



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden C. DeMille

Power Board

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

The Hurricane City Power Board met on January 8, 2025, at 3:00 p.m. at the Clifton Wilson Substation located at 526 W 600 N.

In attendance were Mac Hall, Dave Imlay, David Hirschi, Kerry Prince, Scott Hughes, Brian Anderson, Mike Ramirez, Jared Ross, Fred Resch, Dayton Hall, Mike Vercimak, Clark & Kimberly Sevy, and Crystal Wright.

Mac Hall welcomed everyone to the meeting. Dayton Hall led the Pledge of Allegiance and Mac Hall offered the prayer. Dave Imlay motioned to approve minutes from the December 2024 meeting. Kerry Prince seconded the motion. Motion passed unanimously, except for David Hirschi who abstained.

Brian Anderson: Brian Anderson reported the Line Crew worked mostly on the 3000 South 2400 West project. They removed a section of overhead line and replaced it with underground line. They also worked a little on the Capacity Project and installed some anchors as well as taking down all the Christmas crossings and tree. The Line Crew has paused to work on the Eagle Take Permit project that must be completed by the end of this month. Dave Imlay described the reason for the project is due to our participation in the Horse Butte Wind Project. We install bird guard down in our area to help protect birds since some will be lost due to the wind turbines for that project.

Mike Ramirez: Mike Ramirez explained Balance of Nature paid an invoice for a right hand turn lane onto 2400 West. Our Service Foreman has been out of the office for an extensive medical reason, so we have had Jordan Steglich covering many of his duties in his absence. Things are still busy so they're combining forces between the Line and Service Crews.

Discussion and possible recommendation to the City Council regarding a Solar Policy variance: Clark & Kimberly Sevy presented information regarding a variance they are requesting to allow a solar installation on their townhouse. They presented various facts and information regarding their specific circumstances and their reasons for desiring a variance to the solar policy that prohibits solar installations on multi-unit buildings. They obtained approval from the townhome owner in the adjoining unit as well as their HOA. Dave Imlay stated the policy was drafted to be as fair as possible to all residents. This request has the meters residing on the homeowner's side of the townhome, but what happens when an owner on the opposite side requests a solar installation? Mike Ramirez confirmed that is the exact reason the multi-unit issue was addressed and included in the solar policy. One policy must be the standard that everyone is held to, be as fair as possible, and be enforced equally to all. By allowing some and not others, we felt we were entering a territory that would encourage inequity. Dayton explained the Power Board is an advisory body only and does not have the ability to approve a variance to a policy the City Council approved. What we could investigate is whether we need to revisit the policy itself to possibly carve out any exceptions to the multi-unit language. However, anytime you begin to blur the lines, you open yourself up to enforceability issues. The Power Board would need to decide if they wanted to draft a revision to the policy and then submit it to the City Council for approval. It would take time to research and go through that process if that was the desire of the Power Board. Clark Sevy asked if the existing solar policy would need to be revised or if the Power Board could just recommend approval of a variance. Dayton Hall responded a variance is granted by the Appeals Board. The code is only applicable for land use regulations in Title 10 of the City's Code. The solar policy



doesn't fit within those land use guidelines. The existing solar policy doesn't have any language to address how an exception might be granted. We don't have the ability to approve a variance as is being requested. This specific situation would require policy revision. Mac Hall asked if we've investigated the possibility of allowing duplexes or townhomes within the policy. Scott Hughes stated the large issue we had was with a townhome owner whose neighboring owner would not allow the installation around their side of the building. That townhome issue is a large reason why the language was added to the solar policy. If a recommendation is made to revisit our existing solar policy, then staff will investigate how to make any desired changes, bring it back to the Power Board for them to review and recommend to the City Council. Dayton Hall stated from a defensibility perspective, the easiest solution is to leave the existing solar policy as it is. Once you start carving out sub-types of multi-unit housing for approval, then the line gets blurred and harder to defend. Dave Imlay made a motion to recommend keeping the existing solar policy as it is. David Hirschi seconded the motion. Clark Sevy asked what other municipalities and cities are doing to address this issue. Mike Ramirez stated that overall, there are some cities that do allow this with extra requirements, such as recordable easements, and some cities that do not and are very similar to us. Scott Hughes stated as much as this specific instance may be the best-case scenario for this homeowner, he would still recommend denial for the reason of needing to have a clear enforceable line to unilaterally administer. Mac Hall asked what other power companies are doing and asked if there's a way to provide an avenue for acceptance, he wouldn't be opposed to looking at it in the future, however, there is a motion and second on the table. He would ask for a vote. Motion passed unanimously.

Year End Power Department Report: Scott Hughes presented a report showing a broad overview of the things the Power Department has been involved in during the year 2024. We were able to start two new apprentices, one of them passed his first-step apprentice test and is now a second-step apprentice. Jordan Steglich passed his Journeyman Lineman test and completed his apprenticeship. He explained a couple of the events that we held including our annual 4th Grade tour and demonstration at the department and annual Public Power Day. Presented an overview of the resource availability at year-end in addition to the actual percentages used through November 2024. He provided an overview of projects completed by the department and highlighted the completion of the Three Falls Substation, Lone Pine Subdivision line extension/upgrade, and the Generator #6 top end rebuild. Jared Ross reported in more detail about the Generator #6 rebuild. Crystal Wright explained some of the work that was done to refresh and restore some of our Christmas décor. Scott Hughes described the generator exhaust stack heights that were increased to comply with our updated air permit. He reported on the progress of some current projects which include Capacity Project 2.0, the Grid Resilience Grant, and Capacity Project 4.0. He listed some upcoming projects that will be coming up in the near future. He presented some recent budget information and several slides showing various budgetary items including reserves. He explained we intentionally have not been spending money to help our margin and the financial health of our fund, but that means we have not been doing capital improvement projects that are needed due to the continued quick growth. Our fund is looking much better, and this will need to be addressed in conjunction with a rate evaluation.

UAMPS Updates: Scott Hughes provided the updates in the packet. We will not review them if there aren't any questions. Dave Imlay stated he had a couple questions, but he'll ask Scott Hughes about those after the meeting.

Meeting adjourned at 4:45 p.m. The next Power Board meeting is scheduled for February 5, 2025, at 3:00 p.m.
