

Want to join a town committee?

Are you looking to have a bigger impact on the future of Indian Trail, or do you have ideas on new ways the Town could address issues that are important to you? Then you should consider joining one of the Indian Trail Boards or Committees.

Indian Trail is looking for a few residents willing to give an hour or two each month in order to help move the Town forward by serving in the capacity that most appeals to their interests and neighborhoods. Positions are available in a number of different areas - including on the Parks and Recreation Committee, Transportation Advisory Committee, Planning Board/Tree Board, Economic Advisory Committee and more. Boards and Committees work to research and debate a number of different issues and policies that come before the Town and make recommendations to the Indian Trail Town Council on the appropriate steps to take.

Boards and Committees typically meet once a month and are appointed by the Town Council after applying. An application is available at www.indiantrail.org or by visiting the Town Administrative Building at 130 Blythe Drive.



(Above) The approved design for the splashpad that will be built at Crooked Creek Park. The splashpad, which will be built beside the playground, will include a number of interactive elements for kids to enjoy.

Splashpad work to begin soon

What's the best way to cool off after a day of play? Jumping around on a splashpad, of course!

That's why crews working with the Indian Trail Parks and Recreation Department will soon break ground on the Crooked Creek Park splashpad, which will be located beside the recently expanded shaded playground. The splashpad, at 2,464 square feet, will include eight above-ground water features and seven in-ground sprayers - including spraying flowers and animals to complete the nature theme, and interactive elements to provide visitors with a new experience. It is expected to be ready for park goes to enjoy starting in spring 2017.

"We've heard from a lot of our park fans that the one missing piece at Crooked Creek Park is a splashpad, and we're happy to say we'll

be fixing that soon," Indian Trail Parks and Recreation Director Jay Tryon said. "We're so excited to be able to fill that need for our residents and give them another great way to stay active and healthy in town."

Indian Trail recently received a Parks and Recreation Trust Fund, or PARTF, grant from North Carolina State Parks to support the construction of the splashpad and other projects at Crooked Creek Park. It is the fifth grant Indian Trail has received for its parks - including a PlayPrints grant from Blue Cross Blue Shield of North Carolina (BCBSNC) and the North Carolina Recreation and Park Association, a Healthy Eating grant from BCBSNC for the Crooked Creek Park concession stand, an Away From Home Recycling Project grant from the North Carolina Department of Environ-

ment and Natural Resources and a USA Football grant to provide for flag football in Indian Trail. The Town also is actively pursuing a sixth grant at this time.

"The Parks and Recreation industry is very fortunate in that there are a number of grant programs available to help further the mission of getting our communities outside and more active," Tryon said. "And we are very aggressive in pursuing those types of programs in Indian Trail in order to provide as many amenities and options for our residents as possible while being conscious of the importance of spending their tax dollars wisely and efficiently."

Keep track of progress on the splashpad at the department's Facebook page, www.facebook.com/IndianTrail-CulturalArtsCenter.



Patrick Sadek



Meade Bradshaw



Dalton Pierce

New faces join IT Town Staff

The Town of Indian Trail has made a number of new hires recently, including bringing on a new Director of Engineering and Public Works, a new Senior Planner and an Engineering Technician.

Patrick Sadek, P.E., is a 1987 graduate of the

See "Staff" on page 4

Celebrating our heroes at National Night Out

National Night Out 2016 - which brings law enforcement, emergency services officials, local citizens and others together for a night of fun and fellowship - took place recently in Indian Trail. The event included Union County

Sheriff's Office Capt. Chase Coble and his team members taking their turn at the Dunk Tank to the delight of kids - and fellow deputies.

"The event was a great success in showing and educating the community on emergency

services and letting the public interact with many officers," Indian Trail Parks and Recreation Director Jay Tryon said. "We look forward to growing this event in the future and getting more involved with our local law enforcement.



Indian Trail Council Corner

The "Council Corner" section of the IT Factor is the place to go for updates on all that occurred at the most recent Indian Trail Town Council meetings.

April 12

- Council heard the Operational and Fiscal Review presentation from Linda Angus in closed session.
- Consent agenda was approved: transferring \$2,000 to remove rock from a temporary road from the Lemmond property; \$500 for copier lease payments and water cooler; and \$400 for Constant Contact service. Also approved the amended Carolina Courts agreement, approved the amended Chestnut Parkway Capital Project Ordinance and approved the updated budget schedule.
- A public hearing was held on a proposed amendment to the Unified Development Ordinance (UDO) to remove permit requirements for business grand opening banners.

- A public hearing was held on a proposed amendment to the UDO to permit hotel-motel uses and mixed-use buildings within the Village Center overlay districts and related amendments.
- Robert Laatz was approved to serve on the ABC Board; Council tabled appointing anyone to the Planning Board/Tree Board; and Kat Miller and John Eigenbrode were appointed to the Board of Adjustment.
- Council approved a rezoning for 49 single-family units on 16 acres on Waxhaw-Indian Trail Road.
- Council approved a Union County Sheriff's Office Contract Amendment; called for Lt. Chase Coble to be promoted to Captain.
- Council approved the contract for Construction,

- Engineering and Inspection services as well as the Capital Project Ordinance and 10 percent contingency for the Rogers Road Sidewalk improvement project.
- \$100,000 was appropriated from the Stormwater Utility Fund to study stormwater improvements in the areas of 1st Avenue, AsheCroft and Traewyck.
- Council approved awarding contract for traffic calming project to A Plus Paving for \$57,556.40.
- Council approved the proposed design fee of \$21,850 for the Traewyck Storm Drainage Analysis on the Cottage Creek area.
- Council voted to create a resolution for NCDOT to build a sound barrier for neighborhoods impacted by the Monroe Bypass.
- Closed session

May 10

- Council awarded \$3,000 to the Council on Aging of Union County.
- Council approved the Consent Agenda; transferring \$300 for an iPad and \$1,000 to purchase a laptop.
- A public hearing was held on a proposed amendment to the UDO to permit light industrial uses within

- the Village Center Overlay districts. The proposal was approved with slight modification.
- Council tabled a discussion regarding awarding a contract for annual auditing services.
- Council voted to leave the Quad Alliance.
- Council tabled a discussion regarding providing funding to two local athletic associations.
- Council discussed fund-

- ing stoplights at the intersections of Wesley Chapel-Stouts and Taylor Glen's entrance on Poplin Road, and at the Bonterra neighborhood entrance.
- Town Manager Scott Kaufhold informed council that the Rogers Road sidewalk project and traffic calming project at Taylor Glen had begun.
- Closed session.
- Council approved the Town Manager contract.

May 24

- Council voted to move its next meeting to June 13.
- Council agreed to consider contributing \$5,000 to a fire study.
- Council approved the Consent Agenda: transferring bond funds for the Rogers Road Sidewalk project; \$1,750 for a mix of office supplies and contract services; \$10,200 to cover legal fees associated with town business; \$7,500 for a mix of supplies, maintenance of parks and CAC portion of salaries; \$200 for data for tablet; \$250 for additional usage of copier/printer; \$500 for event

- flyers; \$400 for SESWA membership renewal; and \$375 for cell phone allowance.
- A public hearing was held on the proposed budget.
- Council discussed awarding a contract for annual auditing services, but opted to table the issue.
- Council selected Spencer & Spencer to review Phase 1 of the Operation and Fiscal Review.
- Council approved moving \$1.1M in Powell Bill Funds to save street bond money for future use.
- Council approved the proposed amendment to the Municipal Complex

- Capital Project Ordinance of \$1.67 million to bring the project into compliance with ordinance, in order to have a move-in-ready building and to bring the Capital Project Ordinance into compliance.
- Council discussed efforts to keep meeting minutes up to date.
- Council voted not to reduce the tax rate at this time.
- Council discussed the Town's Traffic Calming Policy and how it is used.
- Council held a discussion on the idea of establishing a business park, and opted to table the discussion.
- Closed session.

April 26

- Council approved the Consent Agenda: transferring \$100,000 for additional stormwater design and construction work, \$40 for dues and subscriptions, \$3,000 for a grout pump and accessories, \$3,500 for cell and car allowance, \$16,000 to cover various projected needs for Fiscal Year 2016 and \$1,778.84 for telephones lines and the purchase of an office chair. It also included approval of the Classification Plan and Pay Scale and approval of a resolution to allow employees and Council to participate in the NC Public Employee Deferred Compensation Plan.
- Council approved Crooked Creek Park Master Plan Concept 1B.
- Council approved by-laws for a new Economic Development Committee.
- Council approved the outline regarding details of future Town Hall Meetings.
- Council voted to award the resurfacing contract to Red Clay Industries for \$1,713,741.

- Council voted to move forward with Phase II of the Scope of Work for the Operational and Fiscal Review with fees not to exceed \$32,000.
- Council voted to move forward in consideration of selecting outside counsel for review of the Operational & Fiscal Review Phase I.
- Council voted to close out the Capital Project Ordinances for three completed projects - Unionville Road Sidewalk, Chestnut Parkway Extension Phase I and Chestnut Square Park.
- Council approved the new Board & Committee Appointment Policy.
- Council voted not to schedule a public hearing to discuss a possible tax decrease at this time.
- Council discussed design changes to the Town Hall project.
- Closed session.
- Council voted to release certain closed session minutes from prior years.
- Council approved a resolution calling for a noise wall to be constructed near the Monroe Bypass project.

Town Hall project moving along for 2017 unveiling; find updates at www.indiantrail.org

Crews have continued work on exterior changes to the Town Hall building over the last few weeks, including deconstructing and modifying structural steel, getting ready for roof decking installation, grouting base plates and preparing steel tube for windows. The construction manager is currently working with subcontractors in validating the durations of project activities, while the concrete pour on top of steel decking at the site will start in late-September. Crews also are working to install a camera at the site to record future progress and

allow residents to check in on the project online.

The Town Hall Project, when completed in 2017, will house Town offices in addition to a Community Center, expanded Town Council Chambers and more. It is being constructed on Matthews-Indian Trail Road, across the street from the Town's Chestnut Square Park. Local civic groups and others in Indian Trail will be able to use the Community Center space for their meetings and events.

Updates on the project are provided on the Town's homepage, indiantrail.org.



June 13

- Council approved the Consent Agenda: transferring \$919 to purchase new printers; \$2,000 for upcoming concert events; \$57,556.40 for the traffic calming contract; \$4,600 to cover office supplies, update computers and to pay the internet bills; \$250,000 for resurfacing; \$3,500 for paving; \$700 for paving/resurfacing; and \$2,000 for the grant for the Council on Aging.
- A rezoning for the Church of the Redeemer was approved by Council after a public hearing.

- Council approved an amendment to the UDO for the Crooked Creek Wastewater Treatment Plant Exemption to exempt existing and future on-site improvements there.
- Council approved an amendment to the UDO to create additional options in the design of dumpster enclosures for existing businesses.
- Council appointed John Killman, Michael Head, Dennis Gay, Jorge Aponte, Jayson Derosier, Joseph Lytch and Arthur Spurr to the Planning Board/Tree Board; Daniel Takah and Kat Miller to the Board of Adjustment; Michelle Simmons

- to the Transportation Advisory Committee; and Brian Olin to the Parks, Arts, Recreation & Culture Committee.
- Council approved the contract for auditing services to JB Watson and Company.
- Council approved the proposed budget and tax rate of 18.5 cents.
- Council approved \$5,000 to partner to conduct a fire fees/tax study.
- Council approved a resolution to support the Miracle League of Indian Trail's efforts to build a field and playground.
- Council moved to ask that traffic

- signs at Sun Valley High School on Old Monroe Road be converted to regulatory traffic signs.
- Council discussed a letter that was sent to NCDOT asking for sound walls near neighborhoods impacted by the Monroe Bypass.
- Council voted not to work on securing space for a second office for the Union County Sheriff's Office (UCSO) in Indian Trail, in part due to recommendations from UCSO that a second space was not needed.
- Council voted not to earmark \$225,000 toward a plan to build a business/technology park for now.

June 28

- Council added two items and removed three others from the agenda.
- Council approved the Consent Agenda: transferring \$1,000 for general supplies; \$163,258.89 for repair and maintenance of stormwater projects; \$6,000 to cover over-encumbered funds; \$5,000 for the fire department/fire fees study; \$1,460 to cover end-of-year expenses such as supplies and staff training; \$20,095 for various Parks and Rec needs,

such as events, equipment and supplies; \$40 for meeting expenses; \$1,650 for fuel and vehicle maintenance; \$35,000 for contract services for the operational and fiscal review and office supplies and materials; \$20,500 for computer upgrades; \$2,150 to salaries and wages and Social Security and Medicare contribution; \$1,600 to supplies, advertising and employment screening; \$400 to other fringe benefits and staff training; \$21,000 to solid waste service, bulk waste tipping fees and yard waste tipping fees; \$2,200 to

health insurance and community forestry; \$300 to fringe benefits and copier/printer usage; \$250 to equipment and communications costs; \$100 to advertising and community events; \$2,700 to part-time salaries; \$410 to retirement, health insurance and building maintenance; \$50 to fuel; \$26,750 to public education, repair and maintenance, advertising and staff training ; and \$57,000 to SS & Med, paving/resurfacing and transportation improvement funds.

- Council gave second approval to a UDO text amendment concern-

ing improvements to the Crooked Creek Wastewater Treatment Plant.

- Council gave staff approval to move forward with a \$177,000 project to upgrade the existing channel aimed at correcting drainage issues in AsheCroit.
- Council was provided information on the Faith Church Road Corridor Study.
- Tax Collector Alicia Massey and Mayor Alvarez were appointed to any committee that may be formed regarding the fire fee study.

Heritage/Hawfield rezoning proposal

The Indian Trail Planning Board continued its discussion of the proposed Heritage Rezone during the board's September meeting. Residents are invited to come speak regarding the project during any public comment period at an Indian Trail Town Council meeting.

This is a rezone request to establish a Conditional Zoning Single Family dis-

trict for approximately 316 single-family detached units located on the north side of Wesley Chapel Road.

The following is general information and facts regarding the property as it is currently zoned and the proposed rezoning, provided by the Indian Trail Planning Department and based on frequently asked questions about the proposal.

Why is there less open space acreage under the existing zoning plan even though there are fewer lots?

The required open space is based on the number of units; therefore, less units equal less required open space. Also, under the existing zoning plan the lots are larger (have larger back yards) as opposed to providing smaller lots and preserving the open space for the community's use.

Why are there no minimum architectural standards with the existing zoning plan?

In 2015, the State took away towns' ability to require architectural standards for single family homes unless voluntarily offered by the developer through a conditional rezoning.

Why is there no buffering with the

existing zoning plan?

The Unified Development Ordinance (code book for development) does not require buffering between single family residential uses. The Heritage developer has voluntarily proposed buffering in many areas between this project and the adjacent communities.

Do we know anything about traffic impacts and trip generation differences?

The Institute of Transportation Engineers (ITE) is the national guide for how traffic impacts are determined. Within ITE, conventional single family units generate

more traffic than age-restricted units. This methodology is used and professionally accepted nationwide to analyze traffic due to specific development types.

Can the land be developed under current zoning without Town Council's approval?

Yes, the land owner has development rights under the current

zoning. The plans would have to go through the site plan review process, which is a Town Staff level review and review by other outside agencies. Plans would not need Town Council approval. The site plan would have to comply with the requirements of the Unified Development Ordinance. Staff has not reviewed the current zoning plan for technical compliance.

HAWFIELD/HERITAGE CURRENT AND PROPOSED COMPARISON TABLE

| | Current Zoning (What Could Be Built Today) | Proposed Heritage Development |
|---------------------------------------|---|--|
| Zoning Designations | Rural Single Family (RSF) and Single-Family 4 (SF-4) | Single-Family-4 |
| Lot Sizes | 40,000 square feet (RSF portions of site) and 10,000 square feet (SF-4 portions of site) | Between 7,155 and 8,505 square feet |
| Number of Units Allowed | 188 as shown on the developer's by right plan in slide 3 of this presentation | 316 lots proposed |
| Density Provided | Approximately 1.2 houses per-acre | Approximately 1.9 houses per-acre |
| Open Space Required | Approximately 5.7 acres | 9.5 acres |
| Open Space Conserved | 8 acres conserved consisting of the Duke Right of Way. Flood plain areas are included within individual lots. (Min. 5.7-acres is required or 1/35 of an acre per home). | 61 acres <u>not</u> including stormwater ponds. Includes Duke Right of Way, Floodplain conserved as natural, common area and other areas that are conserved. |
| Amenities | Building of the Carolina Thread Trail would be encouraged by staff but not required per the UDO. A community center is not required. | Construction of significant sections of the Carolina Thread Trail that would be open to the public. Community Amenity Center (pool, etc). |
| Buffering | None required | Minimum 25 feet along the majority of areas abutting adjacent development; larger buffer in some areas |
| Connectivity to Stub Streets | Required by UDO and staff would require connection at site plan review | Required by UDO, but Council may vote for alternatives to close certain connections |
| Architectural Standards | None required | Being offered by developer addressing building materials, architectural details and amenity area design |
| Age-Restricted or Conventional | All conventional | 214 of 316 Age-restricted (68%); 102 of 316 Conventional (32%) |



PO Box 2430
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University of North Carolina at Charlotte who began his career working for a local land developer as a Site Engineer. Indian Trail's new Director of Engineering and Public Works later joined the North Carolina Department of Transportation Location & Survey Division mapping and surveying projects such as Independence Boulevard and Interstates 77 and 485. He also worked with the City of Charlotte and the City of Myrtle Beach, among other roles, before starting his own engineering firm.

"I am very pleased and fortunate to be part of Indian Trail's team," Sadek

said. "This small growing municipality has many work activities to offer. As the Town's Director of Engineering & Public Works, I get to interact daily and closely with residents and community leaders on numerous service issues. This close interaction allows my staff and I to better communicate our vision and long-range plans. Our new Town Hall project is a milestone to many future development, infrastructure, transportation and safety and security projects."

Meade Bradshaw, the Town's new Senior Planner, previously worked with the City of Raleigh for nine years after working in the Greenville County Planning Department for two years. The Charlotte native

obtained a Bachelor of Science Degree in Urban and Regional Planning from East Carolina University, and has an interest in making communities walkable, as well as in public transportation.

"We're very pleased to be able to add Meade to our team," Planning Director Rox Burhans said. "His experience working in a city like Raleigh, coupled with his passion for helping make cities a better place to live for residents, will go a long way toward helping move Indian Trail forward."

Dalton Pierce is the Town's newest engineering technician. A high school and college sport standout, Pierce obtained a bachelor of arts in

Political Science with a concentration in Public Administration and a minor in Business Administration from Catawba College. He is currently working on his master's degree in Public Administration through UNC Pembroke.

He has recently worked in Engineering with the Town of Mooresville's Development Services Department, as well as working as a survey assistant with a private engineering and surveying firm in Mooresville. He has an interest in local government, and hopes to one day become a municipality manager and eventually run for elected office at the local government level.

- Michael Alvarez, Mayor - mayor@council.indiantrail.org
- Gordon Daniels, Council Member - gdaniels@council.indiantrail.org
- Amy Stanton, Council Member - astanton@council.indiantrail.org
- David Cohn, Mayor Pro Tempore - dcohn@council.indiantrail.org
- Gary Savoie, Council Member - gsavoie@council.indiantrail.org
- Mark Wireman, Council Member - mwireman@council.indiantrail.org

IT Administrative Services: 704-821-5401

- Town Manager: townmanager@admin.indiantrail.org
- Town Clerk: ksouthward@admin.indiantrail.org
- Revenue Collector: amassey@admin.indiantrail.org
- IT Planning Department: rburhans@planning.indiantrail.org
- IT Engineering: sjk@engineering.indiantrail.org
- Public Works: mwright@engineering.indiantrail.org
- Stormwater Department: ajm@engineering.indiantrail.org
- Human Resources Department: tsharif@admin.indiantrail.org
- Parks & Recreation Department: jtryon@admin.indiantrail.org
- Events Coordinator: sdidier@admin.indiantrail.org
- Communications Coordinator: mparks@admin.indiantrail.org

Union County Sewer and Water Services: 704-296-4210

Union County Public Schools: 704-296-9898

Union County Sheriff's Office (IT Division): 704-684-6380

Hemby Bridge Fire Department: 704-882-2100

Baker's Fire Department: 704-289-2741

Stallings Fire Department: 704-821-7100

Leaf Collection & Bulk Waste Collection

The next Bulk and E-Waste collection will take place in mid-October for Indian Trail residents on the day they typically receive recycling service. Bulk and E-Waste collection will take place from Oct. 10 to 14 for those on the Green week of service, and from Oct. 17 to 21 for those on the Brown week of service. Place your Bulk and E-Waste collection materials out during those weeks on the same day you put out your recycling. The full calendar is available by clicking the "Waste Pickup Calendar" link in the bottom right corner of www.indiantrail.org.

Also, the Town will offer an expanded leaf collection service during peak season of up to 50 bags. Residents should use clear plastic or biodegradable bags for leaves and place them at the curb on the same day of recycling collection. Limbs should be cut into 4-foot lengths and be no larger than 2-inches in diameter. Call Waste Pro at 704-821-7578 for more information.

All meetings are held in the Civic Building (100 Navajo Trail) unless otherwise noted. The Administrative Building is located at 130 Blythe Drive.

- Town Council - 2nd & 4th Tuesday, 6:30 p.m.
- Planning Board - 3rd Tuesday, 6:30 p.m.
- Tree Board - 3rd Tuesday, immediately following the Planning Board meeting
- Board of Adjustment - 4th Thursday, 6:30 p.m.
- Economic Development Advisory - 1st Monday, 7:30 a.m.
- ABC Board - 3rd Thursday, 6:30 p.m. at ABC Store
- Parks, Arts, Recreation & Cultural (PARC) - 1st Wednesday, 6 p.m.
- Transportation - 1st Tuesday, 6 p.m. (Indian Trail Administrative Building)
- Stormwater - 2nd Thursday, 6 p.m., Bi-monthly starting in January (Admin Building)
- Public Safety - 1st Thursday, 6:30 p.m.