

CULLMAN ELECTRIC COOPERATIVE
OPERATIONS POLICIES

Subject: Line Extension for Residential Development Policy No: 403-B

Responsibility: Chief Executive Officer

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The Purpose of this policy is to define the obligations of real estate developers who wish to create residential subdivisions or other multi-unit residential developments. Developers are subject to a non-refundable aid to construction charge based upon the cost of the development infrastructure under the terms and conditions as provided in this policy.

(A) Definitions

Residential Development: A planned residential subdivision or other multi-unit residential development consisting of two or more residential sites intended for sale to the general public. Condominium and Planned Use Developments shall be considered Residential Developments for the purpose of this policy.

Development Infrastructure The development infrastructure necessary to deliver power to individual lots or units, including all distribution facilities up to and including the transformer structure necessary to provide service to an individual structure. The development infrastructure may include street lightning if street lighting is included in the development plan, the development infrastructure shall include all costs necessary to serve the development including but not limited to extensions or modifications to existing electric lines and facilities and any site specific facilities as determined by the Cooperative. The Cooperative may perform a system impact study to determine the impact of the development on the other Cooperative facilities used to provide power to the development. If the system impact study finds that other cooperative facilities will be adversely impacted by the development an additional cost to remedy such impacts may be incurred. The development infrastructure shall include additional conduit for fiber enabled devices.

Development Plan: A specific written plan to scale that shows the following:

- (a.) all street rights of way and street names.
- (b.) permanent lot lines with lot and block numbers where applicable.
- (c.) an identified 10 ft. easement along the lot lines of each lot.

(B) Developer Obligations

1. The Developer shall present a Development Plan to the Cooperative for approval and to determine the cost of the development electrical infrastructure to be paid by the Developer. The Developer shall pay the estimated cost of the development electrical infrastructure prior to the commencement of construction of facilities.

(B) Underground Aid to Construction by Developer

The Developer may install the conduit, ground sleeves and pads to Cullman Electric Cooperative specifications and in compliance with the "Developer Requirements and Responsibilities" form executed by both parties. However, the labor costs associated with these items shall not be deducted from the CPF values used in determining the cost of the backbone facilities.

(C) Rights-of-Way and Easements

The developer will be responsible for securing all written easements from other property owners to provide service and shall also be responsible for clearing the right of way.

Board Approval: 
Robert Tidwell, Chairperson

Approval Date: December 20, 2018

Amended Date: June 15, 2023
January 20, 2026