SPRING HILL
TENNESSEE

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: J. Carter Napier | City Administrator

Vernon Gerth | Interim Development Services Director

DATE: November 2, 2026

SUBJECT: Infrastructure Development Agreement – Signature Home – June Lake POD E Section 3

STAFF RECOMMENDATION:
Staff recommends that the Board of Mayor and Aldermen approve a Sewer Moratorium Infrastructure Development Agreement between the City of Spring Hill and, Propst Realty and Signature Homes, jointly, for June Lake - POD E, Section 3, authorizing the developer to proceed with approved on-site infrastructure improvements and pursue final platting of all 75 lots, subject to the terms and conditions of the agreement and the City's wastewater capacity limitations.

BACKGROUND:
The developer owns POD E Section 3 within the June Lake Planned Development and has City-approved construction plans that include on-site water and sewer infrastructure. The project contains 75 residential lots, but the developer acknowledges that wastewater treatment and collection capacity has been allocated for only 14 lots.

The developer wishes to complete the approved on-site infrastructure and pursue final platting for all 75 lots at its own risk, recognizing that no wastewater capacity has been allocated for the remaining 61 lots. The agreement outlines conditions under which this work may proceed during the sewer moratorium and clarifies that it does not grant or guarantee any additional wastewater capacity.

Except for the 14 approved lots, the developer acknowledges that no additional wastewater capacity has been allocated for POD E Section 3. The developer agrees to construct all infrastructure at its own risk and expense, without assurance of future capacity approval from the Board of Mayor and Aldermen.

The developer further understands that no connection to the City's wastewater system will be allowed until capacity is formally allocated and all required infrastructure and approvals are complete.

Approval of the agreement simply allows the developer to advance infrastructure improvements while acknowledging current capacity constraints and preserving the City's decision authority over future capacity allocation and connection approvals.

FINANCIAL IMPACT
There is no anticipated financial impact to the City associated with the approval and implementation of this development agreement.

SUPPORTING DOCUMENTATION
Sewer Moratorium Infrastructure Development Agreement – June Lake, POD E Section 3