VARIOUS SIDEWALKS (COST SHARE)	\$136,000.00	\$55,000.00	\$81,000
VARIOUS SIDEWALKS (BETTERMENTS)	\$867,000.00	\$0.00	\$867,000
<b>TOTAL OVERALL COSTS =</b>		<b>\$1,302,100.00</b>	<b>\$817,100.00</b>

Council Member McIntyre noted that this type of negotiating and stance that staff undertakes is fantastic and complimented him on his efforts.

Mr. Huntsinger clarified that NCDOT will be paying for the ten-foot multimodal sidewalk with the town not having to contribute.

Council and Mr. Huntsinger held general conversation regarding this matter. The matter will be voted on at next meeting.

***b. Updated Town Council Meeting Schedule***

Mr. McLamb noted that it came to his attention that the June 9<sup>th</sup> Council meeting date coincides with local graduation ceremonies. With Council approval he would like to move the June 9<sup>th</sup> meeting date to Wednesday June 10<sup>th</sup>.

*MOTION was made by Council Member Amburgey to approve the updated Town Council meeting schedule as presented and was approved unanimously.*

**10. NEW BUSINESS**

***a. Rushing Park – Street Discussion***

Mr. Huntsinger indicated that a resident of Rushing Park subdivision contacted staff with concerns about the ongoing issues of cut through traffic occurring through the subdivision from Keowee Circle to Cherokee Lane. The resident wanted to know if the improvements to Old Monroe Road would decrease or increase this cut through traffic. This subdivision accesses Indian Trail Road and Old Monroe Road

with the access on Old Monroe Road being two individual roads, which he displayed on screen. The town has received complaints for many years regarding this and have installed speed humps in the subdivision to deter people cutting through and slowing down. Mr. Huntsinger had someone go out there and count the cars that were cutting through and it was about forty-two cars or one car per minute.

Mr. Huntsinger suggested street abandonment for a portion of Keowee Circle which can be done by NCGS 160A-299. Council would need to adopt a resolution, public notice of public hearing to be published for four weeks and all adjoining property owners would be notified of the proposed action. Mr. Huntsinger displayed the way the intersection at Indian Trail Road and Old Monroe Road. Old Monroe Road will act like Hwy 74 does now with right out and go down and make U-turn to go back to Monroe. The people that are cutting through are usually going to be going toward Charlotte so it would not be a deal breaker to lose the section of Keowee Circle which was displayed in red. Mr. Evans, the resident that contacted the town, circulated a petition in the subdivision for approval of this action and received over 70% of the residents' signatures, which is more than is required. Mr. Huntsinger also contacted NCDOT and they do not have a problem with closing that section.

Council and Mr. Huntsinger held general discussion regarding this matter.

***b. Planning Board Member Selection to Fill Unexpired Term (Item moved to January 27<sup>th</sup> Council meeting by prior motion)***

***c. Business Recognition Policy***

Council Member Barber noted that recently the Town named a street in honor of Mr. Stine, who had a long-standing business in town, and we also made a proclamation for a local business' contribution to the town recently. In the old Town Hall, there was a plaque with names of businesses that were recognized by Council and then had their names on the plaque. He would like to be able to acknowledge local businesses that have been in Indian Trail for a while. He asked for Council to consider submitting ideas to the town manager and he could bring back some ideas of how we can recognize local businesses. Council was in consensus to proceed with this idea.

## **11. DISCUSSION ITEMS**

***a. CRTPO Update***

Mayor Pro Tem Alsbrooks demonstrated for the residents how they can report a pothole to the Town through the town's website and on the NCDOT website. He displayed a picture of the intersection of Hayes Road and Hwy. 74 which is in construction phase and will hopefully be open in a month or so. He noted that the Weddington Road interchange is open now and the express lanes on 485 will be open next month.

## **12. MANAGER'S UPDATE**

Mr. McLamb made general closing comments.

## **13. COUNCIL COMMENTS**

Council Members made general closing remarks.

## **14. MAYOR'S CLOSING COMMENTS**

Mayor Cohn made general closing comments.

## **15. CLOSED SESSION**

## **16. ADJOURN**

Being no further business Mayor Cohn called for a Motion to adjourn.

***MOTION** was made by Council Member McIntyre to adjourn the meeting and was unanimously approved.*

*Adopted the 10<sup>th</sup> day of February 2026.*

**INDIAN TRAIL TOWN COUNCIL**

Attest:

\_\_\_\_\_  
David Cohn, Mayor

\_\_\_\_\_  
Trena Sims, Town Clerk

DRAFT

## Town of Indian Trail - MEMO

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**To:** Mayor & Town Council  
**From:** Brandi Deese, MPA, AICP, CNU-A  
Planning Director  
**Date:** February 10, 2026  
**Subject:** Annexation #175 &  
Conditional Zoning Modification CZ 2021-0149M

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### GENERAL INFORMATION

This is a request to annex and rezone a portion of one Union County parcel (07120809 90) and a portion of Augustus Beamon Drive of approximately 0.082 acre to the existing development's Conditional Zoning, Single-Family High Density (CZ-SF5) district. The intent of this request is to revise the developments property line for the developer to complete their final plat and resolve the problem of a lot being split between two jurisdictions. The public hearing for this annexation and conditional rezoning will be held during the February 24<sup>th</sup> Town Council meeting.



STATE OF NORTH CAROLINA  
UNION COUNTY

" I, JOSEPH E. WHALEY, JR., PROFESSIONAL LAND SURVEYOR  
HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION  
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION OF A  
TRACT OF LAND WHOSE TITLE REFERENCES ARE SHOWN ON THE  
FACE OF THIS PLAT; THAT THE RATION OF PRECISION AS CALCULATED  
IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR  
CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THE BOUNDARIES NOT SURVEYED  
AREA CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED  
BOOK, (SEE NOTES) PAGE (SEE NOTES) AND THAT THIS MAP WAS PREPARED  
IN ACCORDANCE WITH WITH G.S. 47-30 AS AMENDED.

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF  
EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO  
THE DEFINITION OF SUBDIVISION.

THIS IS TO CERTIFY THAT THIS SURVEY IS AN ANNEXATION SURVEY, WHICH  
IS AN EXCEPTION TO THE DEFINITION OF "SUBDIVISION" PURSUANT TO GENERAL  
STATUTE 47-30f.11d.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND  
SEAL THIS THE 17TH DAY OF B NOVEMBER, A.D., 2025.

JOSEPH E. WHALEY, JR.  
PROFESSIONAL LAND SURVEYOR  
NO. L-3954

NOW OR FORMERLY  
BAYBRIDGE MOORE FARM, LLC

DEED:8502-132  
TAX #M07-120-001

INDIAN TRAIL

FUTURE  
MOORE FARM  
PHASE 3 MAP 5

NOW OR FORMERLY  
MOORE FARM  
HOMEOWNERS  
ASSOCIATION INC  
PLAT CAB P FILE 766  
TAX #07-120-809.90  
UNION COUNTY

THIS AREA PREVIOUSLY RECORDED  
AS AMENITY AREA #2  
ON PLAT CAB O FILE 766

AMENITY AREA #2  
ACTIVE COMMUNITY GARDEN  
COS

REVIEW OFFICER

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, \_\_\_\_\_, A REVIEW OFFICER OF  
INDIAN TRAIL, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS  
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS  
FOR RECORDING.

REVIEW OFFICER

DATE

1, THE UNDERSIGNED MAYOR OF THE TOWN OF INDIAN TRAIL  
HEREBY CERTIFY THAT THIS MAP REFLECTS THE TERRITORY  
WHICH WAS ANNEXED INTO THE TOWN OF INDIAN TRAIL BY  
ANNEXATION ORDINANCE # \_\_\_\_\_, WHICH WAS ADOPTED ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AND THE INDIAN TRAIL  
MUNICIPAL LIMITS WHICH CORRESPOND TO THE EFFECTIVE DATE  
FOR THIS DOCUMENT.

DAVID COHN, MAYOR  
TOWN OF INDIAN TRAIL

DATE

TRENA SIMS  
TOWN CLERK

DATE

LEGEND

COS - COMMON OPEN SPACE  
R/W - RIGHT-OF-WAY

NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE.  
AREAS COMPUTED USING COORDINATE GEOMETRY.

DEED REFERENCE: AS SHOWN ON PLAT

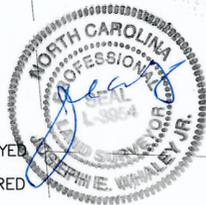
ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM  
CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW  
OR FORMERLY".

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS  
ARE NOT KNOWN.

THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD  
AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY  
PANEL NO. 3710449700J, EFFECTIVE DATE OCTOBER 16, 2008.



I, \_\_\_\_\_, a notary public of \_\_\_\_\_  
County, North Carolina, do hereby certify that

\_\_\_\_\_ personally appeared before me this day and acknowledged  
the due execution of the foregoing certificate.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

My commission expires: \_\_\_\_\_  
NOTARY PUBLIC

537

523

522

538

539

NOW OR FORMERLY  
BAYBRIDGE MOORE FARM, LLC  
DEED:8502-132  
TAX #M07-120-001  
INDIAN TRAIL

540

FUTURE  
MOORE FARM  
PHASE 3 MAP 5

THIS AREA TO BE ANNEXED  
INTO INDIAN TRAIL  
0.082 ACRE OR 3,582 SQUARE FEET

S87°55'14"E 129.73'  
S87°55'14"E 129.70'

4

NOW OR FORMERLY  
REBECCA A. PIMENTAL  
DEED:8191-432  
TAX #07-120-815  
UNION COUNTY

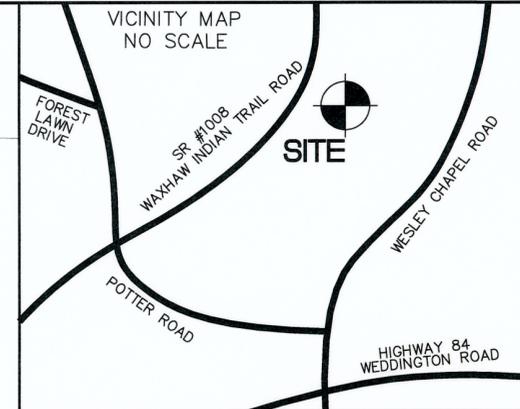
3

2

FUTURE  
AUGUSTUS BEAMON DRIVE  
PROPOSED 60' PUBLIC R/W

AUGUSTUS BEAMON DRIVE  
EXISTING 60' PUBLIC R/W

VICINITY MAP  
NO SCALE



NOW OR FORMERLY  
BAYBRIDGE MOORE FARM, LLC  
DEED:8502-132  
TAX #M07-120-001  
INDIAN TRAIL

COS

BEARINGS BASED ON  
NC GRID (NAD 83)

FUTURE  
MOORE FARM  
PHASE 3 MAP 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.02	S76°27'03"E
L2	25.68	N02°04'46"E

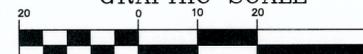


141.00'  
S76°27'26"E  
TIE

NOW OR FORMERLY  
RICHARD D. PYLES &  
MARGARITA S. PYLES  
DEED:7595-320  
TAX #07-120-816  
UNION COUNTY

5

GRAPHIC SCALE



1 inch = 20 ft.

SHEET TITLE		PROJECT NO.
<b>ANNEXATION PLAT - 0.082 ACRES</b>		SCALE
PROJECT <b>A PORTION OF FUTURE MOORE FARM PHASE 3 MAP 5</b>		1"=20'
TOWN OF INDIAN TRAIL, UNION COUNTY, NC		DATE
OWNER: BAYBRIDGE MOORE FARM LLC, DEED:8502-132		11/17/25
DRAWN BY		YWH
CHECKED BY		JEW
ZONED		
DRAWING NO.		
 <b>YARBROUGH-WILLIAMS &amp; HOULE, INC.</b> Planning • Surveying • Engineering <small>(General)</small> 750 Windsor Oak Court, P.O. Box 1198 Charlotte, North Carolina, 28273 Pineville, North Carolina, 28134 704.556.1990 704.556.0505(fax)		SHT 1 OF 1 SHTS

**CERTIFICATE OF SUFFICIENCY**  
**ANNEXATION PETITION #175**  
**PARCEL(S): Portion of 07120809 90**  
**PRIVATE ROAD(S): Portion of Augustus Beamon Drive**

To the Town Council of the Town of Indian Trail, North Carolina:

I, **Trena Sims, Town Clerk**, do hereby certify that I have investigated the referenced petition and hereby make the following findings:

- 1) The petition contains an adequate property description of the area proposed for annexation by submission of a copy of the property deed.
- 2) The area described in the petition is contiguous to the Town of Indian Trail's primary corporate limits, as defined by G.S. 160A031.
- 3) The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Indian Trail, North Carolina, this the 10<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Trena Sims, Town Clerk



# Town of Indian Trail

## MEMO

**To:** Mayor & Town Council  
**From:** Alicia Massey, MPA, CLGFO, CTC  
**Meeting Date:** January 27, 2025  
**Subject:** Refunds of Overpaid Taxes



Pursuant to the Town “Policy for Refund of Overpayment of Taxes” please see the below list of property tax refund(s) for overpayment of taxes greater than \$500.00 per one parcel of land or \$5000.00 per payee of multiple parcels of land:

Parcel	Taxpayer	Amount	Reason
M7120001	Baybridge Moore Farm	\$ 3,905.58	Duplicate payment 9/17/25
07090786	Eric Hinson	\$ 804.61	Duplicate payment 9/15/25
651463	Stephen Tower	\$ 559.00	Property owner made payment on WIPP - entered the wrong parcel for payment, creating a overpayment. Refund to Town and apply payment to 07132255
07048044	Godhart Holdings LLC	\$ 5,890.95	paid by WIPP 12/29/25
407238	Artisan Shutter Inc	\$ 1,228.14	overpayment by property owner
07081291A	Foody Enterprise LLC	\$ 1,667.24	UC Release - change to improvement or listing, year built of building was corrected

\*\*These refunds were overpaid by an escrow processor, and all refunded to Corelogic - \$51,016.49\*\*

Parcel	Taxpayer	Amount	Reason
07042436	Susan Kirchner	\$ 976.98	paid by ck 23401 10/27/25
07091081	Eric Prunchak	\$ 96.05	Release per County 10/24/25
07121217	Edward Schurr	\$ 890.96	paid by WIPP 11/10/25
07121302	Stanley Martin Homes	\$ 175.10	paid by ck 5543 9/8/25
07021203	Lisa Holmes	\$ 952.16	paid by attorney 11/20/25
07057567	Valentine Barabash	\$ 595.67	paid by ck 103185 10/2/25
07090767	Natalie Grimaud	\$ 4.08	Release per County 10/24/25
07150277	Danielle Holloway	\$ 88.40	Release per County 10/24/25
07150572	Mark Piotrowski	\$ 31.79	Release per County 10/13/25
07006012	DR Horton Inc	\$ 9.52	paid by attorney 9/24/25
07147756	Elena Aquino	\$ 126.14	Release per County 10/24/25
00715270	Erqian Li	\$ 67.83	Release per County 10/13/25
07018051	Lera Rama	\$ 165.41	paid by WIPP 9/5/25
07027029D	Michael Howell	\$ 325.55	paid by WIPP 9/26/25

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07117034L	Brian Dean	\$ 196.18	Release per County 10/13/25
07123334	William Loveless	\$ 163.54	Release per County 10/24/25
07138309	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07138332	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07063031	Michael Dembek	\$ 564.40	paid by WIPP 10/13/25
07063103	Matthew Moesta	\$ 101.32	Release per County 10/24/25
07066835	Jose Sequera	\$ 917.66	paid by attorney 11/24/25
07084011	Candice Fourie	\$ 420.92	paid by ck 1116 11/6/25
07090677	Lisa Bates	\$ 34.17	Release per County 10/24/25
07105072	Abstract Quest LLC	\$ 771.46	paid by ck 103 9/15/25
07121366	Stanley Martin Homes	\$ 175.10	paid by ck 486858 10/3/25
07132674	Ricardo Aceto	\$ 699.55	paid by ck 53157 11/20/25
09397187	Linda Sims-Wiggins	\$ 46.75	Release per County 10/13/25
07132030I	Terri Bertino	\$ 183.26	Release per County 10/13/25
07135033	Stephanie Parker	\$ 64.43	Release per County 10/24/25
07006013	DR Horton Inc	\$ 11.22	paid by attorney 9/24/25
07006014	DR Horton Inc	\$ 8.84	paid by attorney 9/9/25
07006017	DR Horton Inc	\$ 8.84	paid by ck 4151 10/1/25
07006022	DR Horton Inc	\$ 7.65	paid by attorney 9/9/25
07006025	DR Horton Inc	\$ 7.99	paid by ck 4190 10/1/25
07006031	DR Horton Inc	\$ 9.18	paid by ck 3861 9/16/25
07006033	DR Horton Inc	\$ 10.03	paid by attorney 9/9/25
07006038	DR Horton Inc	\$ 8.84	paid by attorney 9/24/25
07006043	DR Horton Inc	\$ 9.18	paid by attorney 9/24/25
07006045	DR Horton Inc	\$ 10.37	paid by ck 4109 10/1/25
07006062	DR Horton Inc	\$ 112.37	paid by ck 4320 10/1/25
07021572	Derrick Rodgers	\$ 914.08	paid by WIPP 9/5/25
07057144	Paula Holmes	\$ 602.99	paid by ck 4427 9/12/25
07058502	Purchasing Fund 2024-1 LLC	\$ 1,371.49	paid by ck 4760 10/10/25
07117224	Charlie Brooks	\$ 80.41	Release per County 10/13/25
07117623	Taylor Morrison	\$ 683.23	paid by ck 38233 10/9/25
07121272	Eastwood Construction	\$ 175.10	paid by ck 6145 9/22/25
07121277	Stanley Martin Homes	\$ 175.10	paid by ck 486858 10/3/25
07121368	Eastwood Construction	\$ 175.10	paid by attorney 9/9/25
07132269	Hallie Leach	\$ 23.80	Release per County 10/13/25
07138333	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07138334	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07138425	DFC Moore Farms LLC	\$ 193.80	paid by ck 139668 9/29/25
07150150	Laura Pierce	\$ 1,343.85	paid by attorney 9/8/25

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07150537	Amanda Dehaven	\$ 1,382.27	paid by ck 25471 10/20/25
07150741	Stanley Martin Homes	\$ 56.10	paid by ck 486690 9/30/25
09396684	Dorothy Randolph	\$ 616.24	paid by ck 137752 10/14/25
07123335	Sumitha Joby	\$ 130.73	Release per County 10/13/25
07006028	DR Horton Inc	\$ 9.18	paid by ck 4180 10/1/25
07066552	Jeong Kwuak	\$ 707.70	paid by WIPP 9/5/25
07066796	Viktoriiia Hetalo	\$ 1,034.44	paid by ck 84561 9/16/25
07090441	Matthews Millenaar	\$ 622.20	paid by ck 100310 11/24/25
07121275	Stanley Martin Homes	\$ 175.10	paid by ck 486858 10/3/25
07121305	Stanley Martin Homes	\$ 175.10	paid by WIPP 10/27/25
07121367	Eastwood Construction	\$ 175.10	paid by attorney 9/9/25
07138302	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07138338	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07147120	Jeffrey Austin	\$ 734.16	paid by ck 5990 10/17/25
07150716	Stanley Martin Homes	\$ 51.00	paid by ck 486690 9/30/25
07150720	Stanley Martin Homes	\$ 52.87	paid by ck 486690 9/30/25
07132348	Don Santoro-O'Malley	\$ 136.00	Release per County 10/13/25
07121371	Eastwood Construction Partners LLC	\$ 175.10	paid by ck 5004 9/9/25
07123282	Nikolao Asprogiannis	\$ 825.28	paid by WIPP 8/29/25
07123336	Stephen Powell	\$ 134.64	Release per County 10/24/25
07138304	Dream Finders Home	\$ 193.80	paid by ck 61201754 9/16/25
07138429	Dream Finders Home	\$ 193.80	paid by ck 61201754 9/16/25
07150721	Stanley Martin Homes	\$ 53.38	paid by ck 30343846 9/12/25
07120243	Branton & Kathleen Horton	\$ 628.08	partial paid by attorney 9/18/25
07117313	Mary Connor	\$ 158.95	Release per County 10/24/25
07132248B	Dana Pressley	\$ 2.21	minimum balance written off per GS
07006041	DR Horton	\$ 8.84	paid by attorney 9/24/25
07006061	DR Horton	\$ 112.37	paid by attorney 9/24/25
07058611	Judith Treffinger	\$ 1,329.84	paid by ck 764551 10/13/25
07132610	Spencer Bensch	\$ 699.55	paid by attorney 11/10/25
07018045	Nizar Mamouni	\$ 774.86	paid by CC 9/12/25
07117733	Frank Garcia Trustee	\$ 899.13	paid by ck 3392 9/11/25
07024019B	Deborah Susan Lee	\$ 7.82	paid by WIPP 10/16/25
07138305	Dream Finders Homes	\$ 193.58	paid by ck 61201754 9/16/25
07147098	Roopavani Majji	\$ 40.97	Release per County 10/13/25
07129532	Aleksey Tsarevskiy	\$ 318.41	Release per County 10/13/25
07090225	Caden Cacala	\$ 715.70	paid by ck 144703 10/6/25
07006034	DR Horton Inc	\$ 9.86	paid by ck 2140930 9/29/25
07058347	Melissa Cozier	\$ 1,403.28	paid by attorney 11/18/25

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07003257	Olivia Jordan	\$ 870.23	paid by ck 199437 9/30/25
07121224	Joan Lewis	\$ 916.97	paid by ck 910038 9/12/25
07129485	Michele Lowery	\$ 559.97	paid by title company 10/29/25
07090995	Christopher Lacava	\$ 802.91	paid by ck 138011 10/27/25
07132175	Monica Mowry	\$ 104.55	release per County 10/24/25
07021526	Camara Herman A Trust	\$ 814.97	paid by attorney 10/27/25
07042578	Taylor Morrison of Carolinas	\$ 7.82	paid by ck 147244 11/7/25
07057168	Heritage Capital Venture	\$ 461.89	duplicate payment by Corelogic
07058442	Nancy Duncan	\$ 1,331.14	paid by ck 01011 9/18/25
07093564	Sandra Jacobs	\$ 631.20	paid by ck 160568 9/22/25
07121364	VK Heritage LLC	\$ 175.10	paid by ck 486858 10/3/25
07138430	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
07018031	KB Home Charlotte Inc	\$ 165.41	paid by ck 6235 9/12/25
07021519	Elaine Potter	\$ 892.83	paid by attorney 10/6/25
07022078	Chamrong Nguon	\$ 1,171.46	paid by attorney 10/6/25
07058368	Keith Harmon	\$ 1,412.97	paid by attorney 11/10/25
07066686	Diane Santo	\$ 584.96	paid by ck 10339 11/13/25
07090400	Randall Gay	\$ 729.29	paid by attorney 11/10/25
07090897	Ronald Bingham	\$ 901.68	paid by attorney 11/10/25
07093274	Sarel Marais	\$ 958.73	paid by attorney 9/11/25
07138329	Swapna Murali	\$ 624.41	paid by attorney 10/8/25
07138339	Dream Finders Homes	\$ 193.80	paid by ck 61201754 9/16/25
09396112	Tom Honeycutt	\$ 666.90	paid by ck 12046299 11/13/25
07147170	Frauke Baumgarten	\$ 1,317.83	paid by attorney 11/17/25
07006011	DR Horton Inc	\$ 9.69	paid by attorney 9/24/25
07006036	DR Horton Inc	\$ 9.35	paid by ck 3851 9/16/25
07006039	DR Horton Inc	\$ 8.84	paid by attorney 9/24/25
07006040	DR Horton Inc	\$ 8.84	paid by attorney 9/24/25
07006044	DR Horton Inc	\$ 9.01	paid by ck 4275 10/1/25
07069318	Ralph Duffus	\$ 575.79	paid by property owner 10/3/25-11/3/25
07121289	Eastwood Construction	\$ 175.10	paid by attorney 9/9/25
07069051	Pang Properties LLC	\$ 2,246.80	paid by ck 78442 11/10/25
07069053	Pang Properties LLC	\$ 593.97	paid by ck 78442 11/10/25

**REQUESTED ACTION: COUNCIL APPROVAL**

# Town of Indian Trail

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## Memo

**TO:** Town Council

**FROM:** Alicia Massey, Finance Director

**CC:** Adam McLamb, Town Manager

**DATE:** 1/27/2026

**SUBJECT:** Budget Amendment(s) Request For Information Only

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In accordance with GS 159-15 listed below is the catalogue of Budget Amendments. Details on each are attached.

Type	Number	Department	Description	Amount
Budget to Budget	1080	Various	FY2026 Mid-Year Clean Up	\$61,859.00

**Action:** Approve following Amendments and Revisions



Range of Accounts: First to Last  
Report Type: Sub Account Include Non-Budget Accounts: N

Account No	Description	Budgeted	Encumbered	Expended	Transfers	Reimbursed	Canceled	Balance	%Used
10-00-4110-499-000	Miscellaneous Expense	500.00	0.00	1,118.00	0.00	0.00	0.00	<del>618.00</del>	223.60
10-00-4120-499-001	Property Taxes Paid	13,000.00	0.00	15,625.90	0.00	0.00	0.00	2,625.90	120.20
10-00-4130-491-000	Dues & Subscriptions	705.00	0.00	777.84	0.00	0.00	0.00	<del>72.84</del>	110.33
10-00-4150-192-005	Tax	0.00	0.00	487.50	0.00	0.00	0.00	<del>487.50</del>	0.00
10-00-4210-491-000	Dues & Subscriptions	2,020.00	0.00	2,023.57	0.00	0.00	0.00	<del>3.57</del>	100.18
10-00-5000-499-000	Miscellaneous Expense	0.00	0.00	83.95	0.00	0.00	0.00	<del>83.95</del>	0.00
10-00-5000-499-001	Staff Events	3,500.00	0.00	4,862.50	0.00	0.00	0.00	<del>1,362.50</del>	138.93
10-00-9840-980-000	Transfer To Capital Project Fund	639,075.00	0.00	793,654.53	0.00	0.00	0.00	154,579.53	124.19
10-20-4510-396-000	Filing Fees	100.00	0.00	416.00	0.00	0.00	0.00	<del>316.00</del>	416.00
10-30-4710-311-000	Travel and Transportation	1,000.00	0.00	1,295.00	0.00	0.00	0.00	<del>295.00</del>	129.50
10-40-4260-331-000	Electricity - <i>Reclass</i>	0.00	0.00	160.50	0.00	0.00	0.00	160.50	0.00
10-40-4260-359-000	Maintenance & Repairs	10,000.00	0.00	17,241.18	0.00	0.00	0.00	<del>7,241.18</del>	172.41
10-40-4261-359-002	Maintenance & Repairs-Equipment	0.00	0.00	17,682.07	0.00	0.00	0.00	<del>17,682.07</del>	0.00
10-80-6130-493-006	Halloween Event	16,000.00	0.00	16,150.55	0.00	0.00	0.00	<del>150.55</del>	100.94
10-80-6130-493-007	winterfest	2,450.00	0.00	3,307.97	0.00	0.00	0.00	<del>857.97</del>	135.02
10-80-6130-493-026	Comedy Under the Stars	0.00	5,500.00	1,500.00	0.00	0.00	0.00	<del>7,000.00</del>	0.00
10-80-6130-493-033	Back 2 School Bash	2,000.00	0.00	2,259.35	0.00	0.00	0.00	<del>259.35</del>	112.97

Account No	Description		Expended	Transfers	Reimbursed	Canceled	Balance	%Used
	Budgeted	Encumbered						
<b>Fund Total</b>								
	690,350.00	5,500.00	878,646.41	0.00	0.00	0.00	193,796.41-	128.07
41-00-9840-980-002	0.00	0.00	340,807.35	0.00	0.00	0.00	340,807.35-	0.00
				<i>-Redass</i>				
41-00-9840-980-006	0.00	0.00	632,387.96	0.00	0.00	0.00	632,387.96-	0.00
				<i>- sep JE (Rollover)</i>				
41-00-9840-980-008	0.00	0.00	6,332.10	0.00	0.00	0.00	6,332.10-	0.00
				<i>- sep JE (Rollover)</i>				
<b>Fund Total</b>								
	0.00	0.00	979,527.41	0.00	0.00	0.00	979,527.41-	0.00
42-00-9840-980-418	0.00	0.00	150,572.70	0.00	0.00	0.00	150,572.70-	0.00
				<i>sep JE (Rollover)</i>				
42-00-9840-980-419	0.00	0.00	107,374.50	0.00	0.00	0.00	107,374.50-	0.00
				<i>sep JE (Rollover)</i>				
<b>Fund Total</b>								
	0.00	0.00	257,947.20	0.00	0.00	0.00	257,947.20-	0.00
60-90-7500-352-000	5,000.00	21.42	14,350.24	0.00	0.00	0.00	19,371.66-	287.43
				<i>sep JE (Rollover)</i>				
60-90-7500-396-000	1,000.00	0.00	1,056.00	0.00	0.00	0.00	56.00-	105.60
				<i>sep JE (Rollover)</i>				
60-90-7500-397-001	0.00	0.00	155.00	0.00	0.00	0.00	155.00-	0.00
				<i>sep JE (Rollover)</i>				
<b>Fund Total</b>								
	6,000.00	21.42	15,561.24	0.00	0.00	0.00	9,582.66-	259.71
<b>Year Total</b>								
	696,350.00	5,521.42	2,131,682.26	0.00	0.00	0.00	1,440,853.68-	306.92

Batch Id: MIDYEAR Batch Date: 01/22/26 Batch Type: Standard

Account No. Account Description	Type	Entry Description	Amount	Tracking Id	Seq
10-00-4110-499-000 Miscellaneous Expense	Transfer In	FY2026 MID YEAR CLEAN UP	650.00		1
10-00-4110-231-000 Citizens Academy	Transfer Out	FY2026 MID YEAR CLEAN UP	650.00		2
10-00-4120-499-001 Property Taxes Paid	Transfer In	FY2026 MID YEAR CLEAN UP	2,700.00		3
10-00-4120-397-000 Contract Services	Transfer Out	FY2026 MID YEAR CLEAN UP	2,700.00		4
10-00-4130-491-000 Dues & Subscriptions	Transfer In	FY2026 MID YEAR CLEAN UP	80.00		5
10-00-4130-499-000 Miscellaneous Expense	Transfer Out	FY2026 MID YEAR CLEAN UP	80.00		6
10-00-4150-192-005 Tax	Transfer In	FY2026 MID YEAR CLEAN UP	500.00		7
10-00-4150-192-001 Administration	Transfer Out	FY2026 MID YEAR CLEAN UP	500.00		8
10-00-4210-491-000 Dues & Subscriptions	Transfer In	FY2026 MID YEAR CLEAN UP	4.00		9
10-00-4210-397-003 Video Production	Transfer Out	FY2026 MID YEAR CLEAN UP	4.00		10
10-00-5000-499-000 Miscellaneous Expense	Transfer In	FY2026 MID YEAR CLEAN UP	84.00		11
10-00-5000-499-001 Staff Events	Transfer In	FY2026 MID YEAR CLEAN UP	2,000.00		12
10-00-5000-450-000 Insurance & Bonding	Transfer Out	FY2026 MID YEAR CLEAN UP	2,084.00		13
10-20-4510-396-000 Filing Fees	Transfer In	FY2026 MID YEAR CLEAN UP	400.00		14
10-20-4510-511-000 Office Furniture & Equipment < \$5,000	Transfer Out	FY2026 MID YEAR CLEAN UP	400.00		15
10-30-4710-311-000 Travel and Transportation	Transfer In	FY2026 MID YEAR CLEAN UP	300.00		16
10-30-4710-395-000 Staff Training	Transfer Out	FY2026 MID YEAR CLEAN UP	300.00		17

Account No. Account Description	Type	Entry Description	Amount	Tracking Id	Seq
10-40-4260-359-000 Maintenance & Repairs	Transfer In	FY2026 MID YEAR CLEAN UP	15,000.00		18
10-40-4260-551-000 Tools & Equipment < \$5,000	Transfer Out	FY2026 MID YEAR CLEAN UP	15,000.00		19
10-40-4261-359-002 Maintenance & Repairs-Equipment	Transfer In	FY2026 MID YEAR CLEAN UP	20,000.00		20
10-40-4261-353-000 Vehicle Maintenance	Transfer Out	FY2026 MID YEAR CLEAN UP	10,000.00		21
10-40-4261-550-001 Equipment > \$5,000 Parks	Transfer Out	FY2026 MID YEAR CLEAN UP	5,000.00		22
10-40-4261-551-000 Equipment < \$5,000 Buildings	Transfer Out	FY2026 MID YEAR CLEAN UP	5,000.00		23
10-80-6130-493-006 Halloween Event	Transfer In	FY2026 MID YEAR CLEAN UP	151.00		24
10-80-6130-493-007 Winterfest	Transfer In	FY2026 MID YEAR CLEAN UP	858.00		25
10-80-6130-493-033 Back 2 School Bash	Transfer In	FY2026 MID YEAR CLEAN UP	260.00		26
10-80-6130-493-026 Comedy Under the Stars	Transfer In	FY2026 MID YEAR CLEAN UP	3,500.00		27
10-80-6130-493-008 Christmas Parade	Transfer Out	FY2026 MID YEAR CLEAN UP	4,769.00		28
60-90-7500-352-000 Equipment Maintenance & Repairs	Transfer In	FY2026 MID YEAR CLEAN UP	15,000.00		29
60-90-7500-396-000 Fees & Permits	Transfer In	FY2026 MID YEAR CLEAN UP	60.00		30
60-90-7500-397-001 Maintenance Contracted Service	Transfer In	FY2026 MID YEAR CLEAN UP	312.00		31
60-90-7500-599-000 Otr Struct., Improv.; Capital Outlay	Transfer Out	FY2026 MID YEAR CLEAN UP	15,372.00		32

Fund Description	Fund	Expenditures	Reimbursements	Transfer In	Transfer Out	Cancel	Encumbrances
General Fund	10	0.00	0.00	46,487.00	46,487.00	0.00	0.00
Stormwater	60	0.00	0.00	15,372.00	15,372.00	0.00	0.00
Total of All Funds:		0.00	0.00	61,859.00	61,859.00	0.00	0.00

	Entries	Amount
Expenditures:	0	0.00
Reimbursements:	0	0.00
Transfer In:	18	61,859.00
Transfer Out:	14	61,859.00
Cancel:	0	0.00
Encumbrance:	0	0.00
YTD 1099:	0	0.00
Total:	32	

There are NO errors in this listing.

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	Updated Entries	Updated Amount			
Reimbursements:	0	0.00			
Expenditures:	0	0.00			
Transfer In:	18	61,859.00			
Transfer Out:	14	61,859.00			
Cancel:	0	0.00			
Encumbrances:	0	0.00			
YTD 1099:	0	0.00			
Batch: MIDYEAR	Updated Entries:	32	Updated Amount:	123,718.00	Ref Num: 1080

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# Town of Indian Trail

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## Memo

**TO:** Town Council

**FROM:** Alicia Massey, Finance Director

**CC:** Adam McLamb, Town Manager

**DATE:** 1/27/2026

**SUBJECT:** Budget Amendment(s) Request For Approval

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In accordance with GS 159-15 listed below is the catalogue of Budget Amendments. Details on each are attached.

Type	Number	Department	Description	Amount
Revenue to Budget	Unassigned	Parks & Rec	UC Arts Council Grant	\$3500.00

**Action:** Approve following Amendments and Revisions



# Proclamation

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TOWN *of* INDIAN TRAIL



NORTH CAROLINA

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**WHEREAS:** Black History Month was formally adopted in 1976 to honor, recognize, and affirm the importance of Black history throughout the American experience; and

**WHEREAS:** Black Americans have played a significant and enduring role in the history of the United States, from the early days of the nation's pioneers to present-day leaders in fields such as aerospace, finance, government, education, science, and international trade; and

**WHEREAS:** The Town of Indian Trail recognizes and values the significant contributions and advances that Black Americans have made and continue to make to American society and recognize the quest of Black Americans for equal opportunity and freedom from discrimination in America; and

**WHEREAS:** During Black History Month all Americans are encouraged to reflect on the rich history and teachings of African Americans and bear witness to the progress, beauty, and achievements they have made throughout society; and

**NOW THEREFORE,** I, David Cohn, Mayor of the Town of Indian Trail, NC, on behalf of Council, in recognition of Black Americans – past and present – in our community, do hereby proclaim February 2026 as:

## **BLACK HISTORY MONTH**

in the Town of Indian Trail and commend its observance to all citizens.

***Duly Proclaimed this 10<sup>th</sup> day of February 2026.***

Attest:

\_\_\_\_\_  
David Cohn, Mayor

\_\_\_\_\_  
Trena Sims, Town Clerk

# Town of Indian Trail

## MEMO

**To:** Mayor & Town Council  
**From:** Todd Huntsinger, Director of Engineering  
**Meeting Date:** February 10, 2026  
**Subject:** NCDOT/Town – U-4714B Old Monroe Road (Betterments)



## GENERAL INFORMATION

Staff presenting to Council on January 13<sup>th</sup> the breakdown betterment costs for both phases of the Old Monroe Road Widening Project (U-4714BA & U-4714BB). These betterments consist of metal traffic signal poles, black powder coating for metal poles, and pedestrian sidewalks. After discussing the future betterment agreements with NCDOT following the January 13<sup>th</sup> meeting, it was ultimately decided by NCDOT to move forward with getting the first constructed phase (U-4714BA) betterment agreement executed now and delay the other phase agreement since it will be at least a year between letting of those two projects.

Unfortunately, staff will not have the official agreement in hand when the agenda packet goes out to the public but will provide Council a copy of it as soon as we receive it.

The breakdown in costs that will be indicated in the agreement should be as follows:

ITEM DESCRIPTION FOR PROJECT U-4714BA	TOTALS
Metal Traffic Poles & Ped. Poles w/ Powder Coating	\$362,662.40
Pedestrian Sidewalks (North side of Corridor)	\$21,414.00
<b>Total Cost =</b>	<b>\$384,076.40</b>

This total estimated cost is a little more than what was presented to Council on January 13<sup>th</sup>. This is due to NCDOT recently updating their estimates.

**\*\*IMPORTANT\*\* The total cost stated above does not have to be paid until the entire project (U-4714BA) is completed and signed off on by NCDOT. Town staff anticipates this project being completed approximately in the Year 2030 or 2031.**

Staff is recommending Council to approve entering into an agreement with NCDOT to construct these betterments within the Old Monroe Widening Project (STIP #U-4714BA).

## REQUESTED ACTION

Requesting Council's approval

# Town of Indian Trail

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## MEMO

**To:** Mayor & Town Council  
**From:** Todd Huntsinger, Director of Engineering  
**Meeting Date:** February 10, 2026  
**Subject:** Street Abandonment – Section of Keowee Circle



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## GENERAL INFORMATION

A resident of Rushing Park subdivision contacted Town staff back in October 2025 with concerns about the ongoing issues of cut through traffic occurring thru the subdivision (Keowee Circle to Cherokee Lane) and they were asking what are the effects going to be of the improvements to the intersection of Indian Trail Road and Old Monroe Road intersection from the Old Monroe Widening Project. The resident wanted to know if the improvements would decrease or increase this cut through traffic. After Town staff looked into this, the only solution to help alleviate this ongoing concern was to suggest the closing of a portion of Keowee Circle.

It was recommended to the resident that at least 60% of the homeowners needed to sign a petition stating they were acceptable to this closure. The applicant was able to get signatures from 70% of the neighboring homeowners.

Town staff presented to Council on January 13<sup>th</sup> on how the Old Monroe Road and Indian Trail Road intersection would operate once improvements were constructed which show there was no benefit to the general public to have Keowee Circle fully open along Old Monroe Road since it will be downgraded from a full movement intersection to a right in/right out with no ingress off of Old Monroe Road.

NC General Statute 160A-299 states that the Council needs to adopt a resolution declaring its intent to close the street and calling a public hearing on the question. This resolution (if passed) shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street.

Due to the applicant's efforts and staff not seeing any issues with closing a section of Keowee Circle as presented to Council on January 13<sup>th</sup>, staff recommends the Council adopt resolution of intent attached calling for a public hearing.

## REQUESTED ACTION

Possible Action Required

## ATTACHMENTS

Street Abandonment Resolution

**A RESOLUTION OF INTENT TO CLOSE A PORTION OF KEOWEE CIRCLE BETWEEN OLD MONROE ROAD AND CHEROKEE LANE IN THE RUSHING PARK SUBDIVISION**

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. §160A-299, the Town Council of the Town of Indian Trail, North Carolina, is authorized to permanently close any street or public alley; and

WHEREAS, the Town Council has determined that it is advisable and in the public interest to consider the permanent closure of a portion of Keowee Circle, more particularly described as follows:

Legal Description: See Exhibit A, abandonment map attached hereto and incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Indian Trail, North Carolina, that:

1. Intent to Close. The Town Council hereby declares its intent to permanently close the above-described portion of Keowee Circle.
2. Public Hearing. A public hearing on the question of closing said portion of Keowee Circle shall be held at 6:30 pm on March 24<sup>th</sup>, 2026, in the Town Hall Council Chambers, 315 Matthews-Indian Trail Road, Indian Trail, NC.
3. Notice. The Town Clerk is hereby directed to:
  - o Publish notice of this Resolution once a week for four (4) successive weeks in a newspaper of general circulation in the Town of Indian Trail;
  - o Post a copy of this Resolution in at least two (2) conspicuous places along the portion of Keowee Circle proposed to be closed; and
  - o Mail a copy of this Resolution by registered or certified mail to all owners of property adjoining the street, as shown on the Union County tax records.
4. Right to Be Heard. All interested persons are invited to attend the public hearing and present their views concerning the proposed street closure.

Adopted this the 10<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
David Cohn, Mayor

ATTEST:

\_\_\_\_\_  
Trena Sims, Town Clerk

**EXHIBIT A**

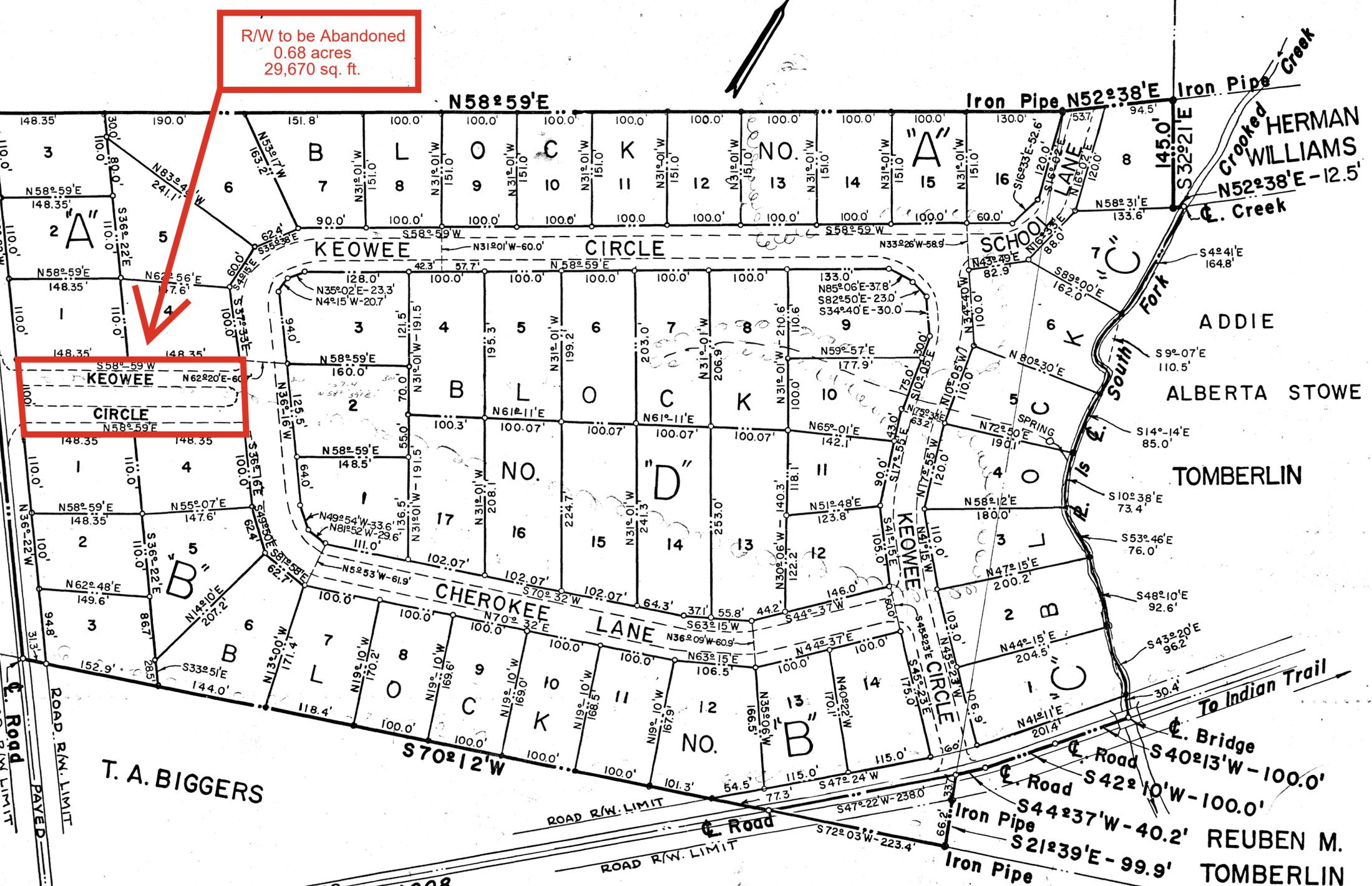
MRS. F. D. TOOHEY

R/W to be Abandoned  
0.68 acres  
29,670 sq. ft.

To Matthews  
N. C. County Road No. 1009

ROAD R/W LIMIT  
PAVED  
ROAD R/W LIMIT

To Wesley Chapel  
To Monto



Filed for registration on the 18th day of July 1967, at 9:35 a.m. and duly registered in the office of the Registrar of Deeds for Union County, N. C. at 5:19 p.m. of July 19, 1967. *Clara Loney* Registrar of Deeds

NORTH CAROLINA  
MECKLENBURG COUNTY  
I certify that this map was drawn from an actual survey made by me and was prepared in accordance with G.S. 47-30 as amended; and that the error of closure as calculated is 1:4600. Boundaries, not surveyed, if any, are noted. Deed descriptions are recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.  
Witness my hand and seal this 18th day of July 1967.  
*Douglas P. Moore*  
Surveyor or Engineer 1-892

STATE OF NORTH CAROLINA  
MECKLENBURG COUNTY  
*MARY FRANCIS BALL* a Notary Public of Mecklenburg County, North Carolina, do certify that *Douglas P. Moore* the maker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and Notarial Seal this 18th day of July 1967.  
*Mary Francis Ball*  
Notary Public

NOTE:  
IRON PIPES SET AT ALL LOT  
CORNERS IN JULY 1967

PLAT SHOWING  
SUBDIVISION OF  
RUSHING'S PARK  
INDIAN TRAIL, N. C.  
VANCE TOWNSHIP  
UNION COUNTY

SCALE: 1" = 100'

JULY 8, 1967

# Town of Indian Trail

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## MEMO

**To:** Mayor & Town Council  
**From:** Todd Huntsinger, Director of Engineering  
**Meeting Date:** February 10, 2026  
**Subject:** County's Critical Intersection Program – Old Monroe Rd/Hayes Rd/  
Faircroft Way Intersection



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## GENERAL INFORMATION

The County's 2025 Critical Intersection Analysis Project is getting close to wrapping up. This project kicked off in August 2025 and has been moving along ever since. A total of five (5) intersections were selected during the process to ultimately develop conceptual designs and cost estimates. First, concept layouts were created in order to provide alternative improvements to these intersections that the public could provide feedback on. This public outreach will begin in early March. Each municipality involved in this process will hold its own individual virtual public meeting.

Staff will be presenting to Council two alternative conceptual designs for the Old Monroe Rd/Hayes Rd/Faircroft Way intersection. This agenda item is just informational in nature; the Council will not be asked to select which alternative to move forward with at this time. The estimated costs for each alternative improvement will also be presented as well. Staff will come back to Council at a later date to make a final selection.

## REQUESTED ACTION

No Action Required

## ATTACHMENTS

Alternative Intersection Improvement Concepts

**CONCEPTUAL DESIGNS**  
 SUBJECT TO CHANGE WITHOUT NOTICE.  
 FOR FEASIBILITY STUDY PURPOSES ONLY.

**PRELIMINARY PLANS**  
 DO NOT USE FOR CONSTRUCTION.

**INCOMPLETE PLANS**  
 DO NOT USE FOR R/W ACQUISITION.

PREPARED FOR:  
 UNION COUNTY

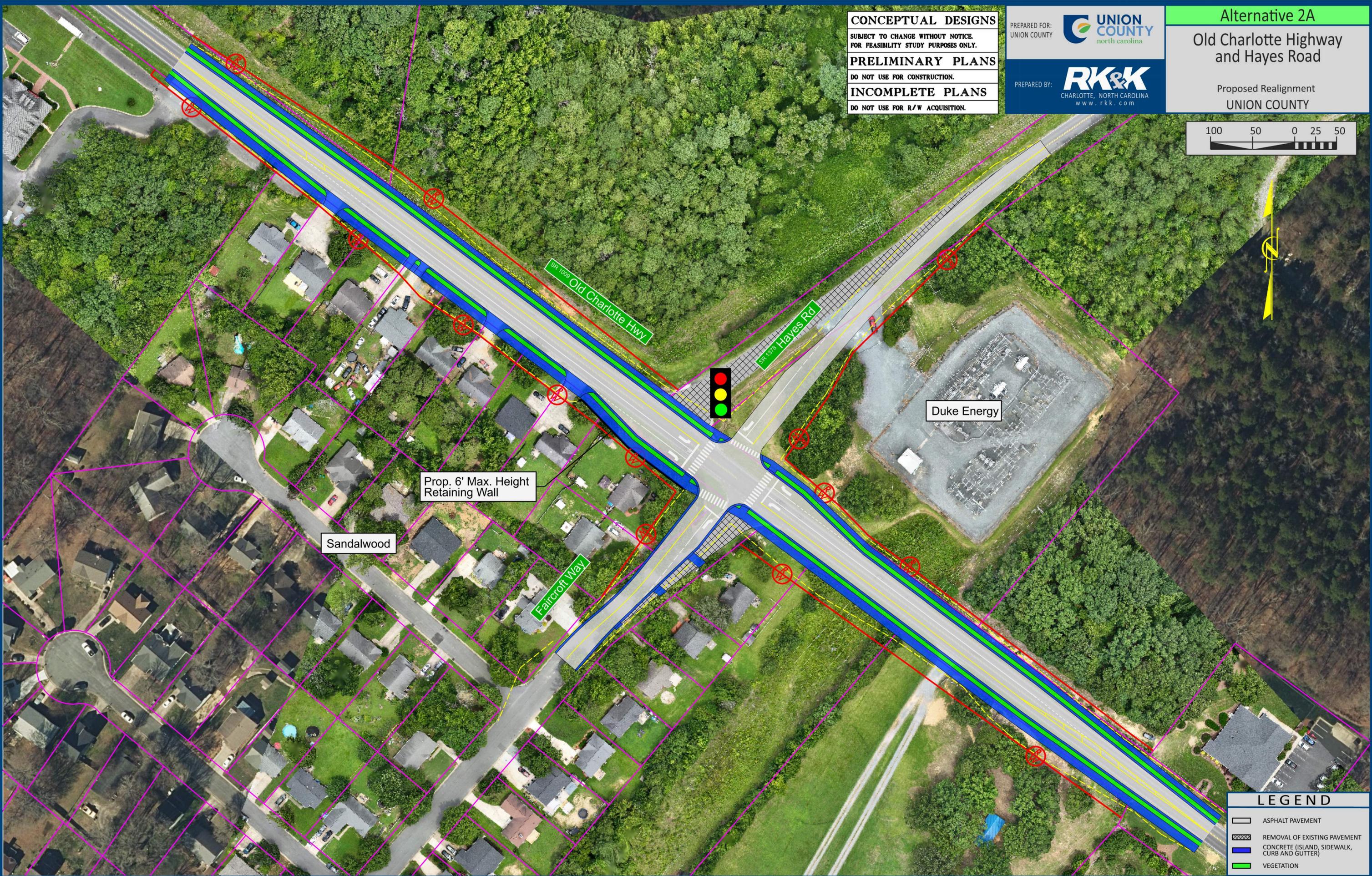


PREPARED BY:  
**RK&K**  
 CHARLOTTE, NORTH CAROLINA  
 www.rkk.com

**Alternative 2A**

**Old Charlotte Highway  
 and Hayes Road**

Proposed Realignment  
 UNION COUNTY



**LEGEND**

-  ASPHALT PAVEMENT
-  REMOVAL OF EXISTING PAVEMENT
-  CONCRETE (ISLAND, SIDEWALK, CURB AND GUTTER)
-  VEGETATION

**CONCEPTUAL DESIGNS**  
 SUBJECT TO CHANGE WITHOUT NOTICE.  
 FOR FEASIBILITY STUDY PURPOSES ONLY.

**PRELIMINARY PLANS**  
 DO NOT USE FOR CONSTRUCTION.

**INCOMPLETE PLANS**  
 DO NOT USE FOR R/W ACQUISITION.

PREPARED FOR:  
 UNION COUNTY

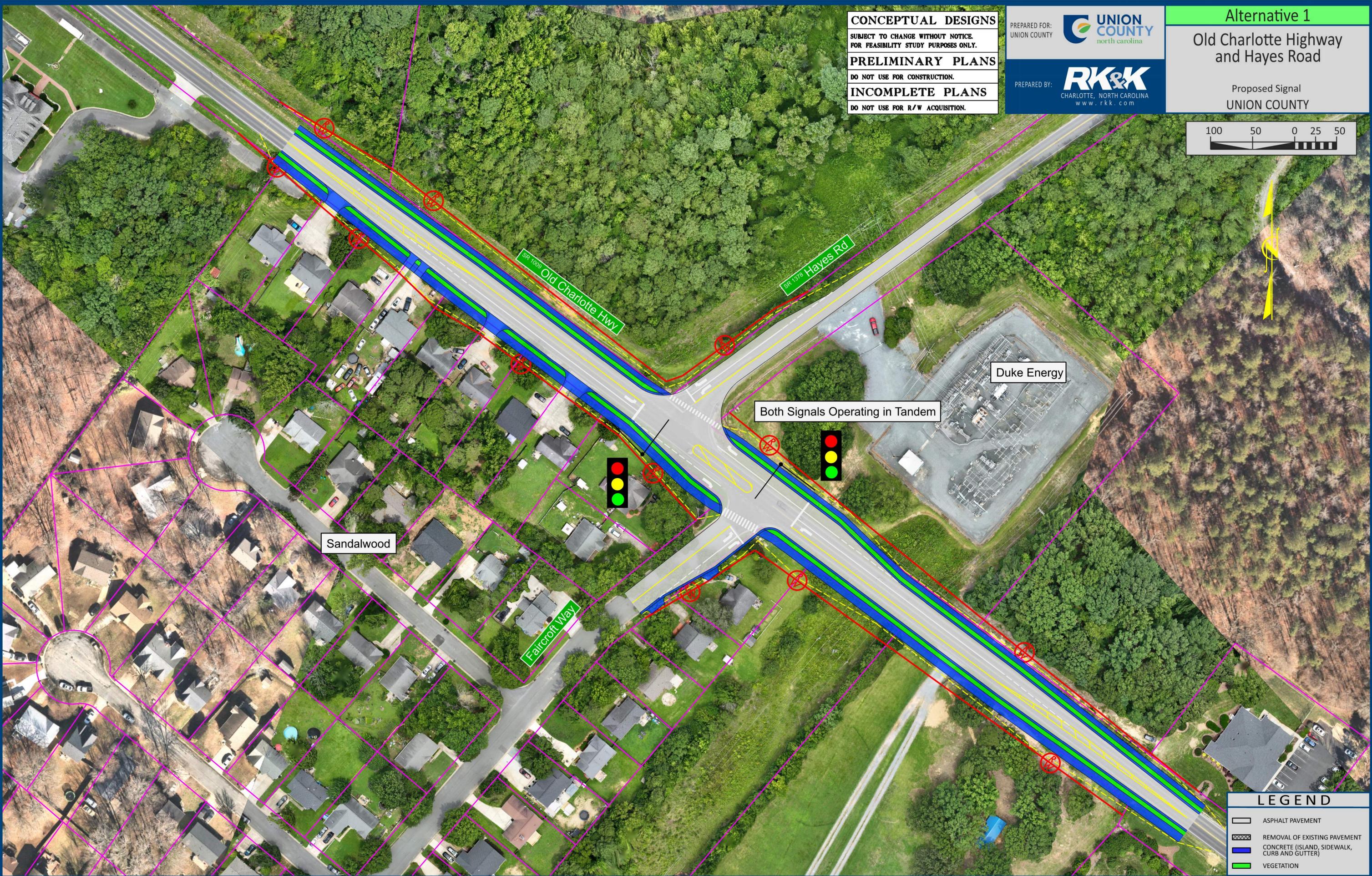
UNION COUNTY  
 north carolina

PREPARED BY:  
**RK&K**  
 CHARLOTTE, NORTH CAROLINA  
 www.rkk.com

**Alternative 1**

**Old Charlotte Highway  
 and Hayes Road**

Proposed Signal  
 UNION COUNTY



**LEGEND**

	ASPHALT PAVEMENT
	REMOVAL OF EXISTING PAVEMENT
	CONCRETE (ISLAND, SIDEWALK, CURB AND GUTTER)
	VEGETATION

# Town of Indian Trail

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To: Mayor and Council

Requested By: Council Member Barber

Presented By: Adam McLamb, Town Manager

Meeting Date: February 10, 2026

Subject: Trash Contract Options to Extend and Time Frame Expectations

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## GENERAL INFORMATION

Council Member Barber would like to discuss the possibility of extending the existing solid waste contract between the Town and Waste Connection for an additional two years. The extension language from the contract reads as follows:

Initial Term and Town Options to Extend. The term of this Agreement and performance shall commence on the Effective Date and terminate on July 31, 2027 (the "Initial Term") unless this Contract is terminated earlier as herein provided. This Contract may be renewed by the Town and Contractor for two (2), two (2) year terms under the terms set forth herein, renewable one term at a time. Notice of the intent to renew will be made at least sixty (60) days prior to the expiration of the initial term or the then current renewal term. In the event the Town and Contractor do not opt to renew the contract, or the Town and contractor are unable to reconfirm or renegotiate unit rates for another term, the Town shall have the option of extending this contract under the terms set forth herein for a period of six months total for the purpose of completion of Services started prior to current contract expiration.

Internally, staff have been working for several months to create a Request for Proposal (RFP) for a new solid waste contract to begin in August of 2027. If the Town chooses to undertake an RFP process for a potential new vendor, the approximate timeline below will be followed:

- RFP Out for Bid - April 2026
- RFP Due for Opening - October 2026
- New Contract Signed - January 2027
- New Contract Begins - August 2027

Staff will be available to answer questions during the Council meeting.

## REQUESTED ACTION

The Council may take action.

# Town of Indian Trail

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**To:** Town Council  
**From:** Trena Sims, Town Clerk  
**Meeting Date:** February 10, 2026  
**Subject:** Planning and Zoning Board Member Appointment



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## GENERAL INFORMATION

Staff is requesting the Town Council to appoint a candidate to fill unexpired term for Seat 4 of the Planning and Zoning Board. Copies of applications previously given to Council.

## REQUESTED ACTION

Appoint a Member to Seat 4 of the Planning and Zoning Board



## Town of Indian Trail

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**To: Mayor and Council**

**From: Adam McLamb, Town Manager**

**Meeting Date: February 10, 2026**

**Subject: Winter Storm Update**



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### GENERAL INFORMATION

Staff will be giving a winter storm update presentation to the Council during the meeting.

### REQUESTED ACTION

No action required by Council.