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**Date:** April 14, 2025  
**To:** Mayor and Town Council  
**From:** John Brock, Deputy Town Manager / Town Clerk  
**Re:** Consideration and Approval: **Whispering Heights Utility Agreement**

**Objective:**

To approve an agreement with Red Jacket Development Group, LLC for water and wastewater services to the Whispering Heights residential development.

**Summary:**

The Whispering Heights project consists of 156 residential units within the Town's utility service area. Under the agreement, the Town will provide potable water and wastewater collection service. The developer will design, construct, and dedicate all required utility infrastructure, both on-site and off-site, at no cost to the Town. Capacity for service will be reserved upon completion and acceptance of improvements, and payment of all applicable fees. Wastewater treatment will be provided through the Central Lake Community Development District. The developer is responsible for obtaining capacity, paying required CIAC fees, and complying with all terms of the Town's wholesale treatment agreement. The Town retains final approval over plans, inspections, and construction and may request upsizing of improvements to serve future users, with any associated costs reimbursed by the Town. Prior to acceptance, the developer must submit all required conveyance documents, as-builts, certifications, and permits. The developer will also reimburse the Town for legal and administrative costs related to the preparation and execution of the agreement.

**Possible Motions:**

- Motion to approve the Whispering Heights Utility Service Agreement and authorize the Mayor to execute the agreement

OR

- Motion to deny the agreement

**Fiscal Impact:**

There is no cost to the Town for infrastructure. Future utility revenue will be generated through standard fees.

**Staff Recommendation:**

Staff recommends approval of the Whispering Heights Utility Agreement.