



Department Update

PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: 12/1/2025

Re: Public Works Updates

Johnston Drive Realignment: Johnston Road has been reopened. Punch list items are all that are remaining. All punch list items are expected to be completed by the end of January.

Main Street Crosswalk: The state will not fund the expense of the installation of the crosswalk across Hwy 51. The cost for the construction will need to be included in the budget for 2026-2027 and approved by council.

Parkway Crossing: The Town's engineer has received all the storm drain video. He has completed his review and provided his comments to the developer. It is our understanding that the developer will now proceed with the punch list work on the affected streets.

Preston Park: The prefinal was completed July 2-14, 2025. Repairs are underway and will be inspected prior to final lift of asphalt being put down. Repairs for sidewalks and curb for the first phase are complete. Final overlay was completed for phase I in early September. Boxes have been pointed up and cleaned out. Mecklenburg County conducted a partial final inspection. The inspection was stopped because the developer had not completed the punch list items. An inspection report was emailed to the developer and the Town on 10/27/2025. Status has been unchanged.

McCullough: We met with ESP, Pulte, and Heather Davis from the County to discuss the pipe videos for McCullough. Pulte said that all the pipe repairs and follow up videos are done, and ESP is trying to help them compile and certify the reports. Due to the size of the project with over 120 pipe segments, they will submit the reports in phases by plat and/or pipe system. We expect to receive these reports in the coming weeks. Status has been unchanged since last month.

Miller Farms: The sidewalk along Hwy 51 was installed prior to asking for an inspection. The Town engineer reviewed the installation after the fact and identified some deficiencies. Town staff notified the Contractor of the deficiencies as well as the missing HC ramps for the entrance median. He is still waiting for them to address these issues. Status has been unchanged since last month.

Chadwick Park: The repairs to the sidewalks and ramps to make them ADA compliant are complete, however the inspection by Mecklenburg County and the Town have not been done. Asphalt repairs have not started. Developer has until December 31st to complete the repairs.

Coventry: An onsite meeting was held due to missing density tests during installation of the storm drainpipe. The agreed resolution is to bond all associated work, with no reduction of the existing bond. Work has not resumed as the project is still awaiting the required bonds before releasing the contractor to proceed. All previous contractors have been removed from the project. Prestige will assume responsibility for the remaining work once the bonding issue is resolved. On 10/22/2025, a phone call was held with Jonathan Calder of Prestige. He requested permission to begin Phase 2 work; however, certification of the Phase 2 storm system is required before approval. On 11/10/2025, storm system certification was received from Geoengineer, but no density test results were included. Proof roll operations are on hold until the storm system can be fully verified. Overall project status remains unchanged from last month.

Pineville Chrysler Dealership: After outreach from both Town staff and Mecklenburg County, the developer of the Chrysler dealership has agreed to complete the curbing at 10801 Cadillac Street, located across from the dealership. According to their contractor, the estimated project schedule is as follows: permitting in January, a pre-construction meeting in February, construction beginning in March, and project completion is expected by December 2026.

- See attached spreadsheet of easement permits pending/issued FY26

PERMITS ISSUED/PENDING**COMPANY****Fiscal Year 2026**

COMPANY	LOCATION	STATUS	PERMIT NO
Charlotte Water/Zach Pellicone	10249 Park Cedar Drive	Issued	PW20250708PARKCEDAR10249
Segra/Tyler Figaro/Teresa Cartee/TEP Group	9120 Willow Ridge Rd/Goodsell Ct	Issued	PW20250708WILLOWRIDGE9120
Comporium/Utility Design/Bryce Laws	10215 McIntyre Ridge Rd (from Meck Cty Line)	Issued	PW20250718MCINTYRERIDGE10215
Charlotte Water/Samuel Yuhas	702 Morrow Avenue/N. Polk Street	Issued	PW20250827MORROWAVENUE702
Charlotte Water/Geneva Montgomery	9919 Industrial Dr/PinevilleDistribution St	Issued	PW20250930INDUSTRIALDR9919
Google Fiber/Hannah O'Keeffe/Network Building	13135 Dorman Road	Issued	PW20251027DORMANRD13135
Charlotte Water/Geneva Montgomery	11161 Miller Road/Founders Park Lane	Issued	PW20251021MILLERROAD11161
Google Fiber/Hannah O'Keeffe/Network Building	4427 Huntley Glen Drive	Pending	
Google Fiber/Hannah O'Keeffe/Network Building	4007 Huntley Glen Drive	Pending	