



Town of Indian Trail
Minutes of Town Council Special Meeting
December 1, 2012
Civic Building
9:00 A.M.

The following members of the governing body were present:

Mayor: Michael L. Alvarez

Council Members: Robert Allen, David Cohn, Christopher King, and Darlene Luther.

Absent Members: David Waddell.

Staff Members: Town Manager Joe Fivas, Town Clerk Peggy Piontek, Director of Community & Economic Development Kelly Barnhardt, Planning Director Shelley DeHart, Finance Director Marsha Sutton, Director of Engineering and Public Works Scott Kaufhold, and Events Coordinator & PIO Rebecca Carter.

CALL MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order, led in the Pledge of Allegiance and announced that Council Member Waddell would not be in attendance today.

MOTION TO APPROVE AGENDA

Christopher King made a motion to approve the agenda.

Council voted unanimously in favor of the motion.

CONSENT AGENDA

- a. Adoption of Certification of Canvas from Union County Board of Elections
- b. Adoption of Resolution Certifying and Declaring the results of the November 6th Bond referendum for Parks and Recreation

(COPIES ATTACHED HERETO AND MADE A PART OF THE RECORD)

Robert Allen made a motion to approve the Consent Agenda.

Council voted unanimously in favor of the motion.

DISCUSSION ITEM

- a. Discussion of the Pathway 2 Progress (P2P) Initiative-This discussion may include new or current infrastructure projects, economic development initiatives, wayfinding initiative, park development, and any future planning for the P2P initiative

Mr. Fivas advised that the goal is to give an update on interesting and timely projects and discuss the broader concept of Pathways 2 Progress. Mr. Fivas reviewed several actions already taken by Council resulting in staff introducing a possible new initiative called Pathways 2 Progress. This would establish an Investment District(s) within Indian Trail to improve infrastructure, creating quality of life amenities and focus on Economic Development.

Overall district improvements would include the creation of a 3 or 4 lane parkway around the midsection of Indian Trail to significantly eliminate traffic congestion. This would include significant improvements to the future Chestnut Parkway, future Faith Church Road, Old Monroe Road and Wesley Chapel-Stouts Road. To create technology/business parks with investment from public/private partnership, develop future plans for a municipal complex, create a green-way system that will connect all sections of our community and have four parks located within this district. We would develop two comprehensive gateway projects to brand Indian Trail at key corridors, create economic development corridors and corresponding wayfinding signs, improve some independent intersections, build walkway system within this district, we have already developed our Cultural Arts Center and we need to identify areas for a future entertainment/shopping district. **(SEE ATTACHED MAP)**

Mr. Fivas suggested for Council consideration for the first phase of P2P:

Phase I would include the first (half of this phase is designed and ready for construction) second, third and fourth phases of Chestnut Parkway construction, first phase of Old Monroe Road widening, development of "Gateway Project(s) branding designs and construct Gateways at four location, development and begin implementation of Town wayfinding signs, begin construction of large community park(s), select a location, design concepts and space needs assessment for future Municipal Complex, develop construction plans and acquire right-of-way for greenway system and Indian Trail Pathway Project, create Technology/Business Parks with investment from public/private partnerships

along with additional needed infrastructure projects. Mr. Fivas explained the process staff would perform for these projects in detail, requesting direction from Council on the following matters:

There was a discussion pertaining to the connection to Highway 74 with Mr. Fivas assuring Council that the connection can be made in various ways.

Mr. Fivas clarified two things needed for input and direction from Council: first bids Council will receive in January only builds a portion of the road, Shady Bluff Drive will not be in first bids. We are still going thru the Conditional Zoning (CZ) with Carolina Courts, once completed, we will make the Shady Bluff Drive connection, and there are ROW issues that will need to be worked out. We may bring back a second phase bid in January or February but prefer to wait until the CZ is approved. The cost will be determined by what kind of amenities Council wants. Mr. Fivas stated that Council should be aware that they will receive bids in January, then they need to make a decision on what it will look and feel like, it will include the grading for Carolina Courts. The overall goal is to connect it from Old Monroe Road to Highway 74.

Chestnut Parkway Phase II, III and IV: direction on when to review and get access to ROW on different alignments, direction to begin discussions with MUMPO and NCDOT about funding for Phase III, by consensus Council agreed that staff should go forward with these projects: 1) Securing ROW for future phases; 2) Approach MUMPO and NCDOT about funding for future phases.

The investment district projects would be built in 4 phases over approximately the next 12 years: Phase I (tentatively 2013-15) would include the phases of Chestnut Parkway construction, first phase of Old Monroe widening, development of gateway projects, development and begin implementation of town wayfinding signs, begin construction of large community parks, select location for future municipal complex, begin design concepts and space needs assessment for municipal complex, develop construction plan and acquire ROW for greenway system and Indian Trail Pathway Project, create technology/business parks with investment from public/private partnerships along with additional infrastructure projects.

Update on Old Monroe Road widening project:

NCDOT has hired Atkins Global to do the first phase of necessary environmental assessment from Trade Street to Wesley Chapel Stouts Road. Mr. Fivas explained the next steps NCDOT will take advising that upon completion they will have used State funds to design 25% of the project ready. If at that point we want to begin a section, we will have all the necessary documentation and we can begin once we complete the design 100%. From a public relations standpoint, we should make sure that our residents know something is happening. By consensus Council directed staff to make this a high priority and take every opportunity to push NCDOT to start this project.

Ms. Luther stated for the record she will always vote in favor of getting this project done as quickly as possible and suggested that another public relations project for staff should be to inform the citizens the difference between our trying to widen a road that is not ours and the roads we own.

Darlene Luther made a motion to approve having the Town MUMPO Representative to work with Stallings and pursue having MUMPO and NCDOT move the date for this project from 2017 to 2015. Council voted unanimously in favor of the motion.

Wayfinding Sign discussion:

Mr. Fivas explained the benefits of wayfinding signs and the gateway signs at four different locations with electronic messaging; advising staff has begun the process and will have quotes to get designs for this signage for Council consideration at the December 11th meeting.

Mr. Fivas explained the benefits and necessity of hiring a Park Project Manager, advising that we would like to begin construction of our large community park, requesting direction from Council on when to bid out for a Project Construction/Design Manager. He would like to bring back a Project Manager recommendation to get things moving in December/January. We'd like to get the walking trails open this summer which is why we need the Project Manager. By consensus Council agreed to have staff move forward with this project.

Mr. Fivas explained the next key thing is staff would like to have a point person from Council to get a sponsorship/donation strategy policy implemented.

Christopher King made a motion to approve nominating Council Member Cohn as the point person from Council for the sponsorship/donation strategy. Council voted unanimously in favor of the motion.

PARTF Grant discussion:

Mr. Fivas advised Council that there is an application process coming up in January. However staff has spoken to State representatives and they recommended that we not rush this opportunity, that we take our time, apply 3 years in a row for \$500,000 each year for a better chance of success. This is for information only; no direction is needed from Council.

Mr. Fivas addressed Oakwood Lane that connects the large park, we might want to consider owning that road, its State owned currently. Mr. Allen inquired if we have evaluated the condition of the road. Mr. Fivas explained the condition stating that it is not wide enough for full build out and we will have to do upgrades anyway. By consensus, Council agreed to obtain Oakwood Lane as a Town owned road.

Mr. Fivas suggested that we table the discussion on a location for future Municipal Complex; we might want to think about it for the Comprehensive Plan.

Mr. Fivas advised we're working on obtaining a Threadtrail Grant creating our first greenway system from Faith Church Road behind Meridian Apartments, Ashcroft, Brittany Downs all the way back and connect into our park as phase I. He inquired when Council wants us to start working on a Greenway Plan. By consensus, staff was directed to figure out pathway now.

Council took and returned from a brief break.

Mr. Fivas clarified that bids from Chestnut Parkway will only be for the first section, the figures quoted \$700-\$900,000 will not get you to Highway 74.

Technology Park discussion:

Mr. Fivas advised this park would bring jobs, increase commercial tax base, requesting Council provide their thoughts if interested. Would Council like staff to search for site locations, what it would look like, advising that staff believes it would be a public/private partnership.

Mr. King expressed he has an interest, inquiring if can we bring in the Multi Jurisdictional Economic Development (CJED) we recently joined?

Mr. Fivas replied yes, we need to come up with framework/plan and where to put it, develop zoning, boundary's, occupants, design.

Mr. Allen agrees we should pursue encouraging taking it farther than zoning and ready to build sites making it easier to attract investments.

Ms. Luther agreed and provided information obtained by MCJED that organizations come and review areas without the areas being aware of it. She would like to see us go after (STEM) Science, Technology, Engineering and Math, technology sites specifically which provides sustainability.

Ms. Barnhardt explained that site ready includes: utilities, pads, infrastructure so they can build ASAP.

Darlene Luther made a motion having Kelly Barnhardt bring back 3 site locations for future technology park.

Council voted unanimously in favor of the motion.

Mr. Fivas asked Council for permission to get \$100,000 from Partners 4 Progress for hard core analysis.

Robert Allen made a motion to approve permission to get \$100,000 from Partners 4 Progress for hard core analysis.

Council voted unanimously in favor of the motion.

Robert Allen made a motion to amend previous motion to state requesting as much as possible from Partners 4 Progress.

Council voted unanimously in favor of the motion.

Projects within the P2P discussion:

Mr. Fivas happily informed Council that yesterday we received federal approval for our Rogers Road, Sardis Church Road & Unionville Indian Trail Road sidewalk projects. The next step for these projects is building a sidewalk from Highway 74 to Sardis Road School, then down Sardis Church Road to Brittany

Downs neighborhood. These projects are 80% federally funded, explaining the challenges this brings as it pertains to guidelines. We have started the bid document process anticipating having them out sometime mid December.

Mr. Fivas informed Council of 3 additional road projects: Sardis Church/Unionville Indian Trail Road corner, Sardis Road and Highway 74, Rogers Road intersection, and Pioneer Lane and provided information on these roads:

Sardis Church/Unionville Indian Trail Road corner is the most important as it is a safety issue that needs confrontation - requesting direction from Council to negotiate with NCDOT for as much funding as possible.

Sardis Road and Highway 74 - Mr. King expressed his concern over this corner and would like to be at the meeting with NCDOT about it. Mr. Fivas stated that NCDOT needs to fix this as they are the ones that designed it.

Rogers Road intersection is highly populated and inadequate.

Pioneer Lane is of interest because the developer is investing funds into it and all we would need to do is create a turn lane to allow the citizens in the several subdivisions to get in without blocking traffic on Waxhaw Indian Trail Road. Council had a discussion on this resulting in Mr. Fivas suggesting that we take the funds we have, get an engineering design and when Council is ready to implement the project will be ready for bid. By consensus Council agreed with Mr. Fivas.

Mr. Fivas Clarified Council direction: have meeting with NCDOT and determine what funding they can contribute to Sardis Church/Unionville Indian Trail Road as first priority, second is Rogers Road intersection, and have a conversation with NCDOT about Sardis Church Road/Highway 74 intersection to determine what they plan to do about the safety issues, by consensus Council agreed with Mr. Fivas.

Update on Economical Development Projects:

Mr. Fivas informed Council staff is working on a new project for a 35,000 square foot building in Old Hickory, along with a 30,000 square foot building on Matthews/Indian Trail Road creating more jobs locally. We're hopeful that Chick-fil-A will start in the near future as the previous owners vacated the building on that location and Ms. Barnhardt is assisting with relocation for them; Sweet Frog has opened in Sun Valley Commons and there is another building going up, we are uncertain of the tenants expected to occupy that space; Family Dollar on Old Monroe Road is expected to be one of their nicest facilities, this is a small part of what is expected to be a large commercial development. Our residential development is booming, 173 housing starts this year; Ms. DeHart went into specific information about subdivisions. Carolina Courts has received acceptable numbers pertaining to financing and when we give this bid we will begin the grading and bring utilities out there with the hope that it will be pad ready within a short period of time and they can begin building. Ms. DeHart explained the Conditional Zoning process, advising that staff has scheduled the two necessary community public meetings next week, one here and one on site. Mr. Fivas informed Council there may need to be a special meeting for Council consideration of the Conditional Zoning for Carolina Court. We have not gotten a commitment from Union County on the water/sewer, we are not anticipating any issues so we will wait and see. He

explained that there is anticipated a high quality sit down restaurant planned for in the facility as well. Mr. Fivas concluded his report and inquired if Council had any comments.

Ms. Luther inquired about apartment complexes being located in several locations in Indian Trail. Ms. DeHart replied she has received two sketch plans and other inquiries but nothing has been confirmed.

Mayor Alvarez thanked everyone for their hard work and requested that Council not delay the Municipal Center too long, space is needed as we've grown. Ms. Luther responded that she does not believe it's been tabled. Mr. Fivas commented that it was tabled for today.

ADJOURN

Christopher King made a motion to adjourn
Council voted unanimously in favor of the motion.

APPROVED:

Michael L. Alvarez, Mayor

Attest:

Peggy Piontek, Town Clerk

