



# MANAGER'S REPORT

December 5, 2025

Prepared by:  
Town Manager Mike McLaurin

**The Manager's Report is distributed twice monthly on the weeks opposite the Town Council meetings. The purpose of the report is to provide the Town Council and Indian Trail residents with an update on projects and other activities happening throughout the Town.**

**The next Manager's Report is scheduled for Friday, December 19.**

## **Administration Department**

- Staff prepared the agenda packet for the Dec. 9 Town Council meeting.
- Council Members Alsobrooks and Buchaluk, Council Member-Elect McIntyre, the Town Manager, Assistant Town Manager, HR Director, and Communications Director attended the Union County Chamber's Annual Awards Gala on Dec. 4. The Town was a finalist for Employer of Choice. While the Town did not win, we were still recognized as one of the top employers in Union County. As a finalist, the Town also received a free 90-second video that was shown at the Gala and can be used for marketing purposes.
- The next Facebook Live will be on Dec. 18 at 1 p.m. It will be a special one-on-one with the Town Manager to recognize his service to the Town before he retires at the end of the year.
- Staff continue to work with CivicPlus on the redesign of the Town's website. CivicPlus is in the process of developing the new homepage design for the website. This will be ready for internal review in January. In addition to the redesign, staff continue to work on making accessibility updates to the site. We are investing in a software called CommonLook that will help staff members remediate existing PDFs to ensure accessibility and help create new accessible documents.
- The Town held its annual Friendsgiving lunch at Town Hall on Nov. 20.
- On Dec. 1, Christopher Hanson began his employment with the Town as a Maintenance Technician on the Right-of-Way crew.

## **Finance & Tax Departments**

- Overall tax collection is 62.78% (tax revenue budget: 67.41% collected; stormwater revenue budget: 57.80% collected).
- The RFP for auditing services was posted on Dec. 1. Proposals are due by Jan. 23 at 3 p.m.
- The audit for FY 2025 financial statements has been completed and turned in to the Local Government Commission for approval.
- Staff completed and submitted the Powell Bill Fiscal Data Report and AFIR.
- Staff attended a "No Tax on Overtime" webinar provided by the Government Finance Officers Association on Dec. 1.
- Staff attended the 2025 NC Class Public Funds Investment Webinar on Dec. 4.
- Staff met with the Town's new banking partner, SouthState, to begin transitioning away from Truist.
- Staff have made progress in setting up a few vendors for EFT payments and continue to work on converting others.
- Staff continuously complete journal entries, process account payables, and budget amendments as needed.

## **Parks & Recreation Department**

- Staff are working on assigning permits for athletic amenities, community rooms, and shelters for the 2026 calendar year.
- Due to a high likelihood of rain and cold temperatures, we made the difficult decision to cancel Winterfest; however, we have rescheduled the tree lighting for Friday, Dec. 12, from 6-8 p.m.
- In addition to holiday events, the Parks and Recreation Department will host Breakfast with Santa, Letters from Santa, and our holiday social media contest.

## Planning Department

- Pebble Creek Golf Course on Highway 74 is under construction. The light industrial developers are demolishing the clubhouse and constructing a road, parking lot, and stormwater detention for the golf course. This is part of the agreement in the group developing the land behind the golf course for light industrial use. Phase 2 of this project is to redevelop the golf course and construct a new clubhouse/restaurant. However, we have not received plans for this phase. The golf course remains closed until the third quarter of 2026 due to the Phase 1 improvements.
- Republic Refrigeration on Gray Fox Road has submitted for site plan review for a large expansion for a new office building.
- The Shoppes at Hanfield Phase II has resubmitted for a fourth round of site plan review for Fifth & Third Bank.
- The Southfork subdivision has submitted for sketch plan review for townhomes on South Fork Road.
- 74 Junction (Indian Trail Fairview/Monroe Expressway) is under construction. This project includes two buildings with 110,000 square feet each. This is one of many projects planned in this area.
- CZ 2025-0080 – 1830 Waxhaw Indian Trail Road: A request to rezone from SF-1 to CZ-NBD for the redevelopment of the property for a neighborhood business. Community meetings were held on Aug. 25. There were a variety of concerns regarding this request, including traffic. The applicant has requested a two-month deferral to work with NCDOT on the traffic concerns and what specific improvements will be required.
- 125 Plyler (corner of Plyler and Unionville Indian Trail Road) has submitted for a rezoning from SF-1 to GBD. This request has been scheduled for the Dec. 16 Planning & Zoning Board meeting. No community meeting is required for this request, as it is a conventional rezoning. A public hearing before the Town Council is tentatively scheduled for Jan. 13.
- 5710 Secrest Shortcut has submitted for a rezoning from SF-1 to RSF. This is to resolve a code enforcement case that is active on the property. This rezoning will not begin the rezoning process until the site has been cleaned up and semi-trucks and trailers have been removed.
- Sagecroft Phase II (Old Monroe Road) has submitted for a sketch plan for 312 single-family homes. This project was a part of the original Sagecroft approval that resulted in multiple lawsuits years ago and ended with a recent settlement agreement.
- Planning and Engineering staff met with Town Center representatives to discuss moving forward with the commercial portions of this downtown project.
- Planning and Engineering staff continue to meet with developers on more light industrial projects.

## Engineering Department

- Indian Trail Road Complete Street Phase 1: The duct bank design is wrapping up. CSX is still reviewing the plan.
- Chestnut Square Park Phase 2B: The project is on hold until the Community Center site analysis is complete.
- Chestnut Square Park New Access Road: The culvert designer is still reviewing the new culvert layout and running their hydrologic model.
- Chestnut Parkway Phase 3: The final lift of asphalt is complete. Staff are working with NCDOT to complete the Gribble Road roundabout so the project can open in the near future. The culvert designer is performing a final walk-through of the box culvert on Dec. 4.
- Pickleball Courts at Crooked Creek Park: The border curb along the perimeter of the courts was installed, and the storm drainpipe installation was completed. The shelter pad is the next item to construct.
- Bow Brook Trail and Pioneer Lane Culvert Replacements: Staff continue to work with third-party utility companies to relocate their lines. The contractor is surveying, and erosion control will begin soon.
- Additional Items:
  - Staff are actively approving housing C/Os on five active subdivisions.
  - Staff are still working with property owners for permanent stormwater easements for various projects.
  - Staff are revising roadway cross-section details due to a law change.

## Engineering Department - Cont.

- Staff are reviewing the last data submittals for floodplain structure locates, which is part of the Stormwater Fee Assessment contract.
- ARPA Stormwater Improvements Phase 2 Project: The contractor will remediate a section of sewer line that does not comply with Union County Public Works' standards. This work still hasn't begun. Staff had a meeting with the landscape contractor.
- Staff are closing out several private developments.
- Staff are reviewing Moores Farm bonds.
- Staff issued a Stop Work Order for the Faith Church Industrial Project. This occurred a while back, and the order has not been lifted.

## Public Works Department

- Solid Waste:
  - Solid Waste has been busy with new construction and residents.
  - Staff have begun working on the RFQ for the next solid waste vendor selection.
- Parks:
  - Staff made several repairs to equipment and buildings at the parks.
  - Staff hauled structural fill material to Chestnut Square Park.
  - Staff completed ongoing maintenance, including equipment and daily field preparation.
  - Staff winterized the water lines at the Crooked Creek Park dog park.
  - Staff winterized all the drinking fountains at the parks.
- Streets and Drainage:
  - Staff repaired several potholes and replaced several signs around the Town.
  - The Right-of-Way crew continued channel maintenance. This work will continue throughout the winter months.
  - Staff installed replacement crosswalk lights at the intersection of Chestnut Lane and Stonehill Lane.
  - Staff prepped the parade route for the upcoming Christmas Parade.
- Right-of-Way:
  - Staff continue litter collection along several NCDOT and Town-maintained roadways.
- Buildings/Grounds:
  - Staff performed maintenance on several vehicles and pieces of equipment.
  - Staff completed ongoing maintenance and all daily tasks.

## Upcoming Events

Events	Day/Time	Location
Christmas Parade	December 7   4 p.m.	Indian Trail Road
Tree Lighting	December 12   6-8 p.m.	Chestnut Square Park

## Stay Connected!

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