

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: September 28, 2026

FROM: Steven Russell, Senior Civil Engineer

SUBJECT: Sanitary Sewer Development Agreement for Spring Creek Ranch Planned Development, Phase 15, Case #260741

INTRODUCTION:

The Board of Mayor and Aldermen are being asked to approve a Sanitary Sewer Development Agreement for Spring Creek Ranch Planned Development, Phase 15, totaling 13 lots on 7.62 acres. (Exhibit 1)

BACKGROUND:

- The development is located on the east side of Collierville-Arlington Road and north of Raleigh-Lagrange Road. (Exhibit 2)
- Spring Creek Ranch P.D. was approved by Shelby County in 1998.
- The overall project consists of an 18-hole golf course and club house on 398 acres and up to 563 residential units on 380 acres.
- The area encompassing Spring Creek Ranch P.D. was approved to be part of the Town's annexation area on December 22, 1999.
- A Sanitary Sewer Development Contract for Spring Creek Ranch P.D., for the installation of two pump stations and Phase 1-4, executed September 23, 2004, states the Town agrees to reserve sewer treatment capacity for a maximum of 520 lots within the P.D.
- Amendment 1, approved on August 14, 2006, provided a 1-year extension for installation of the sewer outfall.
- Amendment 2, approved on October 23, 2017, increased the total lot count to 563 lots. (Exhibit 3)

Listed below are the phases approved to receive sewer service from the Town of Collierville:

- Phase 1 - 4 Lots
- Phase 2 - 9 Lots
- Phase 3 - 107 Lots
- Phase 4 - 51 Lots
- Phase 5 - 24 Lots
- Phase 6B - 46 Lots
- Phase 8 - 30 Lots
- Phase 9 - 36 Lots
- Phase 10 - 34 Lots
- Phase 11 - 34 Lots
- Phase 12 - 56 Lots
- Phase 13 - 38 Lots
- Phase 14 - 36 Lots

Total Lots Approved: **505**

DISCUSSION:

Fisher Arnold, on behalf of SCR Bravo Investments, LLC, has requested the Town provide sewer service to Phase 15. (Exhibit 4) Phase 15 consists of thirteen (13) single family residential lots. (Exhibit 5) The sewer improvements include 677 linear feet of 8” gravity sewer main and 3 sewer manholes. (Exhibit 6)

Development Fees and Security: The following fees must be paid prior to the start of construction.

Sewer Development Fee	\$46,605.00
Construction Inspection Fee	\$4,455.000
Development Agreement Preparation Fee	\$550.00
Total	\$51,610.00

Security: A Performance Security in the amount of \$90,000.00 will be provided by the Developer for the public improvements.

STAFF RECOMENDATION: Staff recommends approval of the Sanitary Sewer Development Agreement for Spring Creek Ranch Planned Development, Phase 15

BUDGET IMPACT:

There is no change to the budget.

ATTACHMENTS:

[Exhibit 1 - Development Agreement.pdf](#)

[Exhibit 2 - Vicinity Map.pdf](#)

[Exhibit 3 - 2nd Amendment.pdf](#)

[Exhibit 4 - Cover Letter.pdf](#)

[Exhibit 5 - Final Plat.pdf](#)

[Exhibit 6 - Sewer Plan.pdf](#)

PROPOSED MOTION:

To approve the Sanitary Sewer Development Agreement for Spring Creek Ranch Planned Development, Phase 15.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						