

City Utilities of Springfield

Extension Policy

&

Outdoor Lighting Policy

CITY UTILITIES OF SPRINGFIELD, MO

Extension Policy (CU Policy 5.11) & Outdoor Lighting Policy (CU Policy 5.08)

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SECTION I

POLICIES APPLICABLE TO ELECTRIC, NATURAL GAS, AND WATER EXTENSIONS

A. GENERAL

1. It is the intent of this policy to establish the basis for extending City Utilities' (CU's) electric, natural gas, and water distribution systems. This policy shall be reviewed every two years.
2. Extensions will not be made when any applicant is delinquent in the payment of any money owed CU or has not satisfactorily performed all prior contractual agreements.
3. All applicants must designate, in writing, a fully authorized agent for purposes of this policy. Hereinafter, the agent shall be called the "Developer."
4. CU will extend its distribution system(s) along roadways dedicated for public use or within the confines of utility easements acceptable to CU. Utility extensions within easements shall be extended in accordance with City Utilities' Easement Acquisition Guidelines. The Developer, as part of the consideration for CU extending its distribution system, shall, upon request of CU and without cost to CU, execute and deliver, such easement deeds as, in the opinion of CU, are required for it to extend its distribution system to the property to be served by the proposed extension. Developer will reimburse CU for cost of easements obtained by CU from third parties.
5. Where an extension is on land owned or controlled by the Developer, the Developer shall be required, as part of the consideration for CU extending its distribution system, to clear, arrange to have cleared, or be responsible for such costs as CU may incur in clearing the right-of-way for the extension of the distribution system. The requirements for clearing right-of-way to accommodate extensions of the distribution system are available from CU.
6. Relocations or alterations of existing utility infrastructure shall be included in the cost of the extension for consideration in *Extension Feasibility Analysis* as described in Schedule C.
7. Temporary extensions of the electric distribution system may be made as required to complete the development project. The costs, including the installation and removal of the facilities, administrative overheads, and the costs of any non-reusable materials shall be included in the project cost for consideration in the *Extension Feasibility Analysis* as described in Schedule C.



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8. The General Manager, or his or her designee, may waive, at his or her discretion, provisions of this extension policy provided that:
 - a. The waiver is economically sound or in the best interest of CU; provided that the waiver satisfies the requirements of Policy 6.00, Community Economic Development Policy, or
 - b. The waiver is for a not-for-profit organization that provides community services for betterment of life in the Springfield area. The General Manager is authorized to receive proposals from not-for-profit organizations to apply for waivers of the extension policy for purposes which may benefit the not-for-profit organization, but which City Utilities identifies as within its public purposes. The General Manager is authorized to establish a procedure, determine the employee or employees to review such applications, and make waivers as determined or appropriate. No such waiver may be approved unless specific purposes significant to City Utilities can be identified. Such purposes may include conservation, energy efficiency, economic development, environment, safety, and recruitment, as examples, and educational initiatives related to those purposes. Outreach efforts at all levels of the education system, elementary through post-baccalaureate, are additional examples. The value of individual organization waivers shall not exceed \$25,000 on an annual basis.
 - c. No City Utilities employee may benefit directly or indirectly from any waiver pursuant to this Section. The General Manager is required to report annually to the Board of Public Utilities all waivers pursuant to this Section.
9. If a Developer or customer fails to fulfill all of his or her obligations to City Utilities under this extension policy or any Developer-installed agreement, then City Utilities may refuse to provide utility service or may discontinue utility service to all properties affected by such failure, even if the Developer or customer has conveyed one or more of the properties to a third party or if the utility service is in the name of a third party.

B. EXTENSION LENGTH

1. The route and extension length shall be determined by CU. The extension length will be measured from the nearest usable and appropriate utility distribution facility.



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2. When CU's natural gas or water lines or underground electric conduit is on one side of a four-lane or larger roadway and a customer's property is on the other side, then the customer must request CU to extend its distribution system in accordance with this policy. In these instances, CU may require installation of parallel facilities and/or main-size road crossings. In these cases, the extension length shall be measured using the proposed route of the required facility.

C. COST

1. The cost for an extension shall be the amounts as provided for in Schedule A in effect at the time the following conditions are met:
 - a. The Developer has made the total payment required in those instances where a payment is required; and
 - b. There are sufficient funds allocated for customer-related extensions in the budget of CU to construct the facilities required, as determined by CU.
2. Where natural gas or water extensions, as designed or approved by CU, call for the installation of a feeder-size main that would be larger than necessary to serve the customer's development, the customer will only be required to pay the cost of the pipe size that would have been required to serve only the customer's development.

D. CITY UTILITIES INSTALLED EXTENSIONS.

1. Customers may request City Utilities to install any extension of the natural gas, electric, or water system for the purpose of serving a one or two-family residence or other non-commercial building. The cost shall be as listed in Schedule A.
2. Developer/customer shall pay the prescribed extension cost.

E. DEVELOPER INSTALLED EXTENSIONS

1. A Developer of property that is being developed as a residential subdivision or for investment, resale, or commercial purposes, shall install all extensions of the natural gas, electric, or water system necessary to serve such property. The General Manager or designee shall approve all



Developer Installed Extensions. The Developer shall execute a Developer Installed Contract with CU prior to performing any work on such extensions.

2. All work of constructing the natural gas and water extension and of installing the conduit for the underground electric extensions shall be at the Developer's sole cost, with reimbursements as applicable. Developer will be responsible for conditions encountered during installation of extension, including, but not limited to, road and highway crossing, rock, and other unforeseen or unusual conditions. Said conditions shall not be cause for additional reimbursement by CU.
3. The contractor selected by the Developer for installation of utility facilities must be a contractor approved by CU to install "Developer Installed" extensions and meet experience, insurance, certification, and other qualifications as established by CU. The Developer and contractor must have performed all obligations to CU under prior contracts promptly and satisfactorily.
4. The Developer is encouraged to secure and supply to City Utilities utility bids from at least three approved City Utilities-approved contractors for any utility installation subject to reimbursement. Reimbursements will be based off the bid prices from the lowest base civil/site bid. If three bids are not provided to City Utilities, City Utilities reserves the right to reimburse based on an agreed amount between City Utilities and the Developer. When reimbursements are not involved, the Developer shall supply CU the utility extension cost.
5. The Developer shall utilize CU approved materials and submit documentation of materials to be used on the project, as well as the material suppliers for approval by CU prior to commencing construction. Material testing reports shall be submitted on all piping supplied. The extension, in its entirety, shall be constructed in compliance with City Utilities' construction standards, specifications, drawings, and plans prepared or approved by CU.
6. All work of constructing the natural gas and water extension and of installing the conduit for the underground electric extension shall be subject to inspection by and approval of CU to determine that construction is in compliance with the construction specifications, drawings, and plans, prepared or approved by CU, for the extension.
7. As a condition of service, the Developer shall reimburse CU for costs of connecting the extension to the distribution system. Such costs shall be in addition to the charge for preliminary engineering,



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preparation of specifications, drawings, plans, inspection of construction, purging, lab fees, etc., as specified in Schedule A.

8. Where natural gas or water extensions or conduit for underground electric extensions are to be installed by the Developer, and the extension, as designed or approved by CU, calls for the installation of additional street, driveway, or lot crossings, for the sole convenience of CU in order to avoid future pavement breakage or other disruptions, and the additional crossings do not make utility service available to additional lots in the subject development, or to land the Developer owns, or has control or interest in, CU shall reimburse the cost of the additional street or driveway crossings. CU's reimbursement for natural gas and water will be as per Section I.E.4. and for electric shall be the amount computed as the product of the footage of the crossing, times the current effective applicable charge in Schedule A for CU to install such extension. CU will pay its share of the costs by first applying such amount to the Developer's account and then remitting any balance to the Developer when title is transferred.
9. Where natural gas or water extensions or conduit for underground electric extensions are to be installed by the Developer and the extension, as designed or approved by CU, calls for the installation of additional street, driveway, or lot crossings, for the sole convenience of CU in order to avoid future pavement breakage or other disruptions, and these crossings are installed to make service available to lots owned by the Developer, or to future phases of the development, or to land the Developer owns, or has control or interest in, CU will not share in the cost of these crossings, as the Developer is the primary benefactor of these crossings.
10. Where natural gas and water extensions or the conduit for underground electric extensions are to be installed by the Developer and the extensions, as designed or approved by CU, call for a tie-in of a lateral or dead-end main as required for system deliverability and/or reliability, and although the tie-in does not make available utility service to additional lots of the subject development, CU will not share in the cost for an extension tie-in.
11. Where natural gas or water main extensions are to be installed by the Developer, and the extension, as designed or approved by CU, calls for the installation of a main of feeder size, in keeping with a master plan for the distribution system, which is not due solely to the service requirement of the area being developed, CU shall share in the cost for a feeder-sized extension. CU's share shall be an amount determined by CU to be the difference in cost between such feeder-sized extension and a distribution-sized extension of the same length, as determined by CU as per Section I.E.4. CU



will pay its share of the costs by first applying such amount to the Developer's account and then remitting any balance to the Developer when title is transferred. An analysis of each development will be performed by CU to determine if larger than standard 2" natural gas and 8" water mains are required by the development. If the larger size mains are required, the Developer will install them at his or her sole cost, and CU will not share in the cost.

12. All field change orders related to the utility installation shall require approval by CU prior to execution of the change order. If the field change results in cost changes, then they will be included in the calculation of reimbursements.
13. Prior to any final reimbursement payment by CU for the extension, the Developer shall submit a summary of the actual costs incurred and specifications of the extension. The Developer shall maintain, for not less than five years, complete and accurate records of all expenses incurred in constructing the natural gas and water extensions and installing the conduit for underground extensions, and such records shall be available to CU for inspection and audit at reasonable times and upon reasonable notice. CU will provide a format for summarizing extension and/or conduit installation costs.
14. CU shall be furnished satisfactory evidence that the Developer and/or his subcontractors have paid and discharged all indebtedness incurred by them in connection with the performance and completion of the extension project or installation of conduit, prior to transfer of title.
15. Where Developers and landowners require electric, natural gas, or water extensions or service lines that connect to extensions that were placed in service within the previous ten-year period, and where CU has executed a "Recovery Agreement" with the developer or landowner who originally installed such extension, the Developer or landowner shall pay a pro rata portion of the cost of the previous extension, in addition to being responsible for the full costs of the new extension or service. The amount of the payment for the pro rata portion of the previous extension will be calculated based on the formula set forth in the Recovery Agreement executed with the original developer or landowner. Entry into a Recovery Agreement with CU shall be optional for the original developer or landowner.
16. For all Developer Installed Extensions, the Developer shall, at his own expense, provide staking in accordance with the staking requirements provided by City Utilities.



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17. The Developer shall reimburse CU for all cost, damage, and expense incurred by CU which results from the relocation, adjustment, or repair of any CU property occasioned by (1) any change in the plan incorporated in the contract for utility service, other than a change required by CU or (2) any act of the Developer, his contractors, or their subcontractors.
18. The Developer shall warrant that all Developer Installed Extensions and services shall be free from defects in materials and workmanship for a period of one year from the date that the extension or service is conveyed to City Utilities (“Warranty Period”). The Developer shall also warrant that, during the Warranty Period, the installation of the extension or service shall not result in any damage to property of City Utilities or third parties including, without limitation, cracks or holes in pavement or subsidence of soil.
19. Developer shall provide or require its contractors to provide General Liability Insurance endorsed to include \$1,000,000 Products Liability/Completed Operations and other insurance as City Utilities may determine appropriate.
20. If the Developer breaches any of the warranties set forth in Sections I.E.18., City Utilities shall notify the Developer in writing. The Developer shall have 10 days from the date of the notice to repair all defects and damage specified in the notice. If the Developer fails to do so, then City Utilities may repair the defect or damage and recover the cost of repair from the Developer. City Utilities shall determine the costs of repair in accordance with its standard methods and generally accepted accounting principles. Nothing herein shall limit any other remedies that City Utilities might have.
21. The Developer shall indemnify, defend, and hold harmless City Utilities, the Board of Public Utilities of Springfield, Missouri, the City of Springfield, Missouri, their agents, directors, officers, Board members, and employees (collectively, “City Utilities”), from and against all claims, damages, losses, and expenses, including attorney’s fees, arising out of the Developer-installed extension or service and which is caused by the negligent or wrongful acts or omissions of the Developer, his contractors, subcontractors, suppliers, or anyone for whose acts or omissions any of them may be liable. In cases of concurring fault, each party shall bear its share of the loss. This indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Developer under workers’ compensation acts, disability benefit acts, or other employee benefit acts. Nothing contained herein shall be considered a waiver by City Utilities of the defenses of sovereign immunity, official



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immunity, or the public duty doctrine. This indemnification agreement shall survive termination or expiration of the Developer Installed Extension Contract.

22. When a Developer requests the extension of water mains to a development outside the city limits of Springfield, Missouri, the Developer must sign an Irrevocable Petition and Consent to Annexation into the City of Springfield, Missouri. City Utilities and the City of Springfield must approve the form of the Irrevocable Petition and Consent to Annexation and its terms and conditions. The Irrevocable Petition and Consent to Annexation must be recorded in the appropriate Recorder's office and must be a covenant running with the land, so that it will bind succeeding owners, their heirs, legal representatives, successors and assigns. It shall remain in effect until the City of Springfield annexes the development. Extensions in areas already located in other cities are exempt from this requirement. If the property is already subject to an Irrevocable Petition and Consent to Annexation per a previous agreement with the City of Springfield or other municipality, this requirement will not be necessary.
23. Upon construction being completed to the satisfaction of CU and prior to any applicable reimbursements, all right, title, and interest therein of the Developer, and any easement indentures shall be conveyed to CU, free of lien or other encumbrance. Developer shall complete all conveyance within 90 days after completion.
24. City Utilities shall reimburse the Developer any applicable reimbursements after the Developer has fulfilled all obligations under the Developer Installed Contract and this Extension Policy. City Utilities shall reimburse the Developer based upon as-built quantities and shall not make partial reimbursements.



SECTION II

POLICIES SPECIFICALLY FOR ELECTRIC EXTENSIONS

A. EXTENSION FEASIBILITY ANALYSIS

1. An extension feasibility analysis shall be performed in accordance with Schedule C for all electric extensions except commercial and industrial subdivisions. This analysis will determine the cost to the customer/developer (if any) for the extension. Residential subdivisions will be evaluated based on a fifteen-year payback period until January 1, 2020. After such time, residential subdivisions will be evaluated on a ten-year payback period. All other applicable electric line extensions and services will be evaluated based on a ten-year payback period.
2. Commercial and industrial subdivision electric costs will be shared between each lot or project within the subdivision, and will be included in the extension feasibility analysis for each lot or project.

B. OVERHEAD ELECTRIC EXTENSIONS

1. All overhead electric extensions shall be designed and constructed by CU.

C. UNDERGROUND ELECTRIC EXTENSIONS

1. CU shall not be required to extend its electric distribution system underground, but may elect to do so at the request of a customer or Developer.
2. All electric conductors installed underground shall be installed in conduit, as specified by CU. The Developer shall be responsible for installation of all conduit.
3. The point of delivery is the point where the electrical distribution facilities installed, owned, and maintained by CU connect with the underground electric service, which must be installed, owned, and maintained by the customer at his or her sole expense. The point of delivery shall be determined by CU.
4. CU will serve all new mobile homes or new trailers in parks with underground electric services. (This applies only to non-temporary services.)



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D. STREET LIGHTING

See Outdoor Lighting Policy.



SECTION III

POLICIES SPECIFICALLY FOR WATER EXTENSIONS

A. WATER MAIN EXTENSIONS TO UNDEVELOPED OR UNSERVED PARCELS

1. Where water main extensions are to be installed by the Developer and the extension, as designed or required by CU, calls for looping of a main or connection of a main to an adjacent main for service reliability and connection requires crossing of unserved or undeveloped parcels, the Developer is responsible for extension. However, if requested, CU will enter into a Recovery Agreement with the owner or Developer, to assist in the collection of a pro rata share of the cost of such facilities from the owner of such unserved or undeveloped lands at the time of connection to the main. CU will refund such cost to the owner or Developer, less administrative fees, agreed to at the time of signing the Recovery Agreement.
2. In locations where main extensions and service connections could be installed simultaneously, such as new subdivisions, the Developer may install the service connection for 1” diameter services and smaller as the main extension is constructed. There will be a charge for a Developer installed water service, as set forth in the Schedule of Charges.

B. WATER EXTENSIONS TO EXISTING SUBDIVISIONS OR NEIGHBORHOODS

1. It is the intent of this section to allow CU to meet the needs of customers who require or desire an extension of the CU water system due to the endangerment of their health, safety, or welfare caused by unacceptable water quality or loss of an existing water supply at the customer’s property. It is not the intent of this policy to extend water to undeveloped tracts of land. The General Manager, or his designee, shall determine the applicability of any request for this type of extension.
2. CU will administer this policy only in subdivisions or neighborhoods, where at least 67% of the lots or tracts of record have houses in existence at the time of application. Upon determining that substantial interest exists for a water extension in the subject area, CU will proceed with engineering, including preparation of a cost estimate. When budget funds are available, CU will then proceed with the installation after payment and authorization have been received from 67% of the properties served by the extension. In lieu of payment in advance, each initial participating customer shall be allowed to pay the required costs (including main extension and service



installation) in equal monthly installment payments over a twenty-four-month period. Construction shall not begin until each participant has paid his or her full share or first installment payment.

3. The extension cost will be based upon CU's Engineering cost estimate for the project.
4. The cost per lot or parcel will be determined by the total cost for the main extension divided by the number of lots or parcels in the area served by the proposed extension.
5. If any property owner, either current or future, requests a service connection to the water main after installation, the requester will pay for a share of the main based upon the costs in paragraph 3 above. With CU approval the requester may enter into an assessment agreement that allows the requester to pay the pro rata share of the extension similar to Paragraph 2 above. The price will be the same as the price at the time the main was installed.
6. The cost of the main extension does not include the cost of the water service connection (see Schedule B).

C. WATER MAIN EXTENSIONS TO EXISTING NON-RESIDENTIAL SUBDIVISIONS OR CLUSTERS OF NON-RESIDENTIAL PROPERTIES

1. It is the intent of this section for CU to meet the needs of a group of non-residential properties that desire the extension of public water supply. It is intended for this policy to be utilized to protect the public health, safety, and welfare due to unacceptable water supply, or the loss of the current water supply. This policy can also be used to encourage economic development of areas where the lack of a public water supply has inhibited non-residential uses of property. The method of this type of extension allows the cost to be shared among all benefitting properties, without requiring initial participation by all of the properties. It is not the intent of this policy to extend water to undeveloped tracts of land.
2. CU will administer this policy only in non-residential subdivisions or clusters of non-residential uses where at least 67% of the lots or tracts of record have existing principal buildings in existence at the time of application. Upon determining that substantial interest exists for a water extension in the subject area, CU will proceed with engineering, including preparation of a cost estimate. When budget funds are available, CU will then proceed with the installation after authorization has been received and 67% of the final cost estimate has been paid by the various



properties involved in the subject area. In lieu of payment in advance, each initial participating customer shall be allowed to pay the required costs (including main extension and service installation) in equal monthly installment payments over a twenty-four-month period. Construction shall not begin until each participant has paid his or her full share or first installment payment.

3. The extension cost will be based upon CU's Engineering cost estimate for the project.
4. The cost per lot or parcel will be determined by the total cost for the main extension divided by the total square footage of the properties within the area being served. The cost per square foot will then be multiplied by the square footage of each property being served by the extension.
5. If any property owner, either current or future, requests a service connection to the water main after installation, the requester will pay for a share of the main based upon the costs in paragraph 3 above. With CU approval the requester may enter into an assessment agreement that allows the requester to pay the pro rata share of the extension similar to Paragraph 4 above. The price will be the same as the price at the time the main was installed.
6. The cost of the main extension does not include the cost of the water service connection (see Schedule B).

D. FIRE HYDRANTS

1. Fire hydrants will be included in the water main extension and included in the costs of such extension. Fire hydrant locations shall be determined by CU. This includes fire hydrants on offsite extensions installed to reach the development.
2. Private fire connections for fire protection purposes (hydrants, sprinklers, etc.) may be provided by CU (see Schedule B). CU will not install, own, or maintain new fire loops around private buildings or facilities.



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E. WATER SERVICES

1. CU will install a water service from CU's water distribution main to the meter location at the property to be served. Charges for the installation of the water services shall be as provided for in Schedule B.
2. At the Developer's option, he or she may install the 1-inch or 2-inch water service using CU standard materials. Developer shall supply all materials and pay all fees per Schedule B prior to construction. CU will inspect each service installation.
3. The service connection to the distribution system in new subdivisions and light commercial applications with a connection size up to and including 1-inch in diameter may include the use of dual water meters located in a single valve pit, with site specific approval required of CU.
4. The Developer may install the fire service for the development per design drawings supplied by CU. Developer shall supply all materials and pay all fees per Schedule B prior to construction. CU will inspect each fire service installation.



SECTION IV

POLICIES SPECIFICALLY FOR NATURAL GAS EXTENSIONS

A. NATURAL GAS EXTENSIONS TO UNDEVELOPED OR UNSERVED PARCELS

1. Where natural gas extensions are to be installed by the Developer and the extension, as designed or required by CU, calls for looping of main or connection of main to adjacent main for service reliability and connection requires crossing of un-served or undeveloped parcels, the Developer is responsible for extension. However, if requested, CU will enter into a Recovery Agreement with the owner or Developer, to assist in the collection of a pro rata share of the cost of such facilities from the owner of such un-served or undeveloped lands at the time of connection to the main. CU will refund such cost to the owner or Developer, less administrative fees, agreed to at the time of signing the Recovery Agreement.

B. NATURAL GAS EXTENSIONS TO EXISTING SUBDIVISIONS OR NEIGHBORHOODS

1. It is the intent of this section to allow CU to meet the needs of the customers who desire the extension of the CU natural gas system. It is not the intent of this policy to extend natural gas to undeveloped tracts of land. The General Manager, or his designee, shall determine the applicability of any request for this type of extension.
2. CU will administer this policy only in subdivisions or areas of neighborhoods, where at least 67% of the lots or tracts of record have houses in existence at the time of application. Upon determining that substantial interest exists for a natural gas extension in the subject area, CU will proceed with engineering, including preparation of a cost estimate. CU will then proceed with the installation after payment and authorization have been received from 67% of the properties served by the extension. In lieu of payment in advance, each participating customer shall be allowed to pay the required costs (including main extension and service installation) in equal monthly installment payments over a twenty-four-month period. Construction shall not begin until each participant has paid his or her full share or first installment payment.
3. The extension cost will be based upon CU's Engineering cost estimate for the project.
4. The cost per lot or parcel will be determined by the total cost for the main extension divided by the number of lots or parcels in the area served by the proposed extension.



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5. If any property owner, either current or future, requests a service connection to the natural gas main after installation, the requester will pay for a share of the main based upon the costs in Paragraph 3 above. With CU approval, the requester may enter into an agreement that allows the requester to pay the pro rata share of the extension similar to Paragraph 2 above. The price will be the same as the price at the time the main was installed.
6. The cost of the main extension does not include the cost of the natural gas service connection (see Schedule B).

C. NATURAL GAS MAIN EXTENSIONS TO EXISTING NON-RESIDENTIAL SUBDIVISIONS OR CLUSTERS OF NON-RESIDENTIAL PROPERTIES

1. It is the intent of this section for CU to meet the needs of a group of non-residential properties that desire the extension of natural gas. This policy can also be used to encourage economic development of areas where the lack of natural gas supply has inhibited the expansion of the non-residential uses of property. The method of this type of extension allows the cost to be shared among all benefitting properties, without requiring initial participation by all of the properties. It is not the intent of this policy to extend natural gas to undeveloped tracts of land.
2. CU will administer this policy only in non-residential subdivisions or clusters of non-residential uses where at least 67% of the lots or tracts of record have existing principal buildings in existence at the time of application. Upon determining that substantial interest exists for a natural gas extension in the subject area, CU will proceed with engineering, including preparation of a cost estimate. When budget funds are available, CU will then proceed with the installation after authorization has been received and 67% of the final cost estimate has been paid by the various properties involved in the subject area. In lieu of payment in advance, each initial participating customer shall be allowed to pay the required costs (including main extension and service installation) in equal monthly installment payments over a twenty-four-month period. Construction shall not begin until each participant has paid his or her full share or first installment payment.
3. The extension cost will be based upon CU's Engineering cost estimate for the project.



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4. The cost per lot or parcel will be determined by the total cost for the main extension divided by the total square footage of the properties within the area being served. The cost per square foot will then be multiplied by the square footage of each property being served by the extension.
5. If any property owner, either current or future, requests a service connection to the natural gas main after installation, the requester will pay for a share of the main based upon the costs in paragraph 3 above. With CU approval the requester may enter into an assessment agreement that allows the requester to pay the pro rata share of the extension similar to Paragraph 4 above. The price will be the same as the price at the time the main was installed.
6. The cost of the main extension does not include the cost of the natural gas service connection (see Schedule B).

D. NATURAL GAS SERVICES

1. CU will install a natural gas service line from CU's natural gas distribution system main to the meter location at the property to be served. Charges for the installation of the natural gas service line shall be as provided for in Schedule B.
2. At the Developer's option, he/she may employ a contractor to install a natural gas service. The contractor must be a qualified natural gas contractor as determined by CU. The Developer shall supply all service materials from main tap to the riser valve. CU will inspect all Developer installed natural gas service line installations. Charges for Developer installed natural gas service lines shall be provided for in Schedule B.



SCHEDULE A
SCHEDULE OF CHARGES FOR EXTENSIONS

APPLICABILITY: The following values of charges are applicable to electric, natural gas, and water extensions made to serve new customers.

1. Electric Extensions

- a. Single-phase and three-phase, overhead & undergroundsubject to extension feasibility analysis.
- b. Engineering and Inspection charge for Developer installed conduit.....\$0.90 per trench foot
(The minimum charge for Engineering and Inspection will be \$100.)

2. Joint Trench Natural Gas and Water Main Extensions

- a. Natural gas pipe two inches or greater in nominal diameter or water pipe two inches or greater in nominal diameter:
 - i. CU InstalledEstimated cost
 - ii. Developer Installed Developer’s Cost
- b. Engineering and Inspection charge for Developer installed work\$7.15 per foot
(The minimum charge for Engineering and Inspection will be \$100.)

3. Natural Gas Extensions

- a. Natural gas pipe two inches or greater in nominal diameter:
 - i. CU InstalledEstimated cost
 - ii. Developer Installed Developer’s Cost
- b. Engineering and Inspection charge for Developer installed work.....\$2.30 per foot
(The minimum charge for Engineering and Inspection will be \$100.)



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- c. Natural gas main welding and tapping, based on size of existing main being tapped:
 - i. 2-inch or smaller steel gas main tap..... \$270
 - ii. 3-inch through 4-inch steel gas main tap: \$360
 - iii. 6-inch steel gas main tap..... \$810
 - iv. 8-inch steel gas main tap..... \$860
 - v. 12-inch steel gas main tap..... \$1,060
 - vi. Cut in tee on 4-inch through 8-inch plastic gas mains Estimated cost

4. Water Extensions

- a. Water pipe two inches or greater in nominal diameter:
 - i. CU Installed Estimated cost
 - ii. Developer Installed Developer’s Cost
- b. Engineering and Inspection charge for Developer installed work.....\$6.40 per foot
(The minimum charge for Engineering and Inspection will be \$100.)
- c. Water main tapping, based on size of new main being extended:
 - i. 2-inch and smaller water main tap..... \$250
 - ii. 4-inch through 12-inch water main tap..... \$550

5. Additional Charges

- a. In addition to the above charges, when, at the customer’s request, CU must install mains under adverse or unusual conditions (e.g., without limitation, at more than a normal depth, under paved areas, where trenchless installations are required, etc.), the customer shall be responsible for and pay the estimated additional cost of installing the main caused by the adverse or unusual conditions as determined by CU.



SCHEDULE B
SCHEDULE OF CHARGES FOR UTILITY SERVICES

A. **APPLICABILITY:** The following charges are applicable to new electric, natural gas, and water services.

1. Electric Service

a. Single-phase power requirements

- i. Overhead.....No charge
- ii. Underground Service Connection.....No charge
(The customer provides the service line.)

b. Three-phase power requirements

- i. Overhead.....No charge
- ii. Underground Service Connection.....No charge
(The customer provides the service line.)

c. Temporary service

- i. Single-phase..... \$100
(Charge is for a single trip to connect to a correctly installed temporary pole. Customer may be billed for any additional work.)
- ii. Three-phase..... \$200

2. Natural Gas Service



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- a. CU Installed
 - i. One to four family residential, any size \$935
 Additional charge for length in excess of 100 feet.....\$3.25 per foot
 - ii. Non-residential service Estimated cost
 - b. Customer Installed
 - i. One to four family residential service, any size..... \$450
(Customer to supply all materials. CU to supply meter header.)
 - ii. Non-residential service Estimated cost
(Customer to supply all service material. CU will supply meter header at estimated cost to customer.)
 - c. Gas service retirement at customer’s request
 - i. Main in grass area \$200
 - ii. Main in pavement \$750
3. Water Service
- a. CU Installed
 - i. Residential 1-inch nominal diameter single water service..... \$1,100
 - ii. Residential 1-inch nominal diameter dual water service, per meter)..... \$700
 - iii. Commercial 1-inch or larger nominal diameter water service Estimated cost
 - b. Developer Installed 1- or 2-inch water service, installed with water main extension \$200
(Developer supplies all materials, taps main.)
 - c. Customer Installed *(Customer supplies all materials. No additional tapping fees charged)*



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- i. Residential 1-inch nominal diameter water service
 - a. Single..... \$500
 - b. Dual \$700
 - ii. Commercial 1-inch nominal diameter water service \$870
(Dual meters not allowed on commercial services)
 - iii. Commercial 2-inch nominal diameter water service \$1,250
 - d. Water service retirement at customer’s request
 - i. Main in grass area \$400
 - ii. Main in pavement \$750
 - e. CU fire hydrant installation Estimated cost
 - f. Private fire connection installed by CU..... Estimated cost
 - g. Private fire connection installed by customer Estimated cost
(Customer supplies all material. No charge if installed with a main extension)
4. Additional Charges

In addition to the above charges, when, at the customer’s request, CU must install services under adverse or unusual conditions (e.g., without limitation, at more than a normal depth, under paved areas, where trenchless installations are required, etc.), the customer shall be responsible for and pay the estimated additional cost of installing the service caused by the adverse or unusual conditions as determined by CU.



SCHEDULE C

EXTENSION FEASIBILITY ANALYSIS

The economic feasibility of electric distribution extensions will be determined using economic assumptions as follows.

1. Cost: All City Utilities costs associated with the electric extension and/or service for a particular project or development.
2. Net Distribution Operation Margin: Distribution margins for specific services are a consequence of rate schedules adopted by City Council, based upon portions of rates intended to support distribution operations. Actual margins applicable to projects will be provided by the Director – Pricing and Forecasting. For general applications, the following per-unit margins can be applied for most extensions as an initial estimate:
 - a. Applicable to Electric Extensions
 - i. Within the City Limits of Springfield, Missouri
\$0.0087 * annual projected kWh
 - ii. Outside the City Limits of Springfield, Missouri
\$0.0092 * annual projected kWh
3. Payback Period: It is preferable to obtain the shortest payback period as possible; however, at current and anticipated interest rates, projects should have a payback period no longer than as specified in this section.

For Residential Subdivision Developments

Payback Period \leq 15 years

For all other applicable Electric Line Extensions, Developments and Services

Payback Period \leq 10 years

4. Economic Feasibility: The project shall be considered to meet the economic feasibility test if the payback period is less than the period specified in this section:

$$\frac{\text{Project Cost}}{\text{Net Distribution Operation Margin (annual)}} \leq \text{Payback Period (Years)}$$



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5. Example 1: ABC Manufacturing is building a new facility within Springfield city limits. It requires an electric extension costing City Utilities \$40,000, with relocation costs of \$5,000. It is estimated they will use 800,000 kWh annually. Is the project economically feasible?

Average Annual Energy.....	800,000 kWh
Net Distribution Operation Margin per kWh.....	<u>x \$0.0087</u>
Annual Net Distribution Operation Margin.....	\$6,960
Electric Extension.....	\$40,000
Relocation.....	<u>\$ 5,000</u>
Total Project Cost.....	\$45,000
Annual Net Distribution Operation Margin.....	<u>÷\$6,960</u>
Payback Period.....	6.47 years < 10 yrs

This project appears to be economically feasible and, assuming some longevity to the customer’s operations, will generate positive cash flows to support utility distribution.

6. Example 2: XYZ Developer is building a new residential subdivision outside of Springfield city limits. It is a 50-lot subdivision, requiring an electric extension that is estimated to cost City Utilities \$110,000. It is estimated each home within the subdivision will use 10,000 kWh annually. Is the project economically feasible?

Average Annual Energy per Home.....	10,000 kWh
Number of Lots.....	<u>x 50 Lots</u>
Average Annual Energy for Subdivision.....	500,000 kWh
Net Distribution Operation Margin per kWh.....	<u>x \$0.0092</u>
Annual Net Distribution Operation Margin.....	\$4,600
Total Electric Extension Cost.....	\$110,000
Annual Net Distribution Operation Margin.....	<u>÷ \$4,600</u>
Payback Period.....	23.91 years > 15 yrs

This project does not appear to be economically feasible. In order to make this project economically feasible, the developer will pay City Utilities the difference between City Utilities’ upfront cost and its 15-year projected revenue.

Annual Net Distribution Operation Margin.....	\$4,600
15 years.....	<u>x 15</u>
15-year Revenue Projection.....	\$69,000
Total Electric Extension Cost.....	\$110,000
15-year Revenue Projection.....	<u>- \$69,000</u>
Developer Payment to City Utilities.....	\$41,000

Outdoor Lighting Policy



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1. GENERAL OVERVIEW

It is the intent of this policy to provide guidelines for the establishment of outdoor lighting. The policy shall describe City Utilities' responsibility to the community as specified under the Charter of the City of Springfield, Article XVI Board of Public Utilities, Section 16.15. In accordance with the provisions of this policy, standard lighting of public streets and alleys, as appropriate, will be provided within the corporate city limits of Springfield and within platted subdivisions or organized developments outside the corporate city limits as part of City Utilities' electric line extensions to serve new customers. It also will address the lighting requests of customers in rural areas, on private streets, and private property.

This policy shall be reviewed every two years and revised accordingly. It is designed to work in conjunction with City Utilities' Extension Policy. Exceptions to this policy may be made only by the General Manager or his designee. New lighting shall be installed only when budget authority is available. Lighting will not be installed when an applicant is delinquent in the payment of any money owed City Utilities or has not faithfully performed all prior contractual arrangements.

The types of lighting contained in this policy include: Lighting of Public Streets, Lighting of Private Streets, Whiteway Lighting, and Security Lighting. Listed below are the standard and decorative streetlight applications for residential and commercial developments.

- A. Standard Streetlights in Underground Electric Subdivisions
 - 1. Spun Aluminum 28 ft. Standard LT 15C
- B. Decorative Streetlights used in Underground Electric Subdivisions
 - 1. Decorative 14 ft. Standard LT-10D
 - 2. Shoebox 30 ft Standard LT-15D
 - 3. Concrete 25 ft. Standard LT-15E
- C. Standard Streetlights used in Overhead Electric Subdivisions
 - 1. Wood Pole 30 ft. Standard LT-15B
- D. Standard Streetlights used in Underground Commercial Areas
 - 1. Spun Aluminum 28 ft. Standard LT-15C
- E. Decorative Streetlights used in Underground Commercial Areas
 - 1. Shoebox 40 ft. Standard LT-40A
- F. Standard Streetlights used in Overhead Commercial Areas



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- 1. Wood Pole 30 ft. Standard LT-15B

G. Security Lights

- 1. 100 Watt High Pressure Sodium Standard LT-10A
- 2. 150 Watt High Pressure Sodium Standard LT-15B
- 3. 250 Watt High Pressure Sodium Standard LT-25A

2. LIGHTING OF STREETS IN EXISTING NEIGHBORHOODS

- A. Street lighting is only for public streets and rights-of-way and not for personal area lighting. This section pertains only to public streets and public rights-of-way.
 - 1. Residential subdivision lights are typically located at intersections and thereafter the lights are spaced based on: (1) the type of light fixture, and (2) classification of street. This results in a usual spacing of no less than 200 feet.
 - 2. City Utilities will survey affected property owners to consider their input before installing a streetlight in an existing neighborhood. It shall be City Utilities' sole discretion whether or not to install the streetlight.
- B. Existing City Utilities' electric customers may apply for and be granted a standard streetlight on public street or alley. The type of lighting installed is at City Utilities' discretion and shall be compatible with the electric distribution system and light fixtures in place in the area at the time of the request.
- C. Outside the corporate city limits of Springfield, street lighting for existing customers will be provided as follows:
 - 1. Such lighting will be provided in platted subdivisions, appropriate organized developments, or on densely populated streets. Densely populated streets shall be based on 30 dwellings per linear mile or a fraction thereof. City Utilities will determine the placement and level of lighting.
 - 2. Lights will be installed only on public rights-of-way on City Utilities approved poles.
 - 3. Lighting will be installed on other public streets where, in the opinion of City Utilities, circumstances warrant.
- D. City Utilities may provide additional lighting on existing private streets for a fee, if the existing lighting system is owned and maintained by City Utilities. (Please reference each of the appropriate sections for the associated costs.) The monthly costs for additional lighting shall be an addendum to any previous agreements with the property owners. City Utilities shall design the additional



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lighting, provide the construction drawings, and inspect the contractor's work. The requestor will be responsible for:

1. Conduit and light base installation.
2. Obtaining neighbors' consent to granting easements, as required.
3. Lawn, street, and any other associated restoration.
4. Approval from responsible entity for monthly bill payment.

3. LIGHTING OF NEW DEVELOPMENTS-PUBLIC STREETS

A. Standard Street lighting

1. New developments with public streets shall have standard street lighting per Section 1. General Overview.

B. Decorative Street lighting

1. The developer may install at his own expense, in lieu of City Utilities' standard lighting system (see Section 1.A.), a City Utilities approved decorative streetlight system (see Section 1.B.) on public rights-of-way within platted subdivisions or other organized areas. City Utilities shall approve, design, and inspect installation of the lighting system. The developer is responsible for purchase and installation of the lighting fixtures, poles, wire, conduit, and other associated equipment. City Utilities will compensate the developer for the value of standard street lighting system City Utilities would have normally installed.
2. After construction has been completed and the installation accepted by City Utilities, and prior to connection of the street lighting to the distribution system, all rights, title, and interest therein of the developer, and any easement indentures shall be conveyed to City Utilities, free of lien or other encumbrance.

4. LIGHTING OF PRIVATE STREETS

A. Overview

City Utilities shall install streetlights on privately owned streets that are not dedicated for public use if they meet the following requirements:

1. The subdivision must be classified as a "major" subdivision by the City of Springfield or Greene County, even though the subdivision may be located in another city or county.
2. The streets, proposed to be lighted, must be approved by the appropriate governmental agency and constructed to City of Springfield or Greene County public street construction standards.



3. The streets, proposed to be lighted, must be owned and maintained by a legally organized homeowner's association. Streets will not qualify if they are described as "joint access," "ingress-egress" easements, or similar terms.

B. Standard Streetlights

City Utilities will design, install, own, and maintain standard streetlights (see Section 1.A.) on private streets subject to the following conditions:

1. Developer shall grant a permanent utility easement to City Utilities as may be required for installation and maintenance of the streetlights and other utilities located within the easement.
2. Developer shall construct all proposed lighted streets in accordance with the street plans approved by the jurisdiction having authority over the subdivisions.
3. City Utilities will provide an estimate of cost of the streetlight installation and developer shall make an advance payment to City Utilities of fifty percent (50%) of the estimated costs.
4. Developer is responsible for installation of conduit and other associated items based on the Developer Installed Contract for the electric extension within that subdivision.
5. City Utilities will own and maintain the streetlights.
6. Utility bills for street lighting shall be sent to the developer or homeowners' association in an amount as specified in the Private Outdoor Lighting Rate Schedule.

C. Decorative Streetlights

Developer may install City Utilities' approved decorative streetlights (See Section 1.B.) on private streets upon the following conditions:

1. Developer shall grant a permanent utility easement to City Utilities as may be required for installation and maintenance of the streetlights and other utilities located within the easement.
2. City Utilities will design and inspect the streetlight installation.
3. Developer shall construct all proposed lighted streets in accordance with the street plans approved by the jurisdiction having authority over the subdivisions.
4. Developer shall purchase and install decorative street-lights, conduit, and other associated items based on the Developer Installed Contract for the electric extension within that subdivision.
5. After completion of the installation by developer and approval of installation by City Utilities, City Utilities will accept ownership and maintenance of the streetlights.



6. City Utilities will reimburse the developer fifty percent (50%) of the estimated cost of standard lighting, if City Utilities would have installed standard street lighting (see Section 1.A.) in the subdivision.
7. Utility bills for street lighting shall be sent to the developer or homeowners' association in an amount as specified in the Private Outdoor Lighting Rate Schedule.

D. Non-Approved Streetlights

1. If developer chooses to install streetlights not approved by City Utilities (see Section 1.A.), then City Utilities will not provide street lighting and will not make any streetlight reimbursement to the developer. Developer or homeowners' association shall retain ownership and shall maintain the streetlights. The lights will be metered from a single point.
2. If, in the future, the streets are dedicated to the "public," City Utilities may, at its discretion, assume ownership and maintenance of the streetlights. The developer or homeowners' association must convey, without cost, the street lighting system and will not be reimbursed by City Utilities for any interest in the streetlight system. Included in the conveyance to City Utilities will be an easement, any spare poles, luminaries, and any other materials or parts owned by the developer or association pertaining to said lighting. Lighting in disrepair will have additional associated costs. At the time of transfer of title, City Utilities will discontinue billing the developer or homeowners' association for the monthly charge.

E. Non-Conforming Streets

If developer chooses to install streetlights on non-conforming streets, City Utilities will not provide street lighting and will not make any streetlight reimbursement to the developer. The streetlights will be owned and maintained by the developer or homeowners' association and metered from a single point.

5. WHITEWAY LIGHTING

Whiteway Lighting may be installed on major thoroughfares where high levels of lighting are required within the city limits of Springfield when budget authority is available. The priority of the location of new Whiteway Lighting is determined by a 10-year plan, which is prepared by City Utilities with input from the City of Springfield, Greene County, and the Missouri Department of Transportation. Whiteway Lighting shall be defined as continuous light in a specified pattern and adhere to standards established by IES (Illumination Engineering Society).

6. SECURITY LIGHTING

A. General

1. It is the intent of this policy to establish guidelines for providing residential, commercial, and industrial outdoor electric lighting service (hereinafter referred to as Security Lighting). This section is directed toward providing the individual Security Lighting needs of applicants utilizing City Utilities' standard lighting equipment and facilities.



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2. Service under this policy is subject to all the special conditions of the rate schedule, rules and regulations, and general terms and conditions governing electric services.
3. Security Lighting shall be subject to verification by City Utilities of an accessible of City Utilities' pole and/or customer's meter pole with adequate and proper power supply. City Utilities will not install any light on any structure except a City Utilities approved pole. New pole installation will be made at the applicant's request and for a fee based on estimated cost.
4. Electric power supply may be extended by City Utilities as required, with the construction make-ready costs being paid by the applicant.
5. Security Lights will not be installed on metal Whiteway poles, 69 kV and 161 kV transmission poles, or any pole where installation of a lighting fixture would cause any interference, hazard, or impediment.
6. Security Lighting service is available for auxiliary, standby, intermittent, or seasonal service. For such temporary lighting services, the customer pays all installation and removal expenses, as well as the monthly usage fee.
7. The applicant shall be responsible for notifying City Utilities of a desired discontinuance of the Security Lighting service. After receiving proper notification, City Utilities will disconnect the light and discontinue the monthly Security Light billing.
8. To have a light installed, the applicant must submit with their request, satisfactory documentation that applicant is either the landowner or tenant of the property upon which the light shall be installed, or has a right to have the light installed on that property. If the applicant is the customer of record at the address where the light is to be installed, there will not be an account entry fee charge for adding the service. However, if the applicant is not the customer of record at the address where the light is to be installed, or if there is no customer of record at that address, an account entry fee shall be charged.
9. City Utilities will obtain neighboring property owners' approval on Security Lighting requests as cited in City of Springfield Zoning Ordinance Section 6-1400, Exterior Lighting Standards:

"Private Outdoor Lights installed by a public utility on private property for security purposes are exempt from the exterior lighting standards of Subsection 6-1402 [above] provided the installation is approved by all property owners of residential property from which the light source can be viewed directly."
10. The Security Lighting equipment and fixtures installed by City Utilities under this policy shall remain the property of City utilities.
11. The Security Light installed pursuant to this policy shall be a standard street lighting fixture with a high pressure sodium lamp, ballast, bracket, control device, wire, and hardware mounted on an approved pole and secondary circuits.



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12. The lighting system provided, pursuant to this policy, is to be connected to a photo electric cell which will turn the light on at dusk and off at dawn. Maintenance on the light by City Utilities will be subject to the availability of staffing and materials and the regular work schedule of City Utilities. City Utilities shall not be liable for any damages sustained by customer, its agents, servants, or invitees as a result of the failure to promptly repair the lighting system or as a result of a power failure which prevents the light from working.

B. Construction Charge

All costs associated with setting a pole and providing adequate proper power supply to the pole shall be paid by the applicant. All costs shall be determined as estimated by City Utilities. Customer shall have the option to pay the construction charge in one lump sum or monthly payments. Monthly payments of equal amounts may be made for up to a period not-to-exceed 12 months from the time of installation. The first installment shall be paid in advance of construction. Subsequent payments will be billed on a monthly basis.

C. Connect Charge

At the time of making application for Security Lighting service, the applicant shall pay a connect charge based upon the size of light. (See Schedule A for Pricing.) The applicant may choose to pay the connect charge in one lump sum or monthly payments. Monthly payments of equal amounts may be made for up to a period not-to-exceed 12 months from the time of installation. The option for choosing monthly payments for a combined construction charge and connect charge shall be for an amount not less than \$25 per month.

D. Discontinuance of Service or Relocation

If the applicant moves, or the Security Lighting service is discontinued prior to final payment of the above charges, the balance of the connect and construction charges shall become immediately due and payable.

E. Monthly Charge

Utility bills for Security Lighting shall be sent to the applicant in an amount as specified in the Private Outdoor Lighting Rate Schedule.

7. DISCLAIMER

City Utilities does not warrant that any lighting provided under this policy will be sufficient or uninterrupted, and City Utilities, its directors, officers, agents, and employees shall not be liable for damages incurred by anyone for failing to provide adequate lighting of any street or area. In no event shall City Utilities, its directors, officers, agents, or employees be liable for special, incidental, or consequential damages for failing to provide adequate lighting.



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SCHEDULE A

SECURITY LIGHT CONNECT CHARGES

100 Watt High Pressure Sodium	\$165
150 Watt High Pressure Sodium	\$220
250 Watt High Pressure Sodium	\$275