



**NOTICE AND AGENDA
SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, JUNE 11, 2025
TIME: 4:00 PM
AMENDED**

Public Notice is hereby given that the Santa Clara City Council will hold a Work Meeting in the Santa Clara City Council Chambers located at 2603 Santa Clara Drive, Santa Clara Utah on Wednesday, June 11, 2025, commencing at 4:00 PM. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>

1. Call to Order:

2. Working Agenda:

A. General Business:

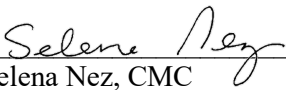
- ~~1. Discussion regarding Pet Wall of Fame. Presented by Youth Council.~~
2. Discussion regarding Development Fee Schedule. Presented by Jim McNulty, Planning Director.
3. Discussion regarding Central to St George 138kV looping Project. Presented by Brock Jacobsen, City Manager.

3. Staff Reports:

4. Adjournment:

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodation during this meeting should notify the city no later than 24 hours in advance of the meeting by calling 435-673-6712. In accordance with State Statute and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Santa Clara City limits on this 5th day of June 2025 at the Santa Clara City Hall, on the City Hall Notice Board, at the Santa Clara Post Office, on the Utah State Public Notice Website, and on the City Website at <http://santaclarautah.gov>. The 2025 meeting schedule was also provided to the Spectrum on January 1, 2025.


Selena Nez, CMC
City Recorder

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: June 11, 2025

Agenda Item: 2

Applicant: Santa Clara City

Requested by: Jim McNulty

Subject: Development Fee Schedule Discussion

Description:

City staff would like to have a discussion with the City Council regarding Development Fees. A Draft Development Fee Schedule has been attached for your review. The includes the category of each fee, with existing fees and proposed fees. The City last reviewed the fees in February 2020.

Recommendation: Discussion

Attachments: N/A

Cost: N/A

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A

DEVELOPMENT FEE SCHEDULE 2025

CATEGORY OF FEE	EXISTING	PROPOSED
Annexation	\$1,000.00	\$1,000.00
Variances & Appeals	\$550.00	\$1,000.00
Conditional Use Permits	\$200.00	\$300.00
Sign Permits	\$2.00 per sq. ft.	\$3.00 per sq. ft.
General Plan Amendment	\$500.00 + acreage fee	\$1,000.00 + acreage fee
Lot Line Adjustment	\$200.00	\$300.00
Plat Amendment	\$300.00	\$500.00
Fence Permit	\$5.00	\$20.00
Cell Tower Application	\$200.00	\$500.00
Zoning Text Amendment	\$150.00	\$500.00
Extension of Time	\$75.00	\$150.00
Additional Dwelling Unit	\$100.00	\$150.00
Subdivision Fees		
Major Subdivision	\$650.00 + \$35 per lot	\$850.00 + \$50 per lot
Minor Subdivision	\$550.00	\$750.00
Performance Bond	125% of Engineer's Est.	100% of Engineer's Est.
Site Plan Fees		
Standard Review	\$300.00	\$500.00
PD Review	\$500.00	\$750.00
Zone Change Standard	\$300.00 + acreage fee	\$500.00 + acreage fee
Zone Change to PD	\$500.00 + acreage fee	\$1,000.00 + acreage fee
PD Project Plan Amendment	\$500.00	\$750.00

CATEGORY OF FEE	EXISTING	PROPOSED
Commercial Business License	\$50.00	\$150.00
Liquor License (Single Event)	\$100.00	\$200.00
On-Premise Liquor License	\$100.00	\$300.00
Special Event Permit	\$150.00	\$150.00/\$300.00 (500 people)

DRAFT

Mayor

Rick Rosenberg

City Manager

Brock Jacobsen



City Council

Jarett Waite

Ben Shakespeare

Christa Hinton

David Pond

Janene Burton

CITY COUNCIL

Meeting Date: June 11, 2025

Agenda Item: 3

Applicant: Gary Hall

Requested by: Gary Hall

Subject: Central to St George 138kV looping Project

Description:

The Central to St George Project is a UAMPS transmission project that includes transmission lines in the Washington County area with voltages from 69kV to 345kV, and several substations. Upgrades are needed on the transmission lines and transformer upgrades are needed in a few substations due to load growth. The 138 kV lines will also be looped in Washington County to better handle the load growth. A resolution needs to be passed by all governing boards in the project in order to make changes to Exhibit C, which is part of the Transmission Service Agreement (TSA) within the project. Exhibit C lists the components or assets in the Central to St George project. This resolution also raises the bond cap within the project.

Recommendation: Discussion

Attachments: N/A

Cost: 0

Legal Approval: N/A

Finance Approval: N/A

Budget Approval: N/A



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

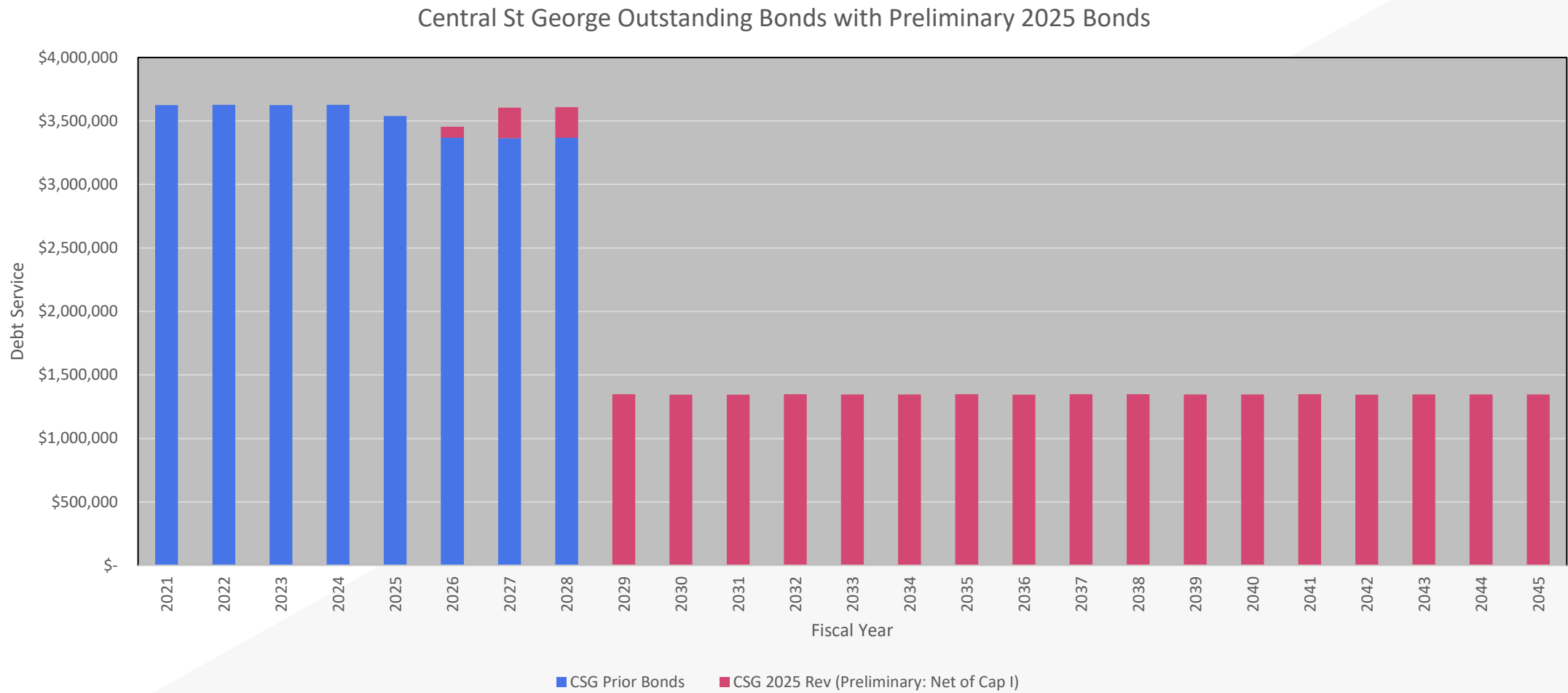
1st Bonds – 2025 System Upgrades

	<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



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

QUESTIONS

Central-St George 138 Looping

The plan for the financing of the 2025 System Upgrades was discussed in the power point presentation that was given on May 21, 2025, to the PMC. This should cover the questions you have below which you articulated on our call Tuesday evening. I have attached that power point presentation and will summarize some of the slides that I think will get to your concerns/questions:

1. Slide 4 –the current outstanding debt that CSG participants have been paying for the past several years. As noted on this slide, this debt is paid in full on 12/1/2027.
2. Slide 5 – the component pieces of the CSG 2025 System Upgrades and respective costs are summarized. The total costs are ~\$30.7M.
3. Slide 8 – the first phase of the financing of the 2025 System Upgrades establishes the size of this first bond issue of \$15.0M.
 - a. The 2nd phase will occur after year 2-3 for the balance of the 2025 system upgrades.
4. Slide 9 – Under “May 21st Updates”, the parameters associated with the 1st phase are listed. Of note:
 - a. Recommend 2.5 years of interest only payments – to minimize the impact on debt service to the CSG participants while still paying on the CSG 2016 bonds that again get paid off on 12/1/2027.
 - b. Re-sizing of the Debt Service Reserve Fund will also be used to minimize the debt service impact on the debt service already being paid (CSG 2016 bonds)
 - c. Assume interest rate of 5.10%
 - d. Amortized the new debt thru 2045
5. Slide 10 – graphical illustration of the debt service from 2021 thru 2045
 - a. The blue bars represent the debt service from the prior CSG bonds
 - b. The red bars represent the debt service for the new CSG bonds
6. Slide 11 – shows the debt service in \$’s and allocates the \$ to each participant based on the FY2026 usage percentage to give a sense of what the impact is to each participant of the new debt. I do realize for the earlier years in this table, we probably should have used the usage % associated with those years but again, we were only trying to give a comparison of the impact of the new debt. You can see in the comparison the impact of the years being compared that there is only a small increase for Santa Clara.
 - a. It should be noted that the total debt service for FY2027 and FY2028 is about the same total that we had during FY2021 through FY2024.
 - b. When the old debt is paid off in FY2028, the subsequent year is significantly lower with only the 1st phase of debt for the CSG 2025 System Upgrades.
 - c. In FY2029 when the 2nd phase financing is issued, the debt service for that year thru FY2042, the debt is expected to double, but we it should be substantially lower, by ~\$500K.

So, in conclusion, I suspect you don’t need to be concerned about a big impact to your budget for this new debt.

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~~s~~ 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

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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, which may be reconducted in the future, 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

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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

4/10/2025

CENTRAL-ST.GEORGE 138kV TRANSMISSION PROJECT				
2025-2026 System Usage Analysis Results - PROJECTED ENERGY BASED				
Description	St.George	Santa Clara	Washington	Hurricane
2025-2026 SYSTEM USAGE for Approved Configuration	64.31%	6.06%	15.01%	14.62%

Notes:

1. Analysis based on facilities Initial cost.
2. % Usage based on Period Energy Use and Approved Normal System Configuration --- Analysis Includes generation energy.

Table 1

		2025 -2026	Projected 12 Month Energy Usage	
		Period (YYMMDD)	Total Projected Energy (kWH)	Percent of Total
South West Utah Total - Gross		250401 thru 260331	1,165,835,929	100%
St. George Energy Services		250401 thru 260331	746,043,988	63.9922%
Washington		250401 thru 260331	168,614,535	14.4630%
Santa Clara		250401 thru 260331	61,056,455	5.2371%
Hurricane		250401 thru 260331	190,120,961	16.3077%
Ledges	(included in St. George number)	250401 thru 260331	14,343,673	1.2303%

Table 2

[illegible]

Analysis % Usage Results								
	2019_2020	2020_2021		2021_2022	2022_2023	2023_2024	2024-2025	2025-2026
		Projected	Actual					
St.George	68.25%	67.979%	67.33	67.82%	66.47%	66.09%	65.31%	64.31%
Washington	13.28%	13.605%	14.04	13.94%	14.48%	14.60%	15.06%	15.01%
Santa Clara	5.11%	5.246%	5.74	5.44%	5.79%	5.95%	5.83%	6.06%
Hurricane	13.36%	13.170%	12.89	12.80%	13.26	13.36%	13.80%	14.62%

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Entity Projection and Actual Values																												
	2019_2020				2020_2021				2021_2022				2022_2023				2023_2024				2024_2025				2025_2026			
	Projection (MWhr) (2018- 2019 actual values)	% of Total	Actual	% of Actual	Projection (MHR)	% of Projection Total	Actual (MWhr)	% of Actual	Projection (MHR)	% of Total	Actual (MWhr)	% of Actual	Projection (MHR)	% of Total	Actual (MWhr)	% of Actual	Projection (MHR)	% of Total	Actual (MWhr)	% of Total	Projection (MHR)	% of Total	Actual (MWhr)	% of Total	Projection (MHR)	% of Total	% Growth 2024/25- 2025/26	
Total	1,019,346	----	977926.42	----	1,007,781	----	1,035,484	----	1,043,422	----	1,078,020.0	----	1,109,847	----	1,114,797.0	----	1,123,548	----	1,056,823	----	1,142,900	----	1,161,528		1,165,836	----	----	2.01%
St.George	712,108	69.86%	677,714	69.30%	691,291	68.60%	700,220	67.62%	708,200	67.87%	722,334.0	67.01%	735,261	66.25%	736,917.0	66.10%	740,582	65.91%	694,157	65.68%	747,763	65.43%	747,728	64.37%	746,044	63.99%	----	-0.23%
Washington	123,756	12.14%	121,094	12.38%	126,451	12.55%	136,677	13.20%	136,728	13.10%	146,354.0	13.58%	154,850	13.95%	153,848.0	13.80%	158,245	14.08%	145,895	13.81%	162,353	14.21%	165,488	14.25%	168,615	14.46%	----	3.86%
Santa Clara	46,811	4.59%	45,399	4.64%	47,739	4.74%	51,348	4.96%	51,394	4.93%	54,140.0	5.02%	56,106	5.06%	57,164.0	5.13%	57,656	5.13%	53,875	5.10%	59,084	5.17%	61,393	5.29%	61,056	5.24%	----	3.34%
Hurricane	136,689	13.41%	133,719	13.67%	142,300	14.12%	147,239	14.22%	147,100	14.10%	155,192.0	14.40%	163,631	14.74%	166,868.0	14.97%	167,066	14.87%	162,897	15.41%	173,701	15.20%	186,919	16.09%	190,121	16.31%	----	9.45%
Ledges(included in St.Geo. Total	9370.0		9,452.2		9,858.0		12,486.9		12,629.3		13,559.0		13,801.0				13,463.5		13,485.2		13,463.5		13,485.2		13,463.5			

2018 to 2023_2024 growth	
St.George	4.0%
Washington	27.9%
Santa Clara	23.2%
Hurricane	22.2%

2018 to 2024_2025 growth		
St.George	Projected values	
	5.01%	
Washington	31.19%	
Santa Clara	26.22%	
Hurricane	27.08%	

2018 to 2025_2026 growth		
St.George	Projected values	
	4.77%	
Washington	36.25%	
Santa Clara	30.43%	
Hurricane	39.09%	

SYSTEM USAGE ANALYSIS - BASED on 04/2025 thru 03/31/2026 ENERGY USAGE PROJECTIONS											
--- ENERGY BASED -- Energy DATA From UAMPS Forecast APRIL 1, 2025 to March 31, 2026 - 100% Hurricane and 32% Washington at Purgatory System --											
No.	System Component	Participant % Usage ⁽²⁾				Component Intial Cost ⁽⁰⁾		Value Usage			
		St.George	Santa Clara	Washington	Hurricane			St.George	Santa Clara	Washington	Hurricane
1	Central - St George #1	63.9922%	5.2371%	14.4630%	16.3077%	\$9,738,290.00	From 2009 Bond Data	\$6,231,745.42	\$510,007.84	\$1,408,446.25	\$1,588,090.58
2	Central - St George #2	63.9922%	5.2371%	14.4630%	16.3077%	\$9,738,290.00	From 2009 Bond Data	\$6,231,745.42	\$510,007.84	\$1,408,446.25	\$1,588,090.58
3	Red Butte - St.George #1	63.9922%	5.2371%	14.4630%	16.3077%	\$5,628,500.00	From 1993 Bond Data	\$3,601,800.63	\$294,772.40	\$814,048.43	\$917,878.58
4	RedButte - St.George #2 including station work	63.9922%	5.2371%	14.4630%	16.3077%	\$4,155,000.00	1997B Bond	\$2,658,875.66	\$217,603.15	\$600,936.53	\$677,584.70
5	4th Circuit Interconnection	63.9922%	5.2371%	14.4630%	16.3077%	\$540,000.00	Agreement Estimate	\$345,557.85	\$28,280.55	\$78,100.05	\$88,061.55
6	St. George -Skyline #1	88.81%	11.19%	0.00%	0.00%	\$603,275.00	From June 2000 Minutes	\$535,784.79	\$67,490.21	\$0.00	\$0.00
7	St. George -Skyline #2	88.81%	11.19%	0.00%	0.00%	\$300,000.00	ICPE Data	\$266,438.09	\$33,561.91	\$0.00	\$0.00
8	St. George -River ⁽¹⁾	68.31%	0.00%	31.69%	0.00%	\$584,975.00	Bid Data	\$399,576.73	\$0.00	\$185,398.27	\$0.00
9	Skyline - Red Hills 69kV	64.33%	35.67%	0.00%	0.00%	\$207,104.00	From June 2000 Minutes	\$133,221.23	\$73,882.77	\$0.00	\$0.00
10	Red Hills - Sunset Tap	52.85%	47.15%	0.00%	0.00%	\$112,996.00	From June 2000 Minutes	\$59,717.94	\$53,278.06	\$0.00	\$0.00
11	SunSet Tap - Snow Canyon	52.85%	47.15%	0.00%	0.00%	\$60,248.00	From June 2000 Minutes	\$31,840.83	\$28,407.17	\$0.00	\$0.00
12	Snow Canyon Substation Expansion	52.81%	47.19%	0.00%	0.00%	\$150,000.00	est.	\$79,209.34	\$70,790.66	\$0.00	\$0.00
13	Snow Canyon -Santa Clara Junction	0.00%	100.00%	0.00%	0.00%	\$98,760.00	From June 2000 Minutes	\$0.00	\$98,760.00	\$0.00	\$0.00
14	Santa Clara Interconnection Line	0.00%	100.00%	0.00%	0.00%	\$68,749.00	1993 PMC Minutes (est.)	\$0.00	\$68,749.00	\$0.00	\$0.00
15	River - Mill Creek 69kV	30.37%	0.00%	69.63%	0.00%	\$195,000.00	From June 2000 Minutes	\$59,227.79	\$0.00	\$135,772.21	\$0.00
16	Mill Creek - Purgatory ⁽¹⁾⁽⁷⁾⁽⁸⁾	33.33%	0.00%	33.33%	33.33%	\$934,700.00	Initial const. & Final Purg. Cost	\$311,566.36	\$0.00	\$311,566.36	\$311,566.36
17	Purgatory - AnticlineTap ⁽⁷⁾	0.00%	0.00%	60.15%	39.85%	\$425,937.00	Initial const. & Final Purg. Cost	\$0.00	\$0.00	\$256,220.88	\$169,716.12
18	Purgatory - Brentwood/Clifton Wilson ⁽¹⁾⁽⁷⁾⁽¹⁰⁾	0.00%	0.00%	0.00%	100.00%	\$817,000.00	Initial const. & Final Purg. Cost	\$0.00	\$0.00	\$0.00	\$817,000.00
19	RCLF-Washington 69kV ⁽⁶⁾⁽¹⁾	0.00%	0.00%	100.00%	0.00%	\$419,263.00	1993 PMC Minutes (est.)	\$0.00	\$0.00	\$419,263.00	\$0.00
20	MillCreek - Washington 69kV	(Washington Project)									
21	Syline Substation (Initial Purchase) ⁽⁶⁾	88.81%	11.19%	0.00%	0.00%	\$500,000.00	est.	\$444,063.48	\$55,936.52	\$0.00	\$0.00
22	Central Substation	63.9922%	5.2371%	14.4630%	16.3077%	\$5,089,045.00	From 1993 Bond Data	\$3,256,591.54	\$266,520.39	\$736,027.20	\$829,905.91
23	St.George Station	63.9922%	5.2371%	14.4630%	16.3077%	\$1,765,391.00	From 1993 Bond Data	\$1,129,712.43	\$92,455.99	\$255,328.02	\$287,894.57
24	Skyline Substation ⁽⁴⁾	88.81%	11.19%	0.00%	0.00%	\$4,650,000.00	ICPE Data	\$4,129,790.36	\$520,209.64	\$0.00	\$0.00
25	River Substation ⁽³⁾	68.31%	0.00%	31.69%	0.00%	\$2,521,580.00	Initial Contract & ICPE Data	\$1,722,406.42	\$0.00	\$799,173.58	\$0.00
26	15kV Capacitor Banks	80.64%	6.73%	12.63%	0.00%	\$600,000.00	ICPE Data	\$483,844.84	\$40,374.25	\$75,780.91	\$0.00
27	69kV Capacitor Banks ⁽¹¹⁾	63.99%	5.24%	14.46%	16.31%	\$600,000.00		\$383,953.16	\$31,422.84	\$86,777.84	\$97,846.17
28	MillCreek 69kV Breaker Addition #1	33.33%	0.00%	33.33%	33.33%	\$60,000.00	est.	\$19,999.98	\$0.00	\$19,999.98	\$19,999.98
29	MillCreek 69kV Breaker Addition #2	0.00%	0.00%	0.00%	0.00%	\$0.00	Washington installed	\$0.00	\$0.00	\$0.00	\$0.00
						\$50,564,103.00		\$32,516,670.26	\$3,062,511.21	\$7,591,285.76	\$7,393,635.09
								64.31%	6.06%	15.01%	14.62%
								(Percent of Total Component Value)			

0. Dollar value indicated based on initial cost.

1. Cost component excludes Right of Way cost

2. % usage based on annual ENERGY and 2025-2026 Normal System Configuration --- Analysis includes generation energy

3. River equals intial construction; T2 additions; --excludes upgrade due to Mill Creek generation --69kV Capacitor Banks Seperated (See No.2 \$1,621,580, \$900,000, \$400,000

4. Skyline equals #1 Transformer; #2 Transformer; 69kV Yard expansion; 69kV Cap Bank; 138kV Yard Expansion -- Excludes Initial Purchase

5. RCLF -Washington -- Bond indicates 602,000.00 --Contractor contract indicates \$158,000.00 excluding (OFM Material & Right of way Cost)

6. Value indicated is estimate -- 2000 Data for St. George facilities purchase excluded Skyline Value .

7. Mill Creek Purgatory, Purgatory - Anticline, Purgatory - Clifton Wilson sections cost component includes additional \$345,937.00 Per section for Purgatory Interconnection (adjusted for final actual Costs).

8. Component viewed as stranded cost - I.e. not used as normal configuration by any entity --- cost assigned based on availability for backup use.

9. Cost indicated does not include cost From tap to Washington System.

10. Initial Brentwood to Clifton Wilson Cost Removed__ Ownership Transferred to Hurricane City

11. 69 KV Capacitor Banks cost includes \$400,00.00 for River Capacitor and \$200,000.00 for Skyline Capacitor bank -- shared costs -- Capacitor banks installed for 138kV Transmission Support.

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 Santa Clara, 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 this option;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA, 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.

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 SANTA CLARA, UTAH

Mayor

ATTEST AND COUNTERSIGN:

City Recorder

[SEAL]

EXHIBIT I

[AMENDED EXHIBIT C TO TSA]