# CITY OF SPRING HILL
# BOARD OF MAYOR AND ALDERMEN
# MEETING MINUTES
# JULY 6, 2026
# 6:00 PM

**Call Regular Meeting to Order**
Mayor Matt Fitterer called the meeting to order at 6:02 PM.

**Stipulation of Members Present**
Board of Mayor and Aldermen:
Alex Jimenez, Scott Wernert, Erinn Hartwell, Vincent Fuqua, Mayor Matt Fitterer, Vice Mayor Trent Linville, Brent Murray, Jaimee Davis, and John Canepari.

Also Present:
Carter Napier, City Administrator; Patrick Carter, City Attorney; April Goad, City Recorder.

**Others Present**
Chris Clausi, Assistant City Administrator; Dan Allen, Assistant City Administrator, GM Spring Hill Water; Rebecca Holden, Finance Director; Graig Temple, Fire Chief; Don Brite, Chief of Police; Missy Stahl, CIP Director; Tyler Scroggins, Public Works Director; Lucas Wright, Communications Director; Kayce Williams, Parks and Recreation Director; Vernon Gerth, Interim Development Services Director; Jeremy Vanderford, AGM Water; Will Brasfield, AGM SPARTAN; Ryan LaMunyon, AGM Reclamation

**Voting Results for Consent Items**
Motion to approve the Consent Agenda by Vice Mayor Linville, seconded by Alderman Murray.
Motion carried, 7-0.

*Aldermen Hartwell and Wernert were absent for the vote.*

**Invocation and Pledge of Allegiance**
Led by Pastor Jon Laster, Christ Chapel Church

**Approval of the Agenda**
Motion to approve the agenda by Vice Mayor Linville, seconded by Alderman Murray.
Motion carried, 9-0 (Unanimous).

**Citizen Comments (None)**

**Mayor's Comments**
Mayor Fitterer thanked staff for their efforts in the 250th July 4th Celebration. He received lots of positive feedback from citizens and also request to make it an annual event. Board will discuss at another time.

Happy Birthday to Alderman Brent Murray.

**City Administrator/Department Head Comments (None)**

**Acknowledgements**
Alderman Davis acknowledged Mayor Fitterer for his leadership in the 250th celebration. She also acknowledged all those who sacrificed for the celebration and echoed thanks to the Chamber of Commerce and all who had a part in making the event a success from planning to clean up.

**PUBLIC HEARING (None)**

**VOTING AGENDA**

**CONSENT ITEMS**

**Consider Resolution 26-193, to authorize the mayor to execute Task Order No. 2 with J.R. Wauford & Company, Consulting**

**Engineers, Inc. (Ardurra) for Engineering Design of the Columbia Interconnect Force Main Project.**

**Consider Resolution 26-194, approve use of essential vendors and blanket purchase orders for the Public Works Construction Division for fiscal year 2026-2027.**

**Consider Resolution 26-195, to award City Hall Basement HVAC Replacement Project to NHS Mechanical.**

**Consider Resolution 26-196, to authorize Project Closeout and Final Change Order for the Wastewater Treatment Plant Demo & Grading.**

**Consider Resolution 26-197, authorizing the City of Spring Hill to Join the BuyBoard Purchasing Cooperative.**

**Consider Resolution 26-198, to authorize the mayor to execute an amended agreement with TDEC for the Reservoir Project.**

**Consider Resolution 26-199, to authorize purchase of new Battalion Chief Command Vehicle thru HGAC Cooperative Purchasing Agreement.**

**Consider Resolution 26-200, to authorize purchase of SUV replacement and approve disposal of retired vehicle for the Fire Department.**

**Consider Resolution 26-201, to authorize the mayor to execute an amended agreement with TDEC for the Centrifuge Project.**

**Consider Resolution 26-202, to amend Resolution 26-95 for funding request for land acquisition purchase for the Kedron Rd/Old Kedron Rd intersection improvement project.**

**Consider Resolution 26-203, authorizing a lease agreement with Pitney Bowes.**

**Consider Resolution 26-204, approving the Legacy Point sewer line tie-in to an existing manhole across from Kedron Road and approving the associated road closure and detour plan.**

**Consider Resolution 26-205, to adopt a Cash Management Policy.**

**Consider Resolution 26-206, to authorize the disposal of Police Department surplus property through PropertyRoom.com., Inc.**

**Consider Resolution 26-208, authorize expenditure to Maury County Economic Development Partnership for 2026-2027 Appropriation.**

**Consider Resolution 26-209, appointing the Finance Director as City Treasurer and authorizing the performance of the duties of the office.**

**Consider Resolution 26-210, approving Blanket Purchase Orders for first quarter, fiscal year 2027.**

**Consider Resolution 26-212, transferring City Recorder from Finance to Administration Department.**

**Voting Results for Consent Agenda**
Motion to approve the Consent Agenda by Vice Mayor Linville, seconded by Alderman Murray.
Motion carried, 8-1 (Alderman Fuqua Abstained).

## PREVIOUS BUSINESS

**Consider Resolution 26-179, authorizing acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for Sawgrass West Phase 3.**
Motion to approve by Vice Mayor Linville, seconded by Alderman Murray.
Dan Allen reported that Spring Hill Water has no objections to bond being released. Motion carried, 9-0 (Unanimous).

**Consider Resolution 26-180, authorizing acceptance of Offer of Dedication of Road Rights-of-Way and Public Improvements shown on the existing plat for Sawgrass West Phase 4.**
Motion to approve by Vice Mayor Linville, seconded by Alderman Murray.
Dan Allen reported that Spring Hill Water has no objections to bond being released. Motion carried, 9-0 (Unanimous).

## NEW BUSINESS

**Consider First Reading of Ordinance 26-11, to amend Article 9 (On-Site Development Standards and Article 15 (Required Public Improvements and Bonds) of the Unified Development Code.**

Motion to approve by Vice Mayor Linville, seconded by Alderman Murray.
Motion carried, 9-0 (Unanimous).

**Consider Resolution 26-207, to approve contract between the City of Spring Hill and Regional Transportation Authority (RTA), authorizing payment of annual service fees and membership dues and authorizing the mayor to execute the contract..**

Motion to approve by Vice Mayor Linville, seconded by Alderman Murray.
Carter Napier explained the service fees and annual dues. Motion carried, 9-0 (Unanimous).

**Consider Resolution 26-211, authorizing the mayor to execute a Development Agreement, DR Horton, Inc. regarding Harvest Point Phase 18B.**

Motion to approve by Vice Mayor Linville, seconded by Alderman Murray.
Dan Allen stated that the agreement is a follow up on the comments from the previous Work Session. This agreement is seeking flexibility without additional sewer allocation. They already had a couple of plats recorded and would like to record plats in process and would like to record and finalize those. If they do that, the number of lots recorded will exceed the overall allocation they were granted. They are asking to be allowed to record those plats. If they do that, the number of lots that would be recorded would exceed the overall sewer allocation that they were granted. They are asking to go ahead and record those plats, but they are limiting themselves only track and go up to the 48 lots they were allocated, which helps them on the sales and building side of their operation. This will provide them flexibility with sales and it protects the city. We will continue to work with them on their decentralized system. Vote on motion: 8-1 (Canepari-Nay) Motion carried.

**WORK SESSION/DISCUSSION**

**Legacy Pointe Update - Construction of Temporary Intersection for Crossings Boulevard and Kedron Road**

Vernon Gerth, Interim Development Services Director reported that in 2022, BOMA approved the mixed-use development, Legacy Point. Last fall the TAC and BOMA reviewed and approved interim approvements to Kedron and Crossings Blvd. He has met with several members of the team, both consulting traffic engineers, Gerald Bolden (Corradino Group) and Kennedy Adams (Kimley Horn) were present to share a presentation with traffic models and simulation of the Kedron Road corridor between Saturn Parkway westbound ramps up to Old Kedron intersection. Legacy Point is doing improvements that have been approved.

Alderman Warner asked if the traffic lights are altered for heavy traffic hours. Gerald Bolden affirmed that all intersections have multiple coordinated patterns.

Alderman Fuqua discussed increased traffic and planning accordingly with Mr. Scroggin's team

**Discussion-Parks and Recreation Master Plan RFQ**

Ms. Williams stated that the RFQ did not make it into the packet. Chris Mantel was present to answer questions. Alderman Murray discussed the three presentations from the Parks and Recreation Commission meeting, stating that all 3 responses were capable and that the Parks and Recreation recommended HDLA. Mayor Fitterer asked that this be added to the next work session agenda after BOMA has access to all information.

**Advanced Purification Pilot Design Update**

Dan Allen provided an update stating that this is a significant milestone in the process. This is setting the basis on how we proceed. The point of this is to show how it works on a smaller scale so that we can seek approval for the full-scale facility. We are making the point to the state both from regulator and technical standpoints. We are proposing to do this with CMAR (Construction Manager at Risk) as we have done other previous projects. We will have a resolution on the next BOMA agenda. The process will move quickly toward getting the facility up and operational as soon as possible.

Alderman Fuqua asked if anything BOMA needs to be aware of from the 130-page document? Dan stated that feedback from a number of consultants who are working on the state's reuse task force indicate that new treatment standards are included in this report that have not yet been published. Changes can be made but our pilot plan meets or exceeds standards.

**SHIP Land Use & Decentralized Sewer Discussion**

Mr. Allen stated that discussion between developer and staff leaves us with the need for guidance on the SHIP Project. They are willing to invest in the establishment of a decentralized system. The ideal area on their site overlaps with a landscape buffer. Mr. McCrary was present to discuss. Alderman Fuqua expressed environmental concerns. Mr. McCrary discussed the location of the septic field and stated that it would not disturb a stream buffer area for the septic field. Alderman Jimenez asked if we lose any buffer space. Mr. McCrary stated that well outside the buffer area. Effluent pipes will be underground. Alderman Jimenez also verified with Mr. Allen that the city would eventually take responsibility at some point. Alderman Jimenez also asked about the city having access without disturbance of the residential side of the property. Mr. McCrary stated that access would be addressed in the MOU and that they would provide access. Mr. Allen stated that this is something that will apply to all of these arrangements. A bill was passed regarding decentralized systems. If people will follow the rules and specifications, we have no problem running them. State law now states that they don't have to follow our specifications. If they don't, we are not obligated to take it on and should not. Mr. McCrary stated that they will be asking the city for a zoning amendment to allow it. Mr. Allen suggested working through the small zoning element first, then MOU. Alderman Wernert asked if having several different types of decentralized systems will be a problem. Mr. Allen stated that the city won't be responsible for the ones that don't meet the city's specifications. TDEC does require a significant contingency area. Vice Mayor Linville discussed future evaluation and if the buffer encroaches on the residential property. Mr. McCrary discussed distribution of information in the near future. Alderman Canepari stated that he feels the MOU needs to be done as soon as possible. Mayor Fitterer stated that Atmos has already been through this process. The landscape buffer zone was to mitigate impact on the neighbors. He feels that the board won't vote to impede a landscape buffer even below ground. He stated that he does not like spending staff time on things that most likely won't be approved since it is a rezone ahead of a MOU. Alderman Jimenez agreed. Mayor Fitterer stated that both rezone and MOU are discretionary items. They already have zoning entitlements and site plan approval. He encouraged members to let Mr. Allen and Mr. McCrary know if you plan to support or not so that they won't spend time on it if unnecessary.

**Discussion-Acceptance of Irwin Park Donation**

Alderman Fuqua stated that he spoke with Maury County Parks Director asking if it were possible for Irwin Park to be donated to Spring Hill. The location is well outside the Maury County service area. Their Parks Board felt that it was possible and discussed preparation of legal documents. Mr. Carter is currently researching. Because of the location, most assume it is a Spring Hill park. He stated that he's spoken with Mr. Scroggins and Ms. Williams. Deed restrictions were discussed, such as, no sports facilities or lighting. Playground equipment is permissible as in a small pocket park. The biggest concern is a parking restriction. Alderman Murray expressed support and stated that the Parks and Recreation Commission is hearing requests for dog parks. Mr. Carter stated that the current use of the park is at its full capacity and that the battlefield area is designated open space. Alderman Wernet discussed. Mr. Carter discussed cost of maintenance, MOU, stating that it shouldn't be viewed as something to make into a larger impact. Vice Mayor Linville thanked Alderman Fuqua for his facilitating the conversation and discussed what the city would be taking on. Alderman Davis thanked Alderman Fuqua and also had questions regarding how it will affect our budget. Mayor Fitterer gave a brief history areas that were annexed in the past and of the Erwin Park, Kedron Road area, stating that maintenance of the property has been neglected and is assumed to be a city park. He also discussed other future park options. He thanked Alderman Fuqua for his work on this. Alderman Fuqua expressed appreciation for their input and unity in this project. Tyler Scroggins will do a report on maintenance costs.

**Roundtable Discussion**

Alderman Canepari discussed E-bike laws. He discussed safety and recent events. He distributed information on a New Jersey e-bike law going into effect soon. He explained that e-bike operators have to be insured, licensed, etc. He asked for support to have staff prepare a resolution having the mayor send a letter to our state legislators recommending that they review the new New Jersey law to find solutions on safety of our citizens. Mayor confirmed that he would support. Alderman Fuqua discussed the Williamson County Hospital sale to Ascension.

**Citizen Comments (None)**

**Meeting adjourned at 7:14 p.m.**

April Goad, City Recorder

Matt Fitterer, Mayor