



Mayor
Nanette Billings

City Manager
Kaden C. DeMille

Power Board
Mac J. Hall, Chair
Dave Imlay, Vice Chair
David Hirschi
Colt Stratton
Kerry Prince
Mark Maag

Power Board Meeting Agenda

6/11/2025

3:00 PM

Power Department Meeting Room – 526 W 600 N

Notice is hereby given that the Power Board will hold a Regular Meeting in the Power Department Meeting room located at 526 W 600 N, Hurricane, UT. A silent roll call will be taken, along with the Pledge of Allegiance and prayer by invitation.

AGENDA

1. Pledge of Allegiance
2. Prayer
3. Approval of minutes from March 2025, April 2025, and May 2025

STAFF REPORTS

Mike Johns/Power Director
Brian Anderson/Transmission & Distribution Superintendent
Mike Ramirez/Service Superintendent
Jared Ross/Substation & Generation Foreman

OLD BUSINESS

1. Update regarding the **Impact Fee Analysis & Capital Facilities Plan Draft** – Mike Johns
2. Update regarding **AMI Metering** – Mike Ramirez

NEW BUSINESS

1. Consideration and possible recommendation to the City Council on a **Development and Power Line Extension Agreement for Black Ridge** – Austin Overman, Wasatch Commercial Builders
2. Discussion and possible recommendation to the City Council on a **UAMPS Central St George Project Resolution** – Mike Johns
3. Discussion regarding **Transformer Capacity Sales Proposal** – Mike Johns
4. UAMPS Updates
5. **Closed Meeting pursuant to Utah Code Section 52-4-205, upon request**

ADJOURNMENT

The above notice was posted to the Hurricane City website, the Utah State Public Notice Website, and at the following locations:

1. Hurricane City Office – 147 North 870 West, Hurricane, UT
2. US Post Office – 1075 West 100 North, Hurricane, UT
3. Washington County Library (Hurricane Branch) – 36 South 300 West, Hurricane, UT





HURRICANE CITY

UTAH

Mayor

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Power Board

Mac J. Hall, Chair
Dave Imlay, Vice Chair
David Hirschi
Tony Certonio
Colt Stratton
Kerry Prince

1 The Hurricane City Power Board met on March 5, 2025, at 3:00 p.m. at the Clifton Wilson Substation located at 526
2 W 600 N.

3

4 In attendance were Mac Hall, Dave Imlay, David Hirschi, Tony Certonio, Colt Stratton, Kerry Prince, Scott Hughes,
5 Brian Anderson, Mike Ramirez, Jared Ross, Blake Brewster, Chris Shamo, Brayden Rice, Jordan Steglich, Riley Steglich,
6 Brent George, Kyle Fenn, Fred Resch, Mayor Billings, Kaden DeMille, Dayton Hall, Mike Vercimak, Casey Lofthouse,
7 Charles Reeve, Matt Levorsen, Benny Garcia (online), Mac Fillingham (online), Fred Philpot (online), Bruce
8 Zimmerman, and Crystal Wright.

9

10 Mac Hall welcomed everyone to the meeting. Kaden DeMille led the Pledge of Allegiance and Dayton Hall offered the
11 prayer. Dave Imlay motioned to approve minutes from the February 2025 meeting. Kerry Prince seconded the
12 motion. Motion passed unanimously.

13

14 **Scott Hughes:** Scott Hughes provided an update on employees. He introduced Blake Brewster who is our new
15 Journeyman Lineman. He also reported that Brent George will be taking his 1st Step Test as a Substation Technician.
16 He has resigned as the Power Director and his last day will be March 14, 2025. Dave Imlay asked if he could share a
17 little about Scott Hughes. Scott started in the Water Department, then moved over to Power and became dual
18 certified as a Substation Technician and Journeyman Lineman. He became proficient with our SCADA system, became
19 the Substation & Generation Supervisor, and then took over as the Power Director when Dave Imlay retired. Dave
20 appreciates everything Scott has done for the department. Charles Reeve stated that he's also appreciative of all the
21 work that Scott has done. Scott Hughes updated the board on the Cost-of-Service Study that is underway. We
22 received the approved purchase order and have a kickoff meeting scheduled for March 14, 2025. Mayor Billings
23 asked if there's an amount needed per meter, or mile of lines needed for maintenance so that we can maintain the
24 system. What is a sufficient reserve number to know whether a rate change is needed, for either an increase or
25 decrease. Scott Hughes informed the board that we received the Platinum Designation for our Reliable Public Power
26 (RP3) application through American Public Power Association (APPA). He reported the date of the UAMPS Annual
27 Member Conference will be the middle of August. More details will be forthcoming. He also informed the board
28 there will be a UAMPS Municipal Toolkit Workshop in St. George on April 16, 2025, from 12-5 pm.

29

30 **Brian Anderson:** Brian Anderson reported that they spent most of the time on Capacity Project 2.0. There are 8
31 phases, and the crews are working on Phase 6. This is the section of reconductoring the line along 1300 South from
32 920 West to 1100 West. The Line and Service Crews have worked together to do the terminations in the Wal-Mart
33 Business Park area. He reported on the Avian Project the Line Crew has been working on. We have completed that
34 project and submitted our pictures of the work we did.

35

36 **Mike Ramirez:** Mike Ramirez reinforced how much the Line and Service Crews have been working together to
37 accomplish the new subdivision work that has been coming in. We officially have surpassed 10,000 meters as of
38 January 2025.

39



40 **Jared Ross:** Jared Ross reported on the work done on the generators for annual inspections. They've been working
41 on battery bank maintenance which is normal this time of year. The reading for Brentwood Substation's T2
42 temperature gauge has been off. He contacted Waukesha and they are sending us a new gauge. He reported on a
43 testing sample that came back as bad. We are working with Waukesha on diagnosing it. Scott Hughes stated this is a
44 major deal for a brand-new transformer, but Waukesha has been great to work with. They've also been working on
45 the distribution & SCADA systems. We had Altec out to fix a couple repairs needed for the bucket trucks.
46

47 **Discussion regarding the Impact Fee Analysis & Capital Facilities Plan Draft:** Scott Hughes stated that we have Matt
48 Levorsen, Benny Garcia, and Mac Fillingham from ICPE, and Fred Philpot with LRB. He will turn the time over to Matt
49 Levorsen from ICPE. Matt Levorsen explained that ICPE handles the electrical study and load forecast portion of the
50 study and that Fred Philpot took care of the financial component of the study. Matt Levorsen started by going
51 through the Capital Facility Plan first to explain the basis of the electrical study and load forecasts and associated
52 projects needed to facilitate that growth. Fred Philpot will then go through the basis of where the numbers come
53 from based on that information. He stated they look at the increase in growth over the last several years. This comes
54 primarily from meter data. They project the load increase for the next 5 years and then project additionally for 5
55 years beyond that. The load growth was estimated to be approximately 24MW in the next 5 years. Further, the
56 projection shows the system will grow to approximately 40MW over the next 10 years, which equates to an
57 approximate 6% growth. Scott Hughes and the Power Department staff then submitted projects to ICPE which would
58 be needed to accommodate that projected growth over the next 10 years. The forecast shows that by 2033 we will
59 need to support approximately 90.5MW of load. He then reviewed a table showing the list of projects that had been
60 provided to accommodate that load. Dayton Hall wanted to affirm that this plan only includes transmission,
61 generation, and substation. Distribution is not calculated or included in the impact fee. Mayor Billings asked if this
62 includes sources of power. Dave Imlay stated no, rates cover securing power resource. Matt Levorsen summarized
63 the system improvement projects needed over the course of the 10 years. Costs are assigned to the projects
64 identified as necessary. This completes the engineering and electrical side of the study. Matt Levorsen turned the
65 time over to Fred Philpot to explain the accounting side of the study. Fred Philpot explained the Impact Fee Process.
66 The Impact Fee Facility Plan (IFFP) is a document required and completed by the engineers. This document is used to
67 create the Impact Fee Analysis (IFA). There are Utah Codes and a specific process with requirements that must be
68 followed in the implementation or change to an impact fee. If an increase is adopted by the governing body, there is
69 a 90-day waiting period before the increase goes into effect. He explained the 6-step process to craft the work plan
70 for IFFP & IFA. Their analysis includes inflation relative to the timing of the future projects. Mayor Billings asked what
71 the current cost per kW is in the existing impact fee. Scott Hughes looked at the existing impact fee and that cost is
72 currently \$600.69. Fred Philpot noticed a discrepancy in one of the tables he had used. He would like to review that
73 before this goes to the City Council. Tony Certonio stated this is a substantial increase and wondered what the main
74 driver in that increase is. Fred Philpot replied that the projects identified as needed for growth as detailed in the IFFP
75 to be the main driver. Mayor Billings asked what the inflationary factor was that was calculated. Fred Philpot replied
76 that it was 4% annually. Matt Levorsen stated the other factor greatly affecting the impact fee increase is the column
77 showing the percentage of each project that is allocated to new growth rather than overall system improvement and
78 reliability. Mac Hall asked if anyone had any opinions or questions. Fred Philpot reinforced that the study is to show
79 the maximum amount suggested to allocate to new growth, but oftentimes when there is a large increase a fee lower
80 than the recommended amount is adopted. He wanted to be clear that any reduction in the impact fee amount has a
81 tradeoff. It transfers the burden from new development to the existing rate payers because those projects still must
82 be constructed. Mac Hall expressed appreciation for the time that has been committed toward this project. This item
83 will be presented for discussion to the City Council tomorrow.
84

85 **Discussion regarding the installation of overhead power lines:** Scott Hughes presented this item and stated this
86 discussion has been coming up frequently and increasing in intensity. He stated Dave Imlay and Brian Anderson

87 probably have a better understanding due to their longevity but described the process as it exists for construction of
88 infrastructure. The Power Department staff have reviewed projects as they've come and decided which projects will
89 be handled internally and which projects will be contracted out. He described the process that exists for the
90 underground and overhead construction of infrastructure. We currently contract out most of our underground
91 infrastructure. We have contracted out very few overhead construction projects. He can only think of 2-3 over the
92 last several years. There is a sentiment from City Staff that we should not be doing the overhead construction
93 ourselves. This item came up in the last City Council meeting and was a good discussion. Mike Vercimak, Public
94 Works Director, offered to get staff together to discuss and bring information from that meeting back to present to
95 the City Council. There will be more discussions, but Scott Hughes felt like it was important to bring as a discussion to
96 the Power Board to weigh in on this topic. He included a letter in the packet which includes a table of information he
97 received as he called around to local Power Directors of various entities to find out how they operate to have a good
98 understanding of the various options currently being used. Mayor Billings stated she wanted to make a distinction for
99 this discussion between distribution and transmission construction. She stated that we plan to continue to perform
100 our own transmission jobs that use impact fees. Scott Hughes reviewed the table he included in his letter comparing
101 what Power Directors reported as either contracting out or doing in-house between both underground and overhead
102 distribution and transmission construction. Dave Imlay stated a big focus during his time as the Power Director was
103 to train and maintain a crew that is highly skilled. There was a time when that skill level didn't exist, so he had made
104 sure to tackle tough projects in-house to provide both training and experience for our crews. Mayor Billings
105 reinforced that she's not discussing overhead transmission, only work done on private property. She stated we
106 should not be doing work for developers on private property. Government's role is not to develop for a developer.
107 Scott Hughes stated it would be good to hear what the definition of private property as she understands it to be
108 because our power grid is all on private property, however, it is in a Public Utility Easement (PUE). She explained that
109 the underground infrastructure is designed, engineered, red-lined, sent through Joint Utility Committee (JUC),
110 installed, and inspected in that PUE, however it still on private property until it is dedicated to the City. She stated
111 that overhead construction for distribution lines paid for by the developer should be the same process. Transmission
112 construction which is for the City and paid for with impact fees would still be handled at our discretion. Dave Imlay
113 stated he thinks he understands what she's saying in referring to a public entity doing work that a private entity could
114 provide. Mayor Billings confirmed that. Dayton Hall explained this situation comes up when a development comes in
115 asking for power and there is no existing infrastructure to connect their development to. This requires overhead
116 distribution lines to be built to connect their development to the grid. Scott Hughes agreed, while clarifying that
117 many situations currently require an upgrade to existing overhead infrastructure in addition to the requests for new
118 overhead distribution lines. Mayor Billings stated that those situations on our existing lines would be considered
119 maintenance or a rebuild of existing infrastructure. There was a discussion about inventory needed for projects, lead
120 times, and the various ways that contractors use to dock out of the local utility's yard. Mike Ramirez stated that with
121 our underground contractors TJ Rees spends quite a bit of his time with them to ensure our standards are being met
122 and upheld. There was discussion among the group regarding various issues with contractors currently not meeting
123 standards, not accepting sub-standard work when inspected, headaches caused by contractors continuing not to
124 install to our standards and then not wanting to fix small problems upon the one-year review. Mayor Billings
125 explained there are procedures in place to handle all these concerns. If a contractor hasn't fixed things at the one-
126 year review, they don't get their bond back for the project. Mike Vercimak stated we have problems with new
127 construction every day in all aspects of construction. He supported what Mayor Billings is stating that there are
128 processes and procedures in place to handle things that come up, but many of these issues are dealt with as part of
129 his daily job. Mac Hall summarized what he understands from this discussion is that the Power Department staff
130 would like to continue to operate as they have been with deciding whether to contract or construct distribution lines
131 in-house, and it sounds like City Staff would like to see them change to contracting exclusively. Mike Vercimak stated
132 that it would be preliminary for any recommendation from the Power Board until staff have a chance to meet to
133 discuss this. The City Council has asked staff to come together, discuss solutions and standards, and present a plan.

134 That hasn't happened yet. Dave Imlay asked if it was City Staff in conjunction with Power Department Staff in those
135 discussions. Mac Hall stated that he would be happy to add this to a future agenda when the staff discussions and
136 work are finished and ready to be presented. Then the Power Board can make a recommendation to the City Council
137 after reviewing the information. Dave Imlay wanted to share that the complexity of overhead standards come with a
138 lengthy timeframe for completion. Scott Hughes stated that each line can be engineered individually. We will
139 continue to work toward completing overhead standards, but we can require engineered plans for any overhead line
140 that needs to be constructed in the meantime. He wanted to insist that Power Department staff be included in the
141 upcoming discussions. Mike Vercimak stated they would be included. Everyone was agreeable for it to come back for
142 discussion on a future agenda.

143
144 **UAMPS Updates:** Scott Hughes provided the updates in the packet. He will not review any of the information unless
145 there are questions.

146
147 Meeting adjourned at 5:00 p.m. The next Power Board meeting is scheduled for April 2, 2025, at 3:00 p.m.

DRAFT



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David Hirschi
Colt Stratton
Kerry Prince
Vacant Seat

1 The Hurricane City Power Board met on April 2, 2025, at 3:00 p.m. at the Clifton Wilson Substation located at 526 W
2 600 N.

3
4 In attendance were Mac Hall, Dave Imlay, David Hirschi, Colt Stratton, Brian Anderson, Mike Ramirez, Kaden DeMille,
5 Nanette Billings, Fred Resch, Dayton Hall, Mike Vercimak, Bruce Zimmerman, and Crystal Wright.

6
7 Mac Hall welcomed everyone to the meeting. Colt Stratton led the Pledge of Allegiance and Mac Hall offered the
8 prayer.

9
10 Crystal Wright reminded the board about the UAMPS Municipal Toolkit coming up. We can assist with registrations.
11 She also wanted to remind the board about the annual UAMPS Member Conference coming up in August.

12
13 **Brian Anderson:** Brian Anderson reported that the Line Crew has been working on Capacity Project 2.0. They have
14 completed Phase 6 which is the section along 1300 South from Three Falls Substation to 920 West. The phases left to
15 complete are Phase 2 which is from 3000 South up to 2300 South along 1100 West, Phase 3 which is the section
16 between 2300 South to where it goes underground, and the remainder of Phase 4 which is the underground section
17 through Hurricane Fields Estates. We have partially completed Phase 4. He explained the Line Crew is going to switch
18 projects and set some poles along 2800 West to reserve our space in the alignment while we wait for the self-
19 supporting poles to arrive to be able to finish that project. The Line Crew helped with IPSA Testing that happened at
20 the beginning of the month. We also had our annual 4th Grade Elementary classes that came for a tour and high-
21 voltage demonstration. Dave Imlay suggested inviting our City Council and Power Board for these demonstrations.
22 Mike Ramirez replied we do the same demonstration during Public Power Day, and we would remember to invite
23 them individually to that. Nanette Billings asked if any of our linemen are attending the Lineman Rodeo in Bryce
24 Canyon that is coming up. Mike Ramirez replied we have two linemen attending as judges for the event.

25
26 **Mike Ramirez:** Mike Ramirez provided an update about the Paraiso subdivision regarding the elbow terminations
27 part of that job. He stated that multiple projects are coming to finalization at the same time, so the Line Crew has
28 assisted the Service Crew in completing a bunch of terminations. TJ Rees just energized the last of the Terra at Coral
29 Canyon buildings. Fred Resch stated those are condominiums and will be short term rentals. Interstate Rock had a
30 transformer go out in their rock pit. That location is primary metered, and we have a service contract with them, so
31 we billed them for the work required to replace that transformer once the new one arrived.

32
33 **Jared Ross:** Mike Ramirez will be reporting for Jared Ross. Wheeler Machinery came to assess and tune up Generator
34 #6. The Substation Crew took the original swamp cooler that used to be in the empty #9 generator space and
35 reinstalled it. They are using it to assist in cooling that space during the summer generator run. Jared Ross has been
36 checking capacitors, which are installed for the purpose of preventing wasted power. It is important to keep them
37 operating optimally. We use them during the summer load time to help make corrections. One of the power factor
38 readings at Anticline showed an incorrect reading. A shorting screw was found that caused the issue. It did not affect
39 anything except the reading itself. That was a good find and gave valuable experience to the newer substation guys
40 on tracking a problem. We have submitted a request to ICPE for an update to the engineering for the Sky Mountain



41 substation. They received engineered plans back for the update to the Anticline Substation for the transformer swap
42 and the installation of new regulators.

43

44 **Discussion and possible recommendation for approval to the City Council regarding the Impact Fee Analysis &**

45 **Capital Facilities Plan Draft:** Mike Ramirez provided an update to the questions from the board during the last
46 meeting. We received updated percentages for the study from ICPE to help answer the questions the Power Board
47 raised. The overall percentage changed from 157% down to 132%. Nanette Billing asked why the 400 and 600-amp
48 percentages were showing as 138% instead of the 132% like all the others. There was a discussion about the
49 possibility of an increased cost in meters specifically for those sizes, as well as increased resource required for those
50 larger sizes, and increased infrastructure. The group discussed the significant increase in the overall study being
51 difficult, while acknowledging that development should pay for development. If impact fees are not set sufficiently,
52 then the cost of the infrastructure needs pass onto rate payers which is not what anyone wants. Crystal Wright
53 explained we are in the middle of our Cost-of-Service Study with Utility Financial Solutions (UFS). They are awaiting
54 the outcome of the impact fee approval by the City Council. It is a factor in determining our costs of service, as well
55 as base rates. Nanette Billings would like us to ask ICPE and Fred Philpot with LRB specifically just to make sure it was
56 not a mathematical error or typo on the difference between the 132% and 138%. Dave Imlay made a statement that
57 the existing projects represented on the study are very front loaded. There are multiple major projects all showing as
58 necessary within the first 4-5 years. That is a heavy lift for labor, construction, engineering, and ordering major
59 apparatus. We may have to bond for those projects, while waiting for impact fees to come in. Nanette Billings stated
60 you cannot bond against your impact fees, but you can bond against your rates. However, you can use impact fees to
61 pay toward a bond. Crystal Wright stated we will reach out to get the answers to the percentage questions and
62 report back before the City Council meeting tomorrow night. Mac Hall has a question before we vote about why we
63 did not consider new generation in this impact fee study. Power Staff explained one reason is that we are
64 grandfathered in to not paying transmission costs for our internal generation to PacifiCorp under the current
65 agreement. However, if we add any additional internal generation we lose that status. We would then pay
66 transmission costs for all internal generation, not just the new generation. We would need to calculate that
67 difference in cost when considering new generation. Colt Stratton made a motion to recommend approval to the City
68 Council of the Impact Fee Analysis & Capital Facilities Plan. Dave Imlay seconded the motion. Motion passed
69 unanimously.

70

71 **UAMPS Updates:** Crystal Wright stated we had included the UAMPS summary in the packet. Brian Anderson and
72 Mike Ramirez attended the meetings and could provide any updates if needed. Mac Hall asked if there was anything
73 notable from the meetings. Brian Anderson stated the biggest item was the Extended Day Ahead Market (EDAM)
74 discussion. We do not have information about what the penalties will be, but that information will all be a part of
75 making resource purchase decisions. Nanette Billings asked about how short we are with resource availability. Crystal
76 Wright showed graphs of a shoulder day load curve with resource and compared it to a summer day load curve with
77 resource. Our summer loads vary so greatly from our shoulder loads that we will need dispatchable resource to be
78 able to fill in the differences.

79

80 Meeting adjourned at 4:00 p.m. The next Power Board meeting is scheduled for May 7, 2025, at 3:00 p.m.



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1 The Hurricane City Power Board met on May 7, 2025, at 3:00 p.m. at the Clifton Wilson Substation located at 526 W
2 600 N.

3

4 In attendance were Mac Hall, Dave Imlay, David Hirschi, Colt Stratton, Mike Johns, Brian Anderson, Mike Ramirez,
5 Jared Ross, Nanette Billings, Kaden DeMille, Mike Vercimak, Karl Rasmussen, Brent Moser, Mark Maag, Bruce
6 Zimmerman, and Crystal Wright.

7

8 Mac Hall welcomed everyone to the meeting. Kaden DeMille led the Pledge of Allegiance and David Hirschi offered
9 the prayer. Mac Hall introduced Mike Johns and Mark Maag.

10

11 **Mike Johns:** Mike Johns reminded the board about the UAMPS Member Conference being held August 17-19, 2025.
12 He provided a brief introduction of who he is, and his background related to power.

13

14 **Brian Anderson:** Brian Anderson reported that most of the month was spent working on the 2800 West project. He's
15 waiting for the self-supporting poles that are being built right now as well as the engineering for the foundations for
16 those poles. He is hoping those will be finished they can move back to that project by the end of September to finish
17 installing the last 4 poles. The Line Crew has been one man short due to us needing to handle Blue Stakes locates for
18 power. The person who filled that locator position transferred departments, and they are working to fill that vacant
19 position. We will continue to do the power locates until that time.

20

21 **Mike Ramirez:** Mike Ramirez explained the planned outage we completed for the Balance of Nature project on Old
22 HWY 91 that was done over the weekend. It required them to cut in a new switch basement that would take the
23 large industrial area out of power for approximately 8 hours. Dave Imlay asked a question about the transformers
24 that were installed. Mike Ramirez replied that they are 2500KVA transformers and are the largest size that exists in
25 Hurricane Power's service area.

26

27 **Jared Ross:** Jared Ross reported on cracks that were found on the outside of the Generator 6 exhaust catalyst. We
28 ran and tested generators a couple weeks ago. There were two generators that had issues that were identified and
29 resolved. Anticline Substation had the T2 transformer upgraded from a 7.5MVA transformer to a 20MVA
30 transformer. They had to remove and reinstall new regulators. They're hoping to test the transformer and get the
31 control wiring complete next week. He reported on some fleet maintenance that had been taken care of.

32

33 **Update regarding the Impact Fee Analysis & Capital Facilities Plan Draft:** Mike Johns reviewed the revised Table
34 Summary of Future Capital Project Costs. There were some concerns raised regarding the original proposal. This is an
35 updated version to address those concerns. He stated the projected load growth until 2033 is around 40MW. The
36 capital projects contained in this table will add about 54MW worth of capacity to the system. Nanette Billings asked
37 about capacity. How much excess capacity is advised so you're not overloading your system. Mike Johns replied we
38 try to hold our loads to around 75% of our full capacity. He showed a map with projects from the table labeled to
39 discuss each of them briefly. Karl Rasmussen presented a potential issue where he would like to see an additional
40 substation considered to be included in the plan. The conversation discussed various options for providing power to



41 that area. The discussion ended with an agreement that we need to get this existing impact fee study approved and
42 we could then consider an amendment to consider a modification to add a substation like Karl Rasmussen had
43 presented. Mike Johns continued presenting an overview of each of the projects included in the table.
44

45 **Update regarding AMI Metering:** Mike Ramirez provided an update on the AMI Metering project that we've been
46 working on for quite some time. We have received updated quotes and pricing and have narrowed it down to two
47 companies. They're really looking closely at the reoccurring, annual fees as well as the financial plan for moving
48 forward and the funding for that project. They hope to have a decision made next week and start moving forward
49 with that project. These meters are more expensive, so we'll need to have that information included as part of our
50 current rate study as well as our meter fee charge updated. Mike Johns stated both companies we're investigating
51 made in-person presentations and he detailed some of the software benefits that will be helpful to us as well. Mike
52 Vercimak asked if we had discussed an implementation plan for the rollout of the meters being changed out. Mike
53 Ramirez replied that we had included the utility office in the presentation with the vendors so they could ask any
54 questions, and they seemed to be satisfied at the conclusion of that meeting. Dave Imlay asked who the two
55 contenders were. Mike Ramirez replied that Eaton and Aclara are the two vendors we've narrowed this choice down
56 to. Nanette Billings asked if we will be able to obtain enough new meters to begin a large-scale deployment. Mike
57 Ramirez confirmed that we've been assured that we can from both companies.
58

59 Nanette Billings discussed the need to continue to investigate rates. She stated when we must raise rates that we get
60 those done quickly, however, we are slower to get a rate decrease processed. As a Power Board member, Dave Imlay
61 would like to see the numbers for our reserve fund, broken down by amounts needing to be removed for impact fees
62 as well as projects approved that haven't been spent out of that same reserve amount. Our Cash Reserve Policy
63 (Resolution 2018-12) states we need 38% value of depreciable assets, 1% of budgeted total annual revenue, as well
64 as 10 months of budgeted operations and power costs expenses. What are those numbers and amounts? What is the
65 amount of our reserve fund with impact fees removed? He would like that information to be gathered and presented
66 at next month's meeting.
67

68 Nanette Billings would like to see the implementation plan as well as financing, including annual recurring costs,
69 prepared for presentation at the next Power Board meeting as well.
70

71 **Discussion and possible recommendation to the Hurricane City Council to appoint Mark Maag to the Power Board:**
72 Mike Johns presented this agenda item and that he had been recommended by Mayor Nanette Billings. Nanette
73 Billings stated he is an electrician, a good citizen, and willing to serve. Dave Imlay motioned to approve the
74 appointment of Mark Maag to the Power Board. David Hirschi seconded the motion. Motion passed unanimously.
75

76 **Discussion and possible recommendation to the Hurricane City Council on a Power Line Extension request for Zion**
77 **Regional Medical Center:** Karl Rasmussen presented an overview of the project as well as the location of the project.
78 Mike Johns stated the load calculations they'd been given originally were approximately 7.5MW of load for the
79 project, but that changed today, just prior to the meeting, to approximately 10.5MW. This project will require almost
80 2 full circuits of capacity to provide power for their load. It will require the construction of the Sky Mountain
81 Substation. The Sky Mountain Substation will be needed to remove 2 circuits worth of capacity from the Brentwood
82 Substation to allow those 2 circuits for the medical center. Dave Imlay motioned to recommend approval of the line
83 extension request. Colt Stratton asked what exactly this motion for approval is completing. Mike Vercimak gave some
84 history regarding how the line extensions operate. Colt Stratton seconded the motion. Motion passed unanimously.
85

86 There was a long follow-up discussion regarding an overview of growth projected in that area. We will need to
87 investigate possible substation sites with Brent Moser for that highway commercial area. Figuring out a location to

88 set aside for a substation will help significantly with the planning in that area. It may require an impact fee
89 amendment potentially. This is in addition to the substation site discussed earlier for the area around 1100 West
90 3000 South.

91
92 **UAMPS Updates:** Mike Johns presented a brief update that the Power County project has officially been created. He
93 also stated the slides from the toolkit are in the packet. There was a brief discussion regarding the Power County &
94 Millard County projects and the all-in requirements options that were in the slides from the toolkit.

95
96 Meeting adjourned at 4:36 p.m. The next Power Board meeting is scheduled for June 4, 2025, at 3:00 p.m.

DRAFT

BUDGET

AVERAGE YEARLY POWER PRICES

24-25 bdgt amount (thru Apr 2025) **\$72.17**
BDGT Year to Date \$72.58

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<i>Jan</i>	\$57.87	\$59.07	\$60.62	\$59.75	\$57.76	\$60.14	\$68.25	\$132.44	\$80.85	\$73.22
<i>Feb</i>	\$62.38	\$63.04	\$60.96	\$67.00	\$60.67	\$63.19	\$70.88	\$83.72	\$71.23	\$74.69
<i>Mar</i>	\$61.77	\$60.99	\$60.09	\$65.17	\$64.67	\$63.64	\$67.28	\$87.92	\$70.62	\$77.46
<i>Apr</i>	\$59.71	\$59.49	\$55.02	\$55.44	\$55.92	\$61.86	\$82.63	\$75.32	\$70.32	\$76.49
<i>May</i>	\$65.51	\$60.32	\$58.86	\$58.55	\$58.55	\$59.69	\$72.66	\$67.45	\$64.54	
<i>June</i>	\$65.51	\$58.54	\$52.17	\$55.30	\$53.44	\$86.91	\$77.60	\$69.52	\$63.88	
<i>Jul</i>	\$56.95	\$58.29	\$67.87	\$54.29	\$55.98	\$81.04	\$85.31	\$90.48	\$70.51	
<i>Aug</i>	\$57.67	\$59.00	\$66.55	\$54.58	\$78.40	\$72.03	\$96.60	\$84.39	\$67.05	
<i>Sep</i>	\$56.97	\$62.36	\$55.00	\$54.34	\$64.93	\$82.38	\$127.29	\$83.74	\$66.46	
<i>Oct</i>	\$59.23	\$59.79	\$59.36	\$59.70	\$62.82	\$75.92	\$83.45	\$83.77	\$75.82	
<i>Nov</i>	\$64.18	\$62.14	\$64.60	\$63.80	\$63.60	\$70.47	\$96.34	\$73.03	\$85.85	
<i>Dec</i>	\$61.51	\$58.80	\$61.61	\$58.55	\$60.33	\$70.07	\$161.27	\$71.99	\$68.50	
<i>Yr Avg</i>	\$60.64	\$60.15	\$60.23	\$58.87	\$61.42	\$70.61	\$90.80	\$83.65	\$71.30	\$75.46
<i>Weighted Avg</i>	\$59.55	\$59.90	\$60.56	\$58.11	\$61.98	\$72.46	\$92.09	\$84.16	\$70.50	\$75.39

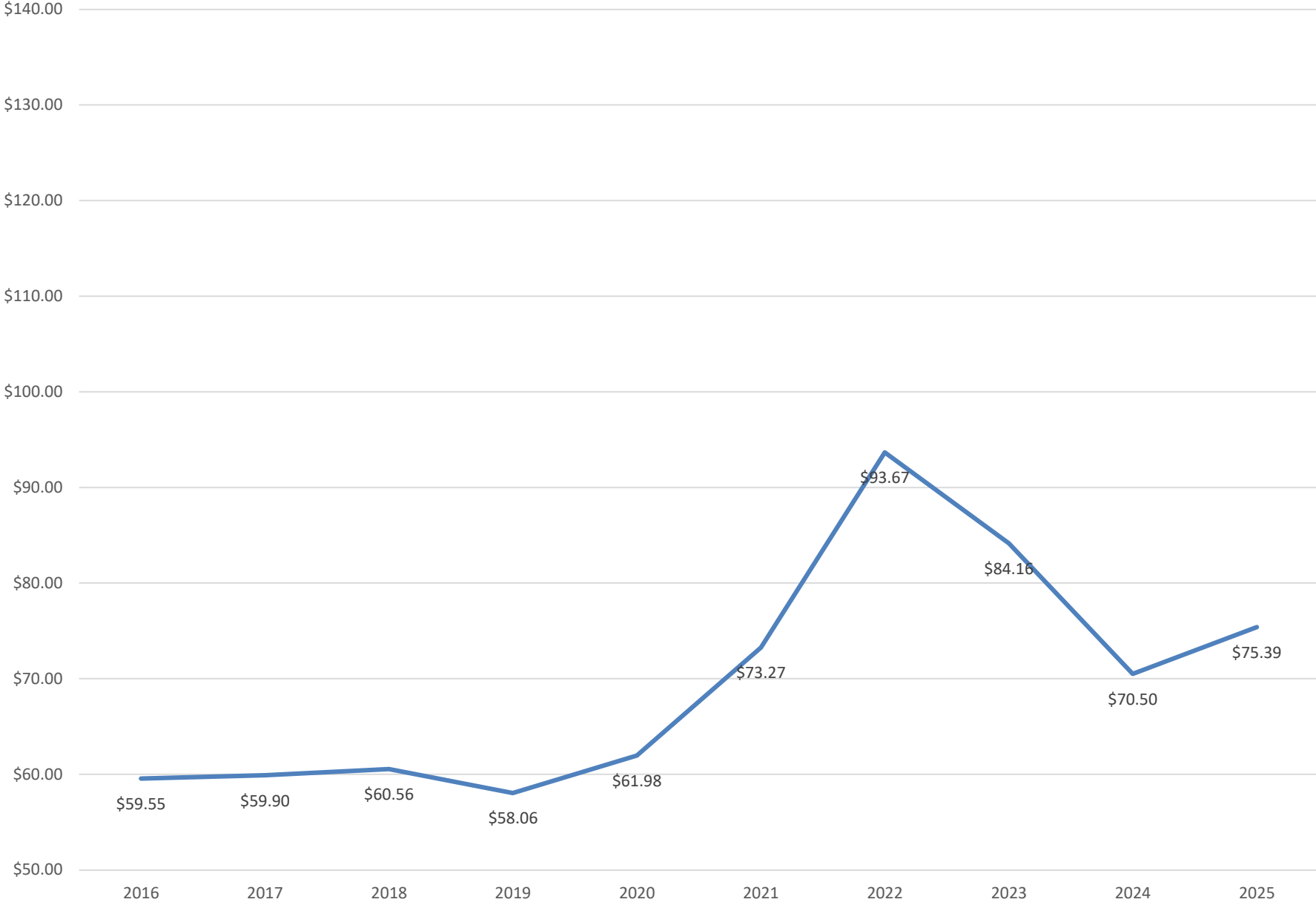
**Cy to
Date**

*These figures capture the total cost of power to the power department.
 The power department uses costs only associated with the purchasing
 and generation of power and includes debt payments and interest*

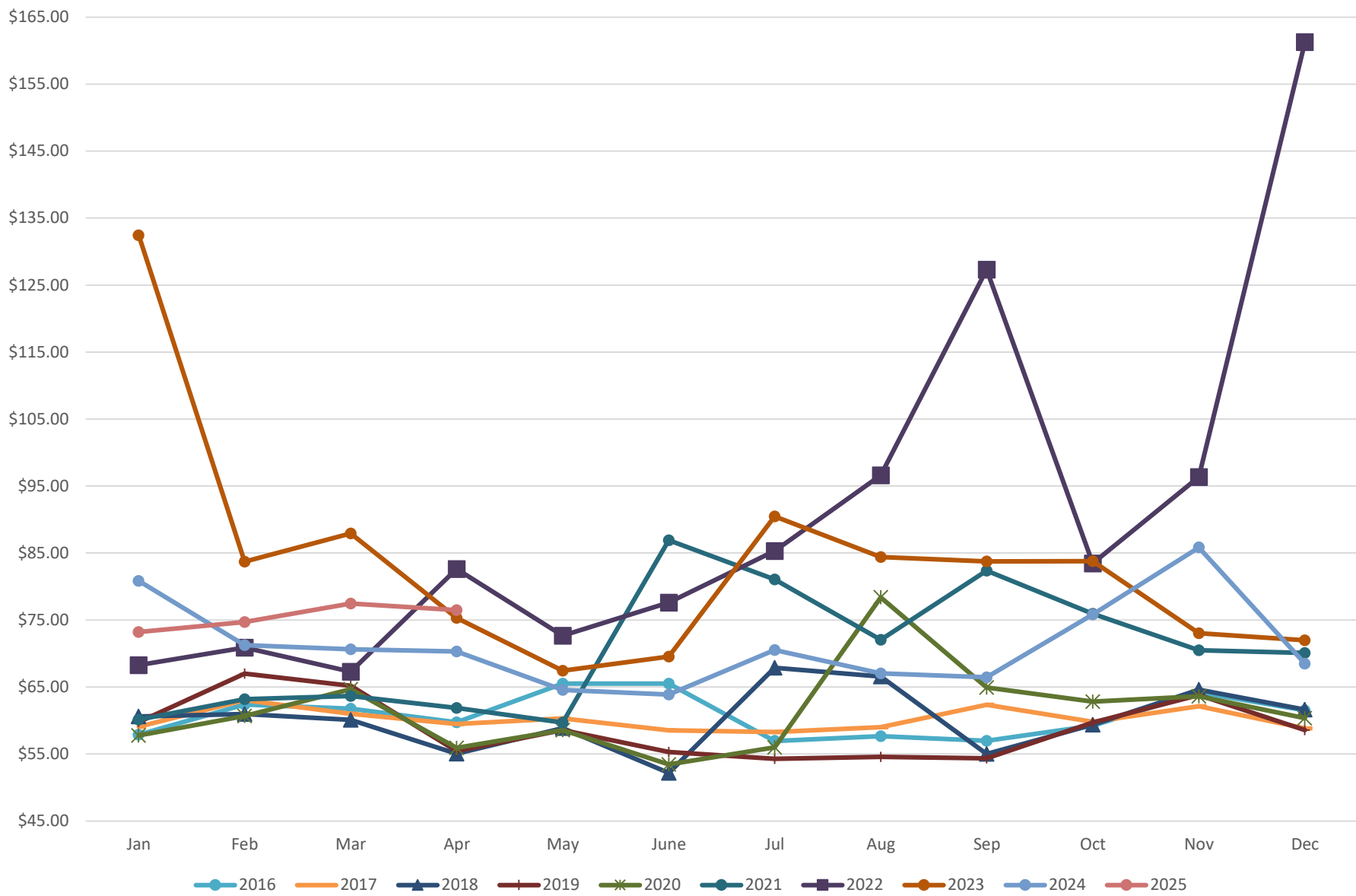
Apr



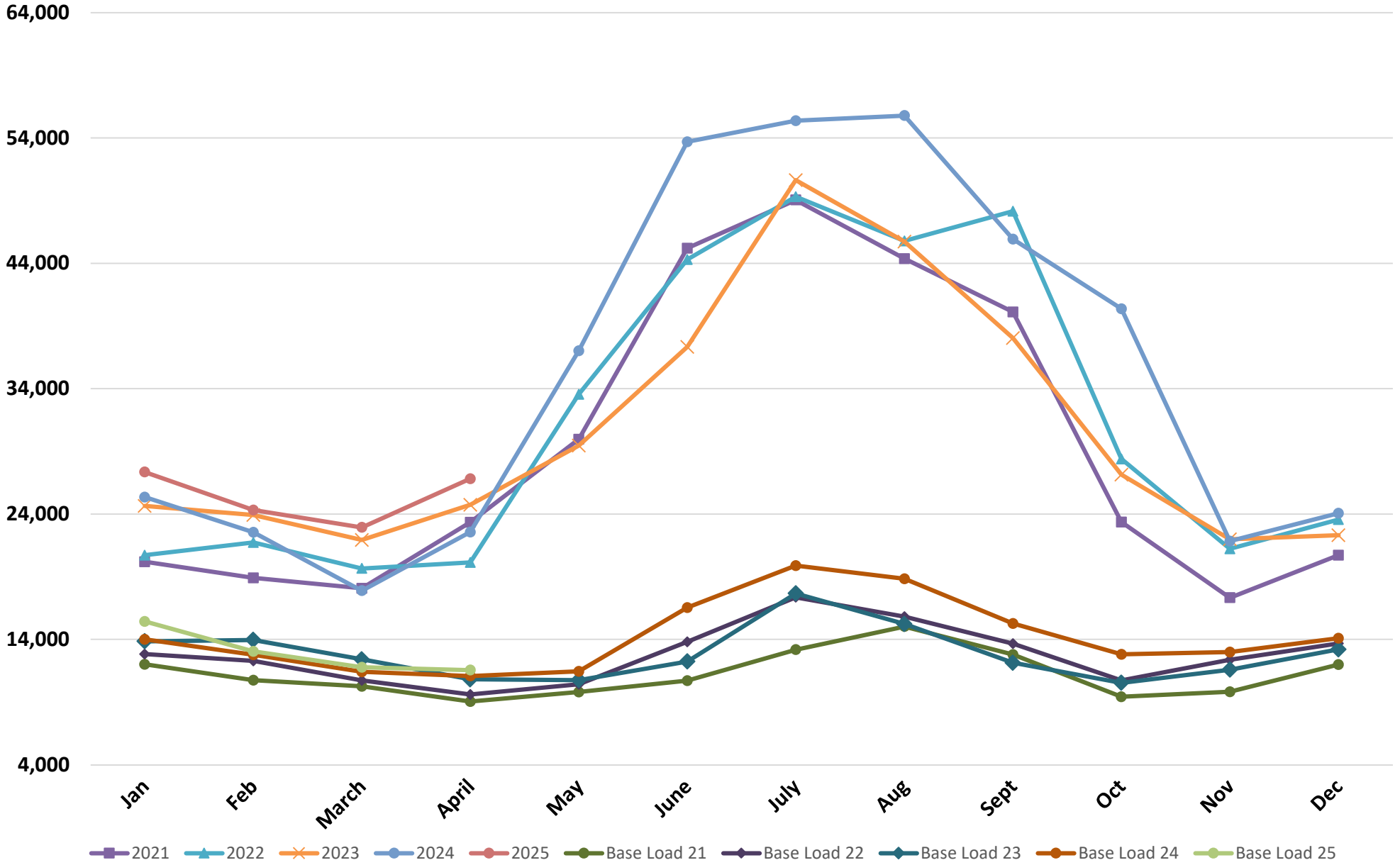
Weighted Average



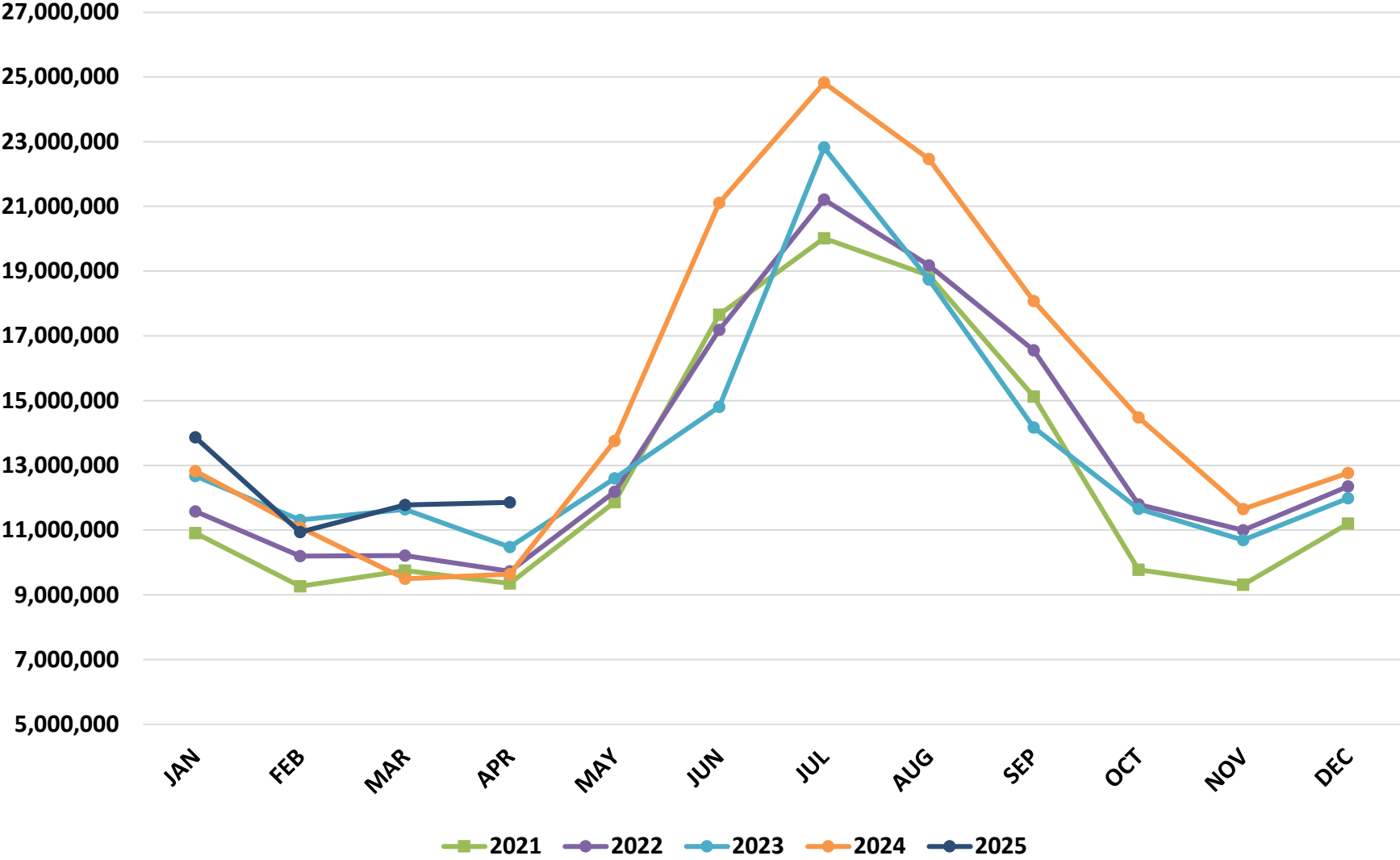
Avg Monthly Price



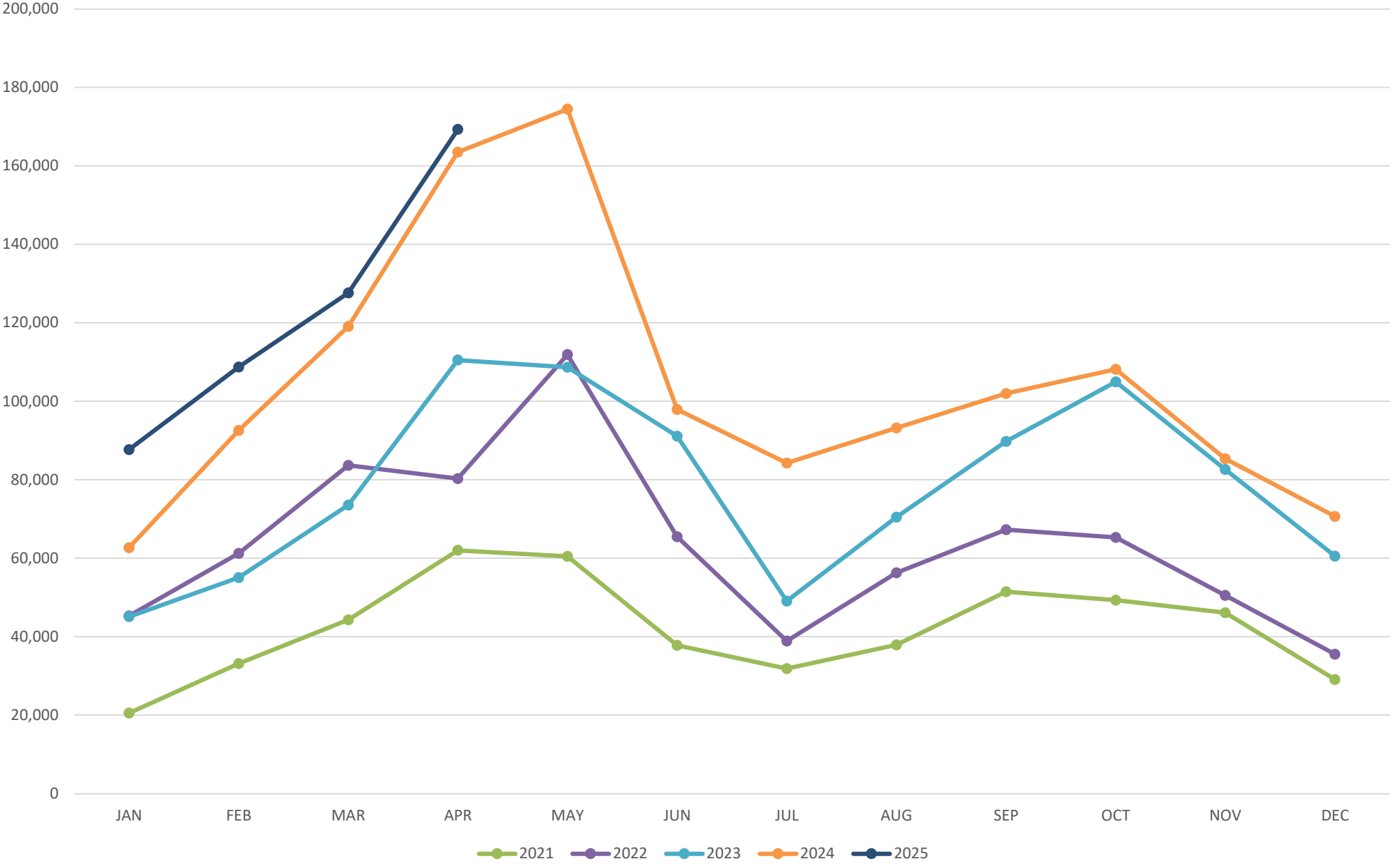
2021 - 2025 KW LOAD



2021 - 2025 KWH LOAD



Solar Kwh



When Recorded Return To:

Hurricane City
Attn: Dayton Hall, City Attorney
147 N. 870 W.
Hurricane, Utah 84737

APN: H-3-2-4-44021; H-3-2-4-146; H-3-2-4-147;
H-3-2-4-139; H-3-2-3-344; H-3-2-4-214

DEVELOPMENT AND POWER LINE EXTENSION AGREEMENT

THIS DEVELOPMENT AND POWER LINE EXTENSION AGREEMENT (“Agreement”) is made to be effective as of June 5, 2025 (the “Effective Date”), by and between WPP Hurricane Land, LLC , a Utah limited liability company (“Developer”) and Hurricane City, a Utah municipal corporation (“City”) (individually a “Party” and collectively the “Parties”).

RECITALS

A. Summit-Hurricane Development, Inc, a Nevada corporation, Toquerville Enterprises, a Utah limited liability company and City entered into that certain Development Agreement for Painted Hills Collina Tinta dated September 7, 2006, and recorded in the Official Records of Washington County, Utah on October 24, 2006, as Document No. 20060049271, as amended (the “Development Agreement”), for the development of approximately 560 acres of land located in Hurricane, Utah.

B. Developer currently owns property that is subject to the Development Agreement, which property is more particularly described at Exhibit A, attached hereto (the “Property”).

C. The Development Agreement includes obligations now applicable to Developer regarding providing power to Developer’s property.

D. The parties desire to enter into this Agreement to clarify and confirm Developer’s obligations related to providing power capacity and infrastructure to the Property as set out in section 4.3.1 of the Development Agreement.

AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Developer's Obligations.** To provide power capacity to Developer's Property, Developer shall, as a condition of receiving any land use approvals for the Property, complete the installation of underground distribution lines to the Property as described in this paragraph:

a. Power Line Extension from 600 North Street. Developer shall complete a distribution line from the Sky Mountain Substation site located on 600 North Street extending south along 2260 West Street, across State Street, and south along Rlington Parkway to the point where the power is needed within the Property. Developer may complete the construction in phases associated with desired preliminary plat or site plan approvals and based on the number of units within each phase, as detailed in the following table:

<u>Development</u>	<u>Required Construction</u>	<u>Number of Units</u>
Black Ridge Phase 2	Acquire any needed easements and construct an underground 3 phase main line from the existing switch located at 150 South Rlington Parkway to 840 South Rlington Parkway, which will temporarily extend circuit BW-201.	Upon completion of this construction, adequate power capacity will be available for the 45 units planned for Black Ridge Phase 2.
Black Ridge Apartments	Acquire any needed easements and complete the underground 3 phase main line from the Sky Mountain Substation at 600 North Street to 840 South Rlington Parkway.	Upon completion of this construction, adequate power capacity will be available for the 440 units planned for the Black Ridge Apartments.
Additional Development	No additional construction required	295 additional units permitted.

b. Power Line Extension from Three Falls Substation. Any additional development beyond the units contemplated in Section 1(a), above, will require a new distribution line to be extended from the Three Falls Substation, with the expected route running west to Rlington Parkway and then north to 840 South Rlington Parkway.

2. **Unit Count and Calculation.** This Agreement assumes that the order of development proceeds in the order listed; however, should Developer choose to proceed in a different order or with different unit counts, the unit count will dictate the required construction

prior to preliminary plat or site plan approvals. The unit counts assume that each unit will require one, standard 200 amp connection. For example, a unit that requires a 400 amp connection will count as two units and a unit that requires a 100 amp connection will only count as one-half of a unit for purposes of this Agreement.

3. **Design, Engineering, and Approvals.** Developer shall retain a qualified electrical engineer approved by the City (in the City's reasonable discretion) ("Developer's Engineer"), to design and engineer the construction consistent with City specifications and standards. The design and engineering of the power line extension and/or upgrade, as shown on construction drawings, shall be approved by the Hurricane City Power Department and the Hurricane City Joint Utility Committee, which approval process will be facilitated by Developer and Developer's Engineer.

4. **Contractor.** Developer shall retain an appropriately licensed electrical contractor approved by the City (in the City's reasonable discretion) ("Developer's Contractor") to perform the construction described herein.

5. **Bonding; Warranty.** Developer shall comply with the completion bonding and warranty bonding required by the City Code at the time of construction.

6. **Authority to Sign.** The City and Developer each warrant and represent that it is duly authorized to enter into, execute, and carry out this Agreement.

7. **No Reimbursement or Credit.** The Developer understands and agrees that all costs and expenses incurred by Developer pursuant to this Agreement are to provide power capacity to Developer's Property as contemplated in the Development Agreement, and the infrastructure provided by the Developer has been specifically calculated based on the amount of power being provided to Developer's Property. As such, Developer shall have no right to any credit, waiver, voucher, additional capacity, or reimbursement because of costs or expenses incurred hereunder. Developer expressly waives any claim to such right under the Constitution of the United States, Utah Constitution, Federal and State Statutes, and Hurricane City ordinances. This Agreement does not create or vest with Developer any exclusive rights to power capacity.

8. **Represented by Counsel.** Each party acknowledges that it has had the opportunity to be represented by counsel in connection with this Agreement and the transactions and obligations contemplated by this Agreement. Accordingly, any rule of law or any legal decision that would provide any party with a defense to the enforcement of the terms of this Agreement against such party based upon lack of legal counsel shall have no application and is expressly waived. The parties also agree that this Agreement shall be deemed as jointly drafted by the parties and no presumption against the drafting party shall exist.

9. **Execution and Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute and be one and the same document.

On the ____ day of _____, 2025 personally appeared before me Nanette Billings, who, being by me duly sworn, did say that she is the Mayor of Hurricane City, a municipal corporation and political subdivision of the State of Utah, and said person acknowledged to that said corporation executed the same.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

Exhibit "A"

LEGAL DESCRIPTION

Located in the West half and the Southeast 1/4 of Section 04, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'48"W 436.22 feet along the quarter Section line and S01°07'12"W 404.00 feet from the North Quarter Corner of Section 04, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence S 31°53'11" E 802.47 feet; thence S 01°03'13" W 1,718.83 feet; thence S 89°02'24" E 2,391.86 feet; thence S 01°10'56" W 308.85 feet; thence S 00°59'14" W 252.00 feet; thence S 89°00'29" E 106.84 feet; thence S 67°03'23" E 104.61 feet; thence N 67°03'14" E 29.53 feet; thence N 17°24'25" W 28.59 feet; thence S 89°00'29" E 25.66 feet; thence S 01°08'09" W 757.99 feet; thence N 89°00'29" W 1,319.08 feet; thence S 01°06'03" W 1,318.25 feet; thence N 88°59'50" W 2,677.40 feet; thence N 88°55'49" W 1,277.40 feet; thence N 01°05'49" E 1,315.92 feet; thence N 88°54'46" W 1,321.68 feet; thence N 01°03'07" E 4,118.35 feet; thence S 88°56'08" E 1,228.09 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 93.84 feet a distance of 16.87 feet through a central angle of 10°18'08" Chord: S 58°52'42" E 16.85 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 453.02 feet a distance of 257.37 feet through a central angle of 32°33'03" Chord: S 70°00'09" E 253.92 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central angle of 42°58'38" Chord: S 64°47'22" E 277.67 feet; thence S 43°18'03" E 465.45 feet; thence S 43°16'54" E 360.71 feet; thence along the arc of a curve to the left with a radius of 779.77 feet a distance of 71.49 feet through a central angle of 05°15'10" Chord: S 45°54'29" E 71.46 feet; thence S 48°20'52" E 193.59 feet; thence along the arc of a curve to the left with a radius of 458.10 feet a distance of 153.79 feet through a central angle of 19°14'07" Chord: S 57°57'55" E 153.07 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 151.82 feet a distance of 171.99 feet through a central angle of 64°54'41" Chord: S 35°07'38" E 162.94 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 530.37 feet a distance of 136.63 feet through a central angle of 14°45'36" Chord: S 13°00'47" E 136.25 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 709.00 feet a distance of 270.77 feet through a central angle of 21°52'54" Chord: S 08°39'21" E 269.13 feet; thence S 02°10'13" W 807.64 feet; thence along the arc of a curve to the left with a radius of 629.00 feet a distance of 312.54 feet through a central angle of 28°28'11" Chord: S 12°03'52" E 309.34 feet; thence along the arc of a curve to the left with a radius of 629.00 feet a distance of 231.02 feet through a central angle of 21°02'37" Chord: S36°49'16"E 229.72 feet; thence S 47°20'49" E 145.06 feet; thence S 46°57'37" E 1.57 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 1,169.99 feet a distance of 452.15 feet through a central angle of 22°08'33" Chord: S 36°17'14" E 449.35 feet; thence N 64°47'54" E 75.30 feet; thence N 27°21'01" W 93.97 feet; thence Northwesterly along the arc of a non-tangent curve to the left having

a radius of 4,995.40 feet a distance of 8.15 feet through a central angle of 00°05'37" Chord: N 29°45'38" W 8.15 feet; thence N 38°40'00" E 250.44 feet; thence N 37°17'21" W 136.31 feet; thence N 20°25'28" E 252.12 feet; thence S 88°56'04" E 62.18 feet; thence N 01°01'46" E 50.00 feet; thence N 88°55'17" W 88.30 feet; thence N 01°01'44" E 120.00 feet; thence N 88°58'25" W 91.30 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 170.00 feet a distance of 217.13 feet through a central angle of 73°10'50" Chord: N 52°23'06" W 202.67 feet; thence N 15°47'32" W 53.19 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,480.51 feet a distance of 386.74 feet through a central angle of 14°58'00" Chord: N 08°18'23" W 385.64 feet; thence N 00°39'29" E 76.36 feet; thence N 02°08'10" E 215.28 feet; thence N 02°00'56" E 223.75 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 800.00 feet a distance of 626.44 feet through a central angle of 44°51'56" Chord: N 23°27'30" W 610.56 feet; thence N 49°56'56" E 203.52 feet; thence along the arc of a curve to the left with a radius of 533.44 feet a distance of 375.46 feet through a central angle of 40°19'37" Chord: N 29°47'07" E 367.75 feet; thence S 89°11'33" E 228.74 feet to the point of beginning.

Containing 510.18 acres +/-.



*Exhibit C, Debt Cap, and
2025 Financing Updates*

**Central-St.
George Project**



May 21, 2025 – Scott Fox

Participant Governing Body Authorization Required

- Governing body authorization for the Central-St. George Projects is required when:
 1. Changes are made to Exhibit C
 2. When an increase to the bond cap is needed
 - i. Cap available capacity is currently at ~\$2.5M
- Otherwise, within these parameters, the financing authority rests with the Project Management Committee (“PMC”)

Exhibit C Updates

- Projects Considered:
 - Internal Transformer Upgrade project to increase transformation capacity at River, Skyline & Green Valley substations
 - Sections 3(E), 3(L), 3(O)
 - 345kV St. George Transformer Installation, PacifiCorp project
 - Sections 3(A), 3(C), 4(B)
 - Santa Clara – Snow Canyon Line Reroute
 - Section 3(M)
 - St. George – River Line Reconductor
 - Edit to Section 3(D) –
 - “. . . , which may be reconducted in the future, . . . ”

Central-St. George Outstanding Bonds

- CSG Outstanding Bonds as of April 30, 2025:
 - Central – St. George 2016 Series
 - Outstanding Principal - \$9,610,000
 - Private Placement – Bank of America
 - Interest Rate – 2.53%
 - Final Maturity – December 1, 2027
 - No bond ratings from the Rating Agencies since bond issue was privately placed with BofA
 - no ongoing disclosures required

CSG 2025 System Upgrades

	<u>\$(M)</u>
1. St. George 2nd Transformer Install	\$ 2.0
2. Transformer Upgrade Project	
Phase 1	2.3
Phase 2	7.9
Phase 3	5.1
Phase 4	10.2
Phase 5	0.4
	26.0
3. Santa Clara - Snow Canyon Line Re-Route	0.1
4. St. George - River 138 kV Transmission Line Reconductoring	2.6
	<u>\$ 30.7</u>

CSG Revised Debt Cap 2025

	<u>\$(M)</u>
Existing Debt Cap	\$ 64.0
2025 System Upgrades	30.7
Contingency	<u>5.3</u>
Revised Debt Cap 2025	\$ 100.0
Approved Debt Capacity	<u>(61.5)</u>
Remaining Capacity FY2026	<u><u>\$ 38.5</u></u>

Acquisition Payment

- UAMPS to issue Central-St. George Transmission Project Revenue Bonds to finance the acquisition and construction costs of the 2025 System Upgrades
 - 1st Series of the Bonds will be issued in 2025
 - 2nd Series of the Bonds will be issued around 2027 or soon after
- Acquisition Payment
 - Pursuant to the terms of the Transmission Service Agreement (“TSA”), the PMC will provide the Participants with the option of making capital contribution to UAMPS for the 2025 System Upgrades
 - Acquisition Payment Notification Due Date for 1st Series will be June 16,2025
 - *no response* required if you do not intend to make an acquisition payment

1st Bonds – 2025 System Upgrades

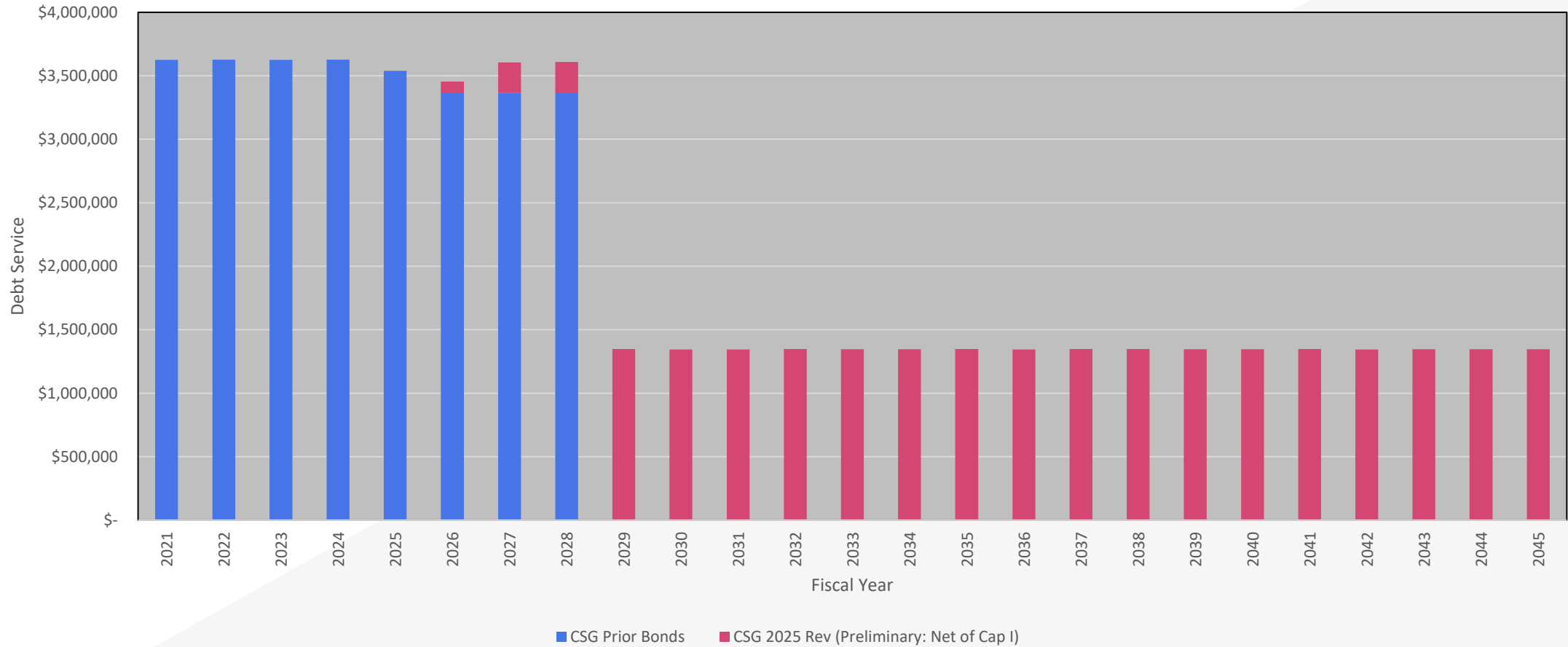
	<u>\$(M)</u>
1. St. George 2nd Transformer Install	\$ 2.0
2. Transformer Upgrade Project	
Phase 1	2.3
Phase 2	7.9
	10.2
3. Santa Clara - Snow Canyon Line Re-Route	0.1
4. St. George - River 138 kV Transmission Line Reconductoring	2.6
	<hr/>
Total Project Costs	<u><u>\$ 15.0</u></u>

Changes from May 6th Bond Discussion

- May 6th Discussion Items:
 - Borrow \$10.5 million for 2 years' expenditures
 - Use interest only payments for the first two years
 - No capitalized interest
 - Minimize member rate impact prior to existing bond payoff in 2027
- May 21st Updates:
 - Borrow \$15 million to fund \$4.7 million in additional projects (prior slide)
 - Recommend 2.5 years interest only payments
 - Use funds from Debt Service Reserve Fund re-sizing to reduce rate impact
 - Result: Minimal estimated rate impact (see next slides)
 - Assume 5.10% interest rate
 - Amortization of principal thru FY2045

Estimated Total Debt Service with 2025 Bonds

Central St George Outstanding Bonds with Preliminary 2025 Bonds



Estimated Rate Impact for Members

	Total	Hurricane	Santa Clara	St. George	Washington
	100.00%	14.62%	6.06%	64.31%	15.01%
FY 2026 Annual Debt Service	3,454,644	505,069	209,351	2,221,682	518,542
FY 2027 Annual Debt Service	3,605,491	527,123	218,493	2,318,691	541,184
FY 2029 Annual Debt Service *	1,348,420	197,139	81,714	867,169	202,398

*2nd Series of Bonds issued in 2027/2028 will **more than double** FY 2029 debt service. However, annual debt service from FY 2029-2046 will still be lower than current-year levels.

Note: Participants' authorizing resolution approve a Transmission Service Agreement amendment to allow the PMC to establish operating procedures to adjust the entitlement shares based on each Participant's forecasted usage and revised as necessary based on an annual engineering review of forecasted usage

Next Steps

1. Upon approval of Exhibit C (with the discussed edit to Section 3(D)) by the PMC, staff will send each Participant an authorizing resolution for their city council to approve the revised Exhibit C and the bond cap increase
2. During the June PMC and Board meetings, approve a resolution for the project bonding

May 27, 2025

TO: The Participants in the Central-St. George Transmission Project

FROM: Scott Fox, UAMPS Chief Financial Officer

RE: Central - St. George Transmission Project
Acquisition Payment Percentage Notice for 2025 System Upgrades

The Project Management Committee (the “*PMC*”) for the Central-St. George Transmission Project (the “*Project*”) has approved various upgrades and improvements to the Project (the “*2025 System Upgrades*”) that are shown on the revised Exhibit C to the Transmission Service Agreements that has been submitted to your City Council for approval. UAMPS expects to issue its Central-St. George Transmission Project Revenue Bonds (the “*Bonds*”) to finance the acquisition and construction costs of the 2025 System Upgrades. It is expected that the first series of the Bonds will be issued in 2025 and a second series of Bonds will be issued in 2027 or a later year.

ACQUISITION PAYMENT PERCENTAGE ELECTION

Under most of UAMPS’ bond-financed projects, a participant may elect to make a capital contribution or prepayment to UAMPS. In the event a participant makes this election, it pays the capital contribution or prepayment shortly before UAMPS issues bonds. The capital contribution or prepayment is deposited with the bond trustee and is used, together with bond proceeds, to pay the costs of the project. In exchange for its capital contribution or prepayment, the participant’s obligation to pay a share of UAMPS’ debt service costs is reduced or eliminated.

Pursuant to the terms of the Transmission Service Agreements (the “*TSAs*”), the PMC has voted unanimously to provide the Participants with the option of making capital contributions to UAMPS for the 2025 System Upgrades. The TSAs refer to these capital contributions as “*Acquisition Payments*.” Unlike the capital contribution provisions for UAMPS’ other projects which require the full contribution before the bonds are issued, the TSAs provide that each Participant may elect to pay a percentage (an “*Acquisition Payment Percentage*”) of the acquisition and construction costs of the 2025 System Upgrades (the “*Upgrade Costs*”) as they come due. As a result, each Participant that elected an Acquisition Payment Percentage for the Upgrade Costs would be obligated on a pay-as-you-go basis to pay a percentage share of the monthly acquisition and construction costs incurred by UAMPS, including monthly invoices issued to UAMPS by PacifiCorp for portions of the 2025 System Upgrades. Although a Participant that elects an Acquisition Payment Percentage is not obligated to make an up-front deposit with UAMPS, it is required to “set aside” an amount UAMPS deems to be sufficient to make its Acquisition Payments.

The Acquisition Payment option for the 2025 System Upgrades is being made available to the Participants pursuant to the approval by the PMC, but, based on its experience with capital

contributions in other bond-financed projects, UAMPS has recommended and the PMC has determined that the total amount of all expected Acquisition Payments should be deposited with the bond trustee at once and not be made on a pay-as-you-go basis. Further, the majority of the costs of acquisition and construction of the 2025 System Upgrades have been incurred and the work to complete the 2025 System Upgrades is substantially complete. UAMPS will, of course, provide regular updates to the PMC regarding the application of bond proceeds and Acquisition Payments and will credit any investment earnings to Participants that make an Acquisition Payment.

AMOUNT OF THE ACQUISITION PAYMENT

The PMC has unanimously determined that the amount of a Participant's Acquisition Payment will be an amount equal to the product of the estimated Upgrade Costs multiplied by the Participant's "Pooling Percentage" for the current fiscal year of UAMPS under the Operating Procedures adopted by the PMC. For purposes of this notice, UAMPS estimates the Upgrade Costs for the first phase of the 2025 System Upgrades to be \$14,900,000, which amount has been approved by the PMC. This amount does not include financing costs, capitalized interest or debt service reserves for the Bonds. By making its Acquisition Payment, the Participant is agreeing to such calculation of its Acquisition Payment and the terms described herein.

The Participant acknowledges and agrees that the amount of the Acquisition Payment to be made by the Participant is based upon a preliminary estimate of the Upgrade Costs and will be subject to adjustment to reflect the final Upgrade Costs approved by the PMC. Not more than 30 days following the determination of the final Upgrade Costs, UAMPS will deliver a final accounting statement to the Participant showing the final Upgrade Costs, the amount of and interest earnings on the Acquisition Payment and any amount payable by or credited to the Participant in respect of the final Upgrade Costs. The Participant agrees that it will pay any additional amount payable by it on or before the 30th day following the date of such final accounting statement, or on such later date as may be approved by the PMC.

UAMPS' calculation and determination of the final Upgrade Costs and the Participants' Acquisition Payments as described in this Notice shall be conclusive and binding upon UAMPS and each Participant. The Participant's election to make the Acquisition Payment is irrevocable under all circumstances. The Acquisition Payment shall not be deemed to constitute an investment by the Participant and the Participant shall not be entitled to any investment earnings or rate of return on the Acquisition Payment, except with respect to interest earnings on the Acquisition Payment pending its application as provided below. Any Acquisition Payment made by the Participant does not change or affect UAMPS' ownership in the Project or any of the other rights and obligations of UAMPS and the Participants under the TSAs except as specifically provided herein.

ELECTING AN ACQUISITION PAYMENT PERCENTAGE

If your City wants to make an Acquisition Payment, please execute the attached Acquisition Payment Notice and deliver it to me by June 16, 2025. I will then follow up with written details for the deposit and timing of your Acquisition Payment.

If you *do not* want to make an Acquisition Payment, you do not need to complete the Acquisition Payment Notice, but I would appreciate it if you could send me an email that confirms that you do not want to make an Acquisition Payment.

If you have any questions, please do not hesitate to contact me at (801) 214-6418 or Jackie Coombs at (801) 214-6402.

ATTACHMENT I

Scott Fox, Chief Financial Officer
Utah Associated Municipal Power Systems
155 North 400 West, Suite 480
Salt Lake City, Utah 84103

Re: Central - St. George Transmission Project—Acquisition Payment Notice

Dear Scott:

In response to your memo of May 27, 2025, and with respect of the costs of acquisition and construction of the 2025 System Upgrades, please be advised that

[name of Participant]

Hereby elects an Acquisition Payment Percentage with respect to the costs of acquisition and construction of the 2025 System Upgrades and agrees to deposit an amount equal to its Acquisition Payment pursuant to instructions provided by UAMPS.

The Acquisition Payment is authorized to be made from legally available funds of the Participant and the undersigned is authorized to execute and submit this Acquisition Payment Notice and to cause such funds to be transferred and deposited in respect of such Acquisition Payment.

Dated: _____, 2025.

Sincerely,

UAMPS Representative and Authorized
Signatory

**EXHIBIT C
PROJECT DESCRIPTION**

1. This Exhibit C is made this ~~19th-21st~~ day of ~~May~~~~February~~, ~~2020-2025~~ to be effective under and as part of this Transmission Service Agreement hereinafter called the "Agreement" and shall remain in effect until superseded by another Exhibit C in accordance with the provisions of the Agreement; provided, that this Exhibit C or any superseding Exhibit C shall be terminated by the expiration of the Agreement.
2. This Exhibit C is not intended to describe each component piece in detail. Items relating to the prevention or correction of any unusual loss or damage or for renewals, replacements, repairs, additions, improvements, modifications and betterments shall not constitute a change to Exhibit C.
3. The Project; as of the date above and as depicted on the map included as Addendum #1 to Exhibit C, consists of the components described below

A. CENTRAL 345/138 kV SUBSTATION

Voltage: 345 to 138 kV

Purpose: A substation to accommodate two 345 to 138 kV transformers and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, PacifiCorp 345 kV Red Butte Substation, ~~PacifiCorp 345kV St George Substation~~ and the PacifiCorp 138 kV Middleton Substation.

Commented [RS1]: Per 4(B)

B. CENTRAL-ST. GEORGE 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: Double circuit 138 kV ~~transmission line~~ and any appropriate appurtenances to connect the Central 345/138 kV Substation to the St George Substation.

Commented [RS2]: One circuit will be reterminated and operated at 345kV per 4(B)

C. ST. GEORGE 138 kV SUBSTATION

Voltage: 138 kV

Purpose: A switching/substation and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, River 138 kV Transmission Line, Skyline 138 kV Transmission Line, PacifiCorp 345kV St George Substation and the PacifiCorp Middleton Substation.

Commented [RS3]: Per 4(B)

D. RIVER 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: A single circuit 138 kV transmission line and any appropriate appurtenances to connect the St. George Substation to the River 138 kV Substation.

E. RIVER 138/69 kV SUBSTATION

Voltage: 138 to 69 kV

Purpose: A substation to accommodate two 138 to 69 kV transformers ~~(75 MVA)~~ and any appropriate appurtenances to interconnect the River 138 kV Transmission Line, the St George 69 kV system and the UAMPS 69 kV lines to the UAMPS Millcreek Switchyard breakers.

F. WASHINGTON 69 kV TRANSMISSION LINE

(Alternate Feed)

Voltage: 69 kV

Purpose: A single circuit 69 kV transmission line and any appropriate appurtenances to connect Washington to St George via the Skyline Substation to the meter point located on 450 West 200 South in Washington, Utah.

G. MILL CREEK 69 kV TRANSMISSION LINE (FORMERLY CREEK LINE)

Voltage: 69 kV

Purpose: A single circuit 69 kV transmission line and any appropriate appurtenances to connect the UAMPS Mill Creek Switchyard to the PacifiCorp Purgatory Flats 69 kV substation which will also connect to the 69 kV Transmission Line to the Hurricane Brentwood Substation ending at switch 69-130 and the 69 kV line to the Hurricane Anticline Substation. The Purgatory Flats Substation will provide a new 138 kV source for UAMPS in Washington County and the three UAMPS lines will be normally operated radially.

H. SANTA CLARA 69 kV TAP

Voltage: 69 kV

Purpose: A three-way switch and any appropriate appurtenances to connect the Santa Clara 69 kV system to the Snow Canyon 69 kV transmission line.

I. CAPACITOR BANKS

Voltage: 15 kV and 69 kV

Purpose: Five 15 kV 5 MVAR capacitor banks inside the system distribution substations (Red Hills, Snow Canyon, Hillside, East ridge and Upper Skyline) and installation of three 69 kV 5 MVAR capacitor banks inside the 69 KV Substations (River and Skyline).

J. MILL CREEK 69 kV TRANSMISSION LINE EXTENSION

Voltage: 69 kV

Purpose: Acquire the St George City single circuit 69 kV transmission line and any appropriate appurtenances to connect the River 138 / 69 kV Substation to the UAMPS Mill Creek 69 kV Switchyard.

K. SKYLINE 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: Acquire the St George 138 kV Transmission line and any appropriate appurtenances to connect the St George 138 kV Substation to the Skyline 138 kV bus.

L. SKYLINE TRANSFORMER

Voltage: 138 kV

Purpose: ~~Two~~ Install a 138 kV transformers and any necessary appurtenances to increase capacity in the existing Skyline Substation ~~(75 MVA)~~.

M. SNOW CANYON 69 kV TRANSMISSION LINE

Voltage: 69 kV

Purpose: Acquire the St George 69 kV Transmission Line and any appropriate appurtenances to connect the Santa Clara 69 kV Tap to the Snow Canyon 138/69 kV Substation Santa Clara breaker. This line currently starts at Skyline 69kV bus and terminates at the Snow Canyon Substation but may be rerouted at a future date-

N. ST. GEORGE SUBSTATION TO SKYLINE SECOND 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: Install second 138 kV circuit on existing 138 kV structure and any appropriate appurtenances to interconnect the St. George Switchyard to Skyline second 138 kV Transmission Line to St. George Switchyard and Skyline Substations.

O. TRANSFORMER UPGRADE

Voltage: 138 kV to 69 kV

Purpose: A switching/substation and any appropriate appurtenances to increase transformation capacity at River, Skyline & Green Valley substations.

Commented [RS4]: Green Valley sub is wholly owned by St. George but the installation of a new transformer has been identified under the transformer upgrade project to provide overall reliability to surrounding substations under the Project.

4. The Joint Operating Agreement between PacifiCorp and UAMPS as approved by each Participant provides for the construction of the facilities as described therein.

A. ENERGIZATION OF THE FOURTH CIRCUIT

BETWEEN CENTRAL/RED BUTTE SUBSTATION
AND ST GEORGE SUBSTATION

B. INSTALLATION OF A 345KV TRANSFORMER AT THE ST GEORGE
SUBSTATION

Commented [RS5]: This is a PAC project but there will be some cost allocation to the Project which will be handled under separate agreement

**EXHIBIT C
PROJECT DESCRIPTION**

1. This Exhibit C is made this 21st day of May, 2025 to be effective under and as part of this Transmission Service Agreement hereinafter called the "Agreement" and shall remain in effect until superseded by another Exhibit C in accordance with the provisions of the Agreement; provided, that this Exhibit C or any superseding Exhibit C shall be terminated by the expiration of the Agreement.
2. This Exhibit C is not intended to describe each component piece in detail. Items relating to the prevention or correction of any unusual loss or damage or for renewals, replacements, repairs, additions, improvements, modifications and betterments shall not constitute a change to Exhibit C.
3. The Project, as of the date above and as depicted on the map included as Addendum #1 to Exhibit C, consists of the components described below

A. CENTRAL 345/138 kV SUBSTATION

Voltage:	345 to 138 kV
Purpose:	A substation to accommodate two 345 to 138 kV transformers and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, PacifiCorp 345 kV Red Butte Substation, PacifiCorp 345kV St George Substation and the PacifiCorp 138 kV Middleton Substation.

B. CENTRAL-ST. GEORGE 138 kV TRANSMISSION LINE

Voltage:	138 kV
Purpose:	Double circuit 138 kV transmission line and any appropriate appurtenances to connect the Central 345/138 kV Substation to the St George Substation.

C. ST. GEORGE 138 kV SUBSTATION

Voltage: 138 kV

Purpose: A switching/substation and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, River 138 kV Transmission Line, Skyline 138 kV Transmission Line, PacifiCorp 345kV St George Substation and the PacifiCorp Middleton Substation.

D. RIVER 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: A single circuit 138 kV transmission line and any appropriate appurtenances to connect the St. George Substation to the River 138 kV Substation.

E. RIVER 138/69 kV SUBSTATION

Voltage: 138 to 69 kV

Purpose: A substation to accommodate two 138 to 69 kV transformers and any appropriate appurtenances to interconnect the River 138 kV Transmission Line, the St George 69 kV system and the UAMPS 69 kV lines to the UAMPS Millcreek Switchyard breakers.

F. WASHINGTON 69 kV TRANSMISSION LINE

(Alternate Feed)

Voltage: 69 kV

Purpose: A single circuit 69 kV transmission line and any appropriate appurtenances to connect Washington to St George via the Skyline Substation to the meter point located on 450 West 200 South in Washington, Utah.

G. MILL CREEK 69 kV TRANSMISSION LINE (FORMERLY CREEK LINE)

Voltage: 69 kV

Purpose: A single circuit 69 kV transmission line and any appropriate appurtenances to connect the UAMPS Mill Creek Switchyard to the PacifiCorp Purgatory Flats 69 kV substation which will also connect to the 69 kV Transmission Line to the Hurricane Brentwood Substation ending at switch 69-130 and the 69 kV line to the Hurricane Anticline Substation. The Purgatory Flats Substation will provide a new 138 kV source for UAMPS in Washington County and the three UAMPS lines will be normally operated radially.

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Voltage: 69 kV

Purpose: A three-way switch and any appropriate appurtenances to connect the Santa Clara 69 kV system to the Snow Canyon 69 kV transmission line.

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Voltage: 15 kV and 69 kV

Purpose: Five 15 kV 5 MVAR capacitor banks inside the system distribution substations (Red Hills, Snow Canyon, Hillside, East ridge and Upper Skyline) and installation of three 69 kV 5 MVAR capacitor banks inside the 69 KV Substations (River and Skyline).

J. MILL CREEK 69 kV TRANSMISSION LINE EXTENSION

Voltage: 69 kV

Purpose: Acquire the St George City single circuit 69 kV transmission line and any appropriate appurtenances to connect the River 138 / 69 kV Substation to the UAMPS Mill Creek 69 kV Switchyard.

K. SKYLINE 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: Acquire the St George 138 kV Transmission line and any appropriate appurtenances to connect the St George 138 kV Substation to the Skyline 138 kV bus.

L. SKYLINE TRANSFORMER

Voltage: 138 kV

Purpose: Two 138 kV transformers and any necessary appurtenances to increase capacity in the existing Skyline Substation.

M. SNOW CANYON 69 kV TRANSMISSION LINE

Voltage: 69 kV

Purpose: Acquire the St George 69 kV Transmission Line and any appropriate appurtenances to connect the Santa Clara 69 kV Tap to the Snow Canyon 138/69 kV Substation Santa Clara breaker. This line currently starts at Skyline 69kV bus and terminates at the Snow Canyon Substation but may be rerouted at a future date.

N. ST. GEORGE SUBSTATION TO SKYLINE
SECOND 138 kV TRANSMISSION LINE

Voltage: 138 kV

Purpose: Install second 138 kV circuit on existing 138 kV structure and any appropriate appurtenances to interconnect the St. George Switchyard to Skyline second 138 kV Transmission Line to St. George Switchyard and Skyline Substations.

O. TRANSFORMER UPGRADE

Voltage: 138 kV to 69 kV

Purpose: A switching/substation and any appropriate appurtenances to increase transformation capacity at River, Skyline & Green Valley substations.

4. The Joint Operating Agreement between PacifiCorp and UAMPS as approved by each Participant provides for the construction of the facilities as described therein.

A. ENERGIZATION OF THE FOURTH CIRCUIT
BETWEEN CENTRAL/RED BUTTE SUBSTATION
AND ST GEORGE SUBSTATION

B. INSTALLATION OF A 345KV TRANSFORMER AT THE ST GEORGE
SUBSTATION

RESOLUTION NO. _____

A RESOLUTION APPROVING AMENDMENTS TO THE TRANSMISSION SERVICE AGREEMENT FOR THE CENTRAL-ST. GEORGE TRANSMISSION PROJECT TO AUTHORIZE CERTAIN UPGRADES TO THE PROJECT, THE ISSUANCE OF BONDS BY UAMPS TO FINANCE SUCH UPGRADES AND RELATED AMENDMENTS; AND RELATED MATTERS.

WHEREAS, the City of Hurricane, Utah (the “City”) and Utah Associated Municipal Power Systems (“UAMPS”), have entered into a Transmission Service Agreement for the Central-St. George Transmission Project. dated as of July 1989, as heretofore supplemented and amended (the “Transmission. Service Agreement”), for the Central-St. George Transmission Project (the “Project”);*

WHEREAS, pursuant to Section 13.1 of the Transmission Service Agreements, UAMPS shall determine from time to time whether Upgrades to the Project should be undertaken;

WHEREAS, UAMPS has determined that it is necessary and desirable and in the best interest of the Participants to undertake the installation of additional transformers at Central/Red Butte Substation and the St. George Substation, facilities and equipment to increase the transformation capacity at the River, Skyline and Green Valley Substations, the reconductoring of the River Transmission Line, together with the additional Upgrades shown on the amendments to Exhibit C to the Transmission Service Agreements attached hereto as *Exhibit I* (the “2025 System Upgrades”), which 2025 System Upgrades will increase the transmission capability and system reliability of the Project and enable the Project to meet the increasing electric loads and requirements in Washington County, Utah;

WHEREAS, the Project Management Committee has unanimously consented to such revised *Exhibit C* to the Transmission Service Agreements and has requested that the City Council of each of the Participants adopt a resolution in substantially the form of this resolution to approve the amendments to Exhibit C, an increase in the amount of Bonds that may be issued by UAMPS to finance the Project and related amendments to the Transmission Service Agreements; and

WHEREAS, the Transmission Service Agreements, the City has the option of making an Acquisition Payment with respect to its share of the Cost of Acquisition and Construction of the 2025 System Upgrades, and the City has determined to [waive/exercise] this option;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HURRICANE, UTAH, as follows:

Section 1. Approval of Revised Exhibit C to Transmission Service Agreement. The revised form of Exhibit C to the Transmission Service Agreement, in substantially the form attached hereto as *Exhibit I*, is hereby authorized and approved.

* Capitalized terms used and not defined herein have the meanings assigned to them in the Transmission Service Agreement.

Section 2. Approval of Other Amendments to Transmission Service Agreement. (a) The amendment of Section 16.1.5 of the Transmission Service Agreement to increase the principal amount of Bonds that may be issued by UAMPS to finance the Cost of Acquisition and Construction of the Project to \$100,000,000 is hereby approved.

(b) The amendment of Section 19.1 of the Transmission Service Agreement to read as follows is hereby approved:

From and after the beginning of the first Contract Year (and whether or not the Date of Firm Operation shall have occurred with respect to the Project), the Participant shall be obligated to pay for each Month an amount equal to (i) the product of such Participant's Project Debt Service Share, if applicable, for the Project (calculated at such time) and the Monthly Central - St. George 138 kV Transmission Project Bond Debt Service, if applicable, for such Month plus (ii) the product of such Participant's Entitlement Share and the Monthly Operation and Maintenance Costs for such Month; provided that the Project Management Committee may establish operating procedures to adjust the amounts determined under clause (i) and clause (ii) on the basis of each Participant's forecasted usage of the major components of the Project, which forecasted usage shall be revised as necessary based on an annual engineering review of such forecasted usage.

(c) The Mayor and the City Recorder are each hereby authorized and directed to execute a Fourth Supplemental Transmission Agreement with UAMPS to memorialize the amendments to the Transmission Service Agreement approved in this resolution.

Section 3. [No] Acquisition Payment. The City hereby [exercises/waives] its right to elect an Acquisition Payment Percentage under Section 14 of the Transmission Service Agreement with respect to the 2025 System Upgrades[, and agrees to comply with the matters set forth in the Acquisition Payment Percentage Notice provided by UAMPS].

Section 4. Other Actions with Respect to the Transmission Service Agreement. The Mayor, the City Recorder, the City Attorney and other officers and employees of the City, including the City's representative to UAMPS, shall take all actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby, including, without limitation, the delivery of such certificates and opinions as may be requested by UAMPS in connection with the issuance of Bonds to finance the Cost of Acquisition and Construction of the 2025 System Upgrades.

Section 5. Miscellaneous; Effective Date. (a) This resolution shall be and remain irrevocable until the Bonds contemplated by the Transmission Service Agreement and the interest thereon shall have been fully paid, cancelled and discharged and the Transmission Service Agreement shall be terminated.

(b) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(c) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(d) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this ____ day of _____, 2025.

CITY OF HURRICANE, UTAH

Mayor

ATTEST AND COUNTERSIGN:

City Recorder

[SEAL]

EXHIBIT I

[AMENDED EXHIBIT C TO TSA]