

## EXHIBIT A - CITY OF LEE'S SUMMIT STREET LIGHTING POLICY

### PURPOSE:

The purpose of this Street Lighting Policy is to support the Design and Construction Manual and establish expectations and consistency for street light design, standards, location, planning and cost responsibilities.

### POLICY:

#### I. GENERAL CONDITIONS AND DEFINITIONS

##### a. Uniformity of Street Lighting:

- i. Street light design, hardware and material standards shall comply with the Design and Construction Manual. Alternative fixtures, materials, poles, optical systems, heights, and lamps inconsistent with the Design and Construction Manual shall require approval by the City Engineer or his/her designee.
- ii. Where the Design and Construction Manual provides no criteria for area lighting, as opposed to "continuous" lighting, such as leased lighting limited to certain locations along residential streets, hereafter and described herein as the "base" standard level of lighting shall govern.
- iii. The "base" standard level of lighting approved and constructed shall consist of a 150-Watt (13,500 lumen) HPS, or equivalent lamp (e.g. LED), within an enclosed fixture mounted horizontally on a 25 ft. metal pole served with underground wiring. Only fixtures constructed with optical systems that control and limit the distribution of light within a zone beginning 15 degrees or more below the horizontal axis of the fixture may be used to illuminate City streets and sidewalks.
- iv. Exceptions to any "base" level of lighting may be considered by the City Engineer or his/her designee considering available lease light options from the Electric Utility and/or City Capital Improvements and/or City Funded Capital Improvements in which the City is responsible for ownership, maintenance and operation. In the event a lease light option to meet the "base" lighting standard is not available, the closest match equivalent offered by the Electric Utility shall be used.
- v. An "upgrade" street light is a leased street light, typically along a residential street, that does not conform to the "base" lighting by design or standard, nor conform to an acceptable aforementioned exception by the City Engineer or his/her designee. An "upgrade" street light is often referred to as a "decorative" or "additional" street light. City owned street lights are not an "upgrade" street light regardless of design, standard or location. An "upgrade" street light normally requires an agreement between the City and private entity for cost apportionment so as not to create tax payer public infrastructure inequities within the community.

b. Location of Street Lighting:

- i. Street lights are intended to illuminate public streets and sidewalks for improved visibility, transportation safety and quality of life; not private property nor property security. As such, street lights and related appurtenances shall be located within public right-of-way and/or applicable utility easement(s).
  1. All subdivision plats shall have right-of-way and utility easements shown on the plats at locations in accordance with the requirements for street light placement as well as associated power lines, equipment and other appurtenances necessary for street light installation, maintenance and operation.
- ii. The “base” standard level of lighting, typically installed along residential streets, will be provided by the City as follows:
  1. at each street intersection.
  2. near the end of each street cul-de-sac or properly and permanently terminated end of street.
  3. at changes of alignment greater than 60 degrees and more than 250 ft. from an intersection.
  4. at staggered positions on each side of a divided roadway, if block length exceeds 250 ft. and median is at least 20 ft. or more in width.
  5. at any point greater than 500 ft. along the same street from another required light (i.e. generally no light placed less than 500 ft. from another light).
  6. where no reasonable or practical vertical roadway alignment design alternative exists to adequately meet minimum AASHTO defined sight distance criteria without “continuous” lighting and such additional lights are necessary for “continuous” lighting along a roadway to meet said traffic safety conditions as determined by the City Engineer or his/her designee.
- iii. The “continuous” standard level of lighting is a designed system of street lights located in such manner to achieve certain minimum, maximum and uniform illumination along the entire corridor in compliance with the Design and Construction Manual, typically installed along arterials and non-residential streets.
- iv. An “upgrade” street light is a leased street light, typically along a residential street, that does not conform to the “base” lighting by location. An “upgrade” street light is often referred to as an “additional” street light, but also includes “decorative” street lights. City owned street lights are not an “upgrade” street light regardless of location. An “upgrade” street light normally requires an agreement between the City and private entity for cost apportionment so as not to create tax payer inequities within the community.

II. PLAN BY STREET CLASSIFICATION, “UPGRADE” REFERENCES, & FUNDING

a. Arterial Streets:

- i. The City intends to arrange for the installation, operation, and maintenance of City owned street lighting on all improved arterial streets and intersections. Exceptions approved by the City Engineer, or his/her designee, for leased lighting, may be considered for interim or unimproved arterial streets and intersections or where lighting may address an immediate safety issue until such time City owned street light(s) are installed. Generally, improved arterials shall have “continuous” lighting.
- b. Non-Residential Collector Streets:
  - i. The City intends to arrange for the installation, operation, and maintenance of either leased or City owned “continuous” lighting on all improved non-residential collector streets. Exceptions for “base” lighting in lieu of “continuous” lighting, whether City owned or leased, along improved non-residential collector streets may be granted by the City Engineer, or his/her designee, and shall not be considered “upgrade” lighting.
- c. Residential Collector/Local/Access Streets and Non-Residential Local/Access Streets:
  - i. The City intends to provide leased “base” lighting on residential streets and continue to provide “base” lighting that exists in accordance with policies originally established by Resolution 86-24 and Resolution 06-04, as amended. Deviations from the leased “base” lighting on residential streets, except where a material (not location) alternative is approved by the City Engineer or his/her designee for a lack of available lease street light option from the Electric Utility as described above, shall require an agreement between the City and private entity for said street light “upgrade”.
- d. Rural Roads and Intersections:
  - i. Rural roadway intersections of City maintained streets or the intersections of City streets with State maintained highways in rural areas will be illuminated by one or more leased streetlights as required by the physical conditions if not provided City owned lighting; except where the supply of power for such light(s) is not readily or reasonable available from the Electric Utility. Rural roadways are generally described by an unimproved or interim road standard. Streets shall be considered rural if adjoining property is zoned and used for agricultural purposes or large tracts of undeveloped property adjoin the road and such road has no urban section (e.g. curbs and sidewalks). The installation of leased lights at State highway intersections in rural areas is subject to approval by the Missouri Department of Transportation.
- e. Highways and Jurisdictional Boundary Roadways:
  - i. The City will not operate, maintain or participate in the cost of street lighting on State highways or on boundary roadways common with other political jurisdictions without entering into intergovernmental agreements with the appropriate agency(s). Such agreements must be approved by the City Council

and should clearly describe each agency's obligations and costs for constructing, operating, maintaining, and revising the lighting system or the agreement therefore.

- f. Alleys:
  - i. Only alleys in the Downtown Central Business District shall be considered public streets for purpose of City provided area or intersection lighting, whether City owned or leased lights are installed.
  
- g. Street Lighting "Upgrade" Conditions:
  - i. Effective July 1, 2006, by Resolution 06-04, the City amended the "base" standard lighting established in Resolution 86-24 to include HPS fixtures on metal poles and underground wiring. Consequently, leased lights installed under special cost sharing agreements for HPS fixtures on metal poles and/or underground wiring as an "upgrade" to the former Mercury Vapor (MV) fixtures on wood pole/overhead wiring standard were no longer an "upgrade" that require payment per terms of agreement.
  - ii. Effective July 1 2022, by this Street Lighting Policy adoption and associated Resolution, the "base" standard lighting established in Resolution 06-04 was amended to include street lights where required to provide necessary roadway sight distance. Consequently, City assumes the full lease cost of all non-decorative lights installed under special cost sharing agreements for each and every additional light that was required for roadway sight distance. Any additional light that was required for roadway sight distance that was also a decorative light shall only bear the incremental cost difference compared to the current "base" standard" here forward. Any other "upgrade" lights, including additional lights and/or decorative lights over and above the current "base" standard described herein will continue to be the responsibility of private entity in accordance with the cost sharing agreement(s).
  - iii. Existing agreements shall remain in continued effect, unless all applicable lights are included in the current "base" standard rendering the agreement null. Any and all effective agreement(s) with associated private entity for "upgrade" lighting is responsible for payment of "upgrade" lighting as currently defined per terms of agreement.
  - iv. No new requests for "upgrade" lighting shall be considered for approval. All new lighting here forward shall conform to this policy. No new agreements for "upgrade" lighting, whether additional lighting or decorative lighting, shall be proposed without an amendment to policy by City Council through Resolution that allows consideration of "upgrade" lighting requests.
  
- h. Street Light Funding:
  - i. The City will budget sufficient funds annually to lease the installation, operation and maintenance of "base" standard lighting from Electric Utility required for existing and new residential streets and plans for future residential streets to

continue the same. Electric Utility is responsible for installation, maintenance and operation of leased lights in accordance with Municipal Street Light Tariffs.

- ii. The City will budget sufficient funds to operate and maintain all City owned street lighting, except where such lighting is subject to an executed agreement that assigns responsibility otherwise. City plans for “continuous” lighting on all arterials.
- iii. The phrase “arrange for the installation” as referenced herein shall mean the City provides funding through a Capital Improvement Plan or City directs, or requires, capital improvements, including funding, by others (e.g. development) through agreement, Codes, and/or Ordinances regulating infrastructure requirements and development.
- iv. The City shall fulfill existing agreements with private entities and provide annual billing in accordance with said agreement(s) for “upgrade” lighting that remains applicable in reference to the current “base” standard. Annual billing to the Developer, Home Owners Associations (or other applicable private entities) shall cover the full lease cost of additional lights, whether or not decorative, and/or incremental lease cost of decorative lights in standard location in accordance with executed agreement with the City. The City shall invoice actual lease cost, or incremental difference as may be applicable, on the City fiscal year for the prior fiscal year (e.g. City pays the Utility lease cost throughout the year in monthly invoices and bills the private entity for reimbursement of the collective annual amount due).