

Department Update

PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: September 1, 2026

Re: Public Works Updates

Main Street Crosswalk: The State has agreed to fund the construction portion of the crosswalks. The Town Engineer is working on the necessary documents and fee proposal for review by the Town Manager and Town Council. The Town Engineer is determining the requirements for environmental documentation and certification needed by NCDOT.

Parkway Crossing: As of today, the Developer's Contractor has not begun the concrete repairs. Due to the length of time the development has remained stagnant, Mecklenburg County and Town staff required the Developer to obtain core samples throughout the development to determine the pavement structure and the repairs needed to move forward. The core samples have been completed and submitted to the Town Engineer for review. Results are expected by mid-September.

Preston Park: Repairs are in progress and continuing as expected. *(Unchanged since last month.)*

McCullough: The Developer submitted storm drain videos for review. Town staff and the Town Engineer rejected the submittal because the required supporting documentation was not provided. Additionally, a preliminary review indicates that repairs are visibly needed. *(Unchanged since last month.)*

Miller Farms: The sidewalk along Highway 51 was installed prior to inspection approval. The Town Engineer subsequently reviewed the installation and identified several deficiencies. Town staff notified the contractor of the deficiencies, including the missing ADA-accessible ramps at the entrance median. The Town is still awaiting corrective action. The status remains unchanged from last month. Construction within the development appears to be progressing more slowly than expected. *(Unchanged since last month.)*

Chadwick Park: No activity was observed during the month of August. However, Mecklenburg County has contacted the paving contractor, and repairs are expected to be completed sometime in September. A specific date has not yet been scheduled.

College Street Apartments: Work is progressing as expected. Town staff are working with the contractor to identify the impacts of the road closures on downtown businesses and residents. The contractor has agreed to open the parking lot behind the businesses on Main Street by September 17 and to open the rear entrance periodically during the day and evening hours. The water leak on Church Street is scheduled to be repaired during the first week of September. Once the repair is completed, Church Street will be able to remain open unless temporary closures are required for stormwater or sewer work.

Coventry: The development appears to be progressing as expected.

Pineville Chrysler Dealership: There are currently three bonds in place for this project: one maintenance bond and two infrastructure bonds. One infrastructure bond is valid through December 31, 2027. If the project is not completed by that date, the Town will call the bond. The second infrastructure bond also applies to the Pineville Chrysler Dealership project. Mecklenburg County and Town staff conducted a final inspection of the site in late November 2025. Town staff and Mecklenburg County will reinspect the site to determine whether the required repairs have been completed. Any additional deficiencies identified during the inspection will be added to the existing punch list. The third bond is a maintenance bond for the BMPs, which Mecklenburg County will also reinspect.

August Update: Mecklenburg County has contacted the Developer twice but has not received a response. Town staff and Mecklenburg County will conduct an inspection of the dealership during the first week of September to determine whether any repairs have been completed. If no repairs have been made, Mecklenburg County will begin the process of calling the bonds.

Oak Grove Baptist Church: The Town was notified that repairs have been completed on Meyers Street, which is adjacent to the church. Staff are awaiting the opportunity to schedule a final inspection.

10425 Goodsell Court: The Developer contacted Town staff with a proposed plan to address the water issues originating from the street. Town staff are scheduled to meet with the Developer during the first week of September to review the proposed repair plan.

Sidewalks on Carolina Place Parkway: Concrete work is complete. The remaining work includes milling, paving, crosswalk installation, and tree planting. All remaining work is scheduled for completion by December 2026.

FY26 Easement Permits See the attached spreadsheet for FY26 easement permits that are pending or have been issued.

PERMITS ISSUED/PENDING

July 1, 2026-June 30, 2027

Received

COMPANY

LOCATION

STATUS PERMIT NO

Fiscal Year 2027

PNG/Mears Group-Israel Kennedy	109 College St	Issued	PW20260707COLLEGEST109	7/7/2026
AT&T/Chris Gettys-(A05DLFZ)	502 Main St	Issued	PW20260720MAINST502	7/20/2026
PNG/Mears Group-Israel Kennedy	10915 Carolina Place PKWY	Issued	PW20260817CAROLINAPLACEPKWY10915	8/17/2026