



# HURRICANE CITY

## UTAH

**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

9/3/2025

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 August 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 **Impact Fee Analysis & Capital Facilities Plan Amendment** – Mike Johns

**NEW BUSINESS**

1. Discussion and possible recommendation to the City Council regarding **Amending Hurricane City Code Section 8-4-2 schedule of Power Board Meeting** – Mike Johns
2. UAMPS Updates
3. **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**

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

1 The Hurricane City Power Board met on August 6, 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, Colt Stratton, Kerry Prince, Mark Maag, Mike Johns, Brian Anderson, Mike  
5 Ramirez, Jared Ross, Nanette Billings, Dayton Hall, Kaden DeMille, Mike Vercimak, Weston Walker, Fred Resch, Bruce  
6 Zimmerman and Crystal Wright.

7  
8 Mac Hall welcomed everyone to the meeting. Fred Resch led the Pledge of Allegiance and Dave Imlay offered the  
9 prayer. Dave Imlay made a motion to approve minutes from the July 2025 meeting. Cost Stratton seconded the  
10 motion. Motion passed unanimously.

11  
12 **Mike Johns:** Mike Johns mentioned we received approval and are moving forward with the Electrical Engineer  
13 position. He also reminded the board that the UAMPS Member Conference is quickly approaching.

14  
15 **Brian Anderson:** Brian Anderson reported the Line Crew spent most of the time along 1100 West digging holes and  
16 setting poles. The farther they got, the harder the ground became. Due to that, there will be some of those holes that  
17 we will probably contract out the digging because we just don't have the equipment to handle it without expending a  
18 lot of time and damage. On the 2800 West line we have prepared the pads and are waiting for Richardson Brothers  
19 to peel the hill back so we can have the foundation holes drilled.

20  
21 **Mike Ramirez:** Mike Ramirez reported we have signed the contract for the AMI project. We will be moving forward  
22 with that project by ordering the infrastructure equipment needed for the collection of the metering data. Mayor  
23 Billings asked which company we decided on. Mike Ramirez replied we chose to move forward with Eaton. We  
24 received the Grid Reliance Grant contract for the remainder of the 600 North Transmission Project. We received the  
25 preliminary grant approval a few months ago and the contract arrived last week. We are reviewing it. Once it is  
26 signed, we will begin moving forward with ordering material needed for that project. He explained we are looking to  
27 change our process for Pre-Qualified Contractors to closely align with a neighboring utility. We would like to hold a  
28 yearly class and test. We will have class time to go over new materials and standards, then time in the yard to go  
29 through layout & makeup. We would propose a \$25 fee for the annual test if they are already prequalified and have  
30 completed a job within the last 2 years. The same fees that exist would still apply for all new personnel or if it's been  
31 longer than 2 years since their last job in Hurricane City. We would then issue a card to all who pass the test which  
32 they must be able to present on the job site. A PowerPoint with information and pictures of the correct installation of  
33 all infrastructure would be sent to each cardholder for reference. Dave Imlay says he likes the idea of the card that  
34 they will have to produce if requested. Mayor Billings asked how many hours we're thinking the training will take.  
35 Mike Ramirez replied he anticipates approximately 1 hour, but we don't know until we begin how long it will take.  
36 Mayor Billings suggested holding two dates for training to provide some flexibility for contractors. Mike Ramirez  
37 described some work we completed for Interstate Homes by moving some power infrastructure for their entry into  
38 their Mountain View Apartments project. Dave Imlay asked for a visual description of what the 600 North grant  
39 project entails. Mike Ramirez pulled up a map to show that project visually.

40

41 **Jared Ross:** Jared Ross reported he has been working on the engineering and equipment quotes for the Sky Mountain  
42 Substation. Anticline T2 regulators showed up and had issues. We sent them back to Solomon and they were  
43 repaired and have been returned. They will be reinstalling those. Generator 8 was out of service for a week due to a  
44 fan motor failure and had a vibration. We pulled the existing fan out of Generator 1 and swapped it over to  
45 Generator 8 since we're not currently using the diesel generators. We also replaced bearings. We sent the Generator  
46 8 fan off for repair and will reinstall it on Generator 1 when it returns. We worked on cleaning up the old unused  
47 equipment in the SCADA room. Survalent and Jocelyn Communications worked together to migrate the old server  
48 over to the new server. Our fleet equipment has had a lot of repairs due to the rock that the Line Crew has been  
49 trying to get through setting poles.

50

51 **Discussion regarding Transformer Capacity Sales Proposal:** Mike Johns restated the information he'd included in the  
52 packet. He spoke with Dayton and received some guidance and concerns they're looking into. Dave Imlay stated he  
53 has continued concerns regarding the complexity of this proposal. Dayton Hall stated there are three topics that need  
54 to be addressed. First, implementation would require two categories of payments. Existing lots would be held to the  
55 existing impact fees. Future development would be held to the newer impact fee and the transformer capacity  
56 portion. The implementation and administration of that split would be complex. Removing it from the impact fee is  
57 what we're suggesting, however state law will require that we still treat it as fair and proportionate. Dayton Hall  
58 stated he has reservations; however, he's not saying that it's not possible. Dave Imlay asked if we would be charging  
59 the excess reserves that are built into the impact fee study currently proportionately into the transformer sales  
60 capacity amounts. That was something that had to be considered. Dayton Hall asked if we are waiting for resolution  
61 on this item before moving forward with the already identified amendments needed to the approved existing impact  
62 fees. Mike Johns stated that is not the case. We are moving forward with the amendments needed and will continue  
63 to investigate this idea. Colt Stratton stated that as soon as a development pays their portion of the transformer,  
64 they may expect to receive the capacity they paid for even if we don't have the remaining funds to build an entire  
65 substation at that time. What mechanism would protect the City in cases like that? Mike Vercimak suggested we  
66 allow Mike Johns to continue working through the points that have been raised since this is not a time critical item.  
67 Mac Hall stated his biggest concern is if we are attempting to remove impact fee eligible money and not able to  
68 legally do so.

69

70 **Discussion regarding Impact Fee Analysis & Capital Facilities Plan Amendment:** Mike Johns reiterated that we are  
71 moving forward with the amendment to include the new substations that have been identified as necessary. This  
72 item is moving forward.

73

74 **Discussion and possible recommendation to the City Council regarding Updated Power Connection Fee Schedule:**  
75 Mike Johns described the annual fee review we completed. These fees include labor, material, and equipment for  
76 regular work the Power Department completes. Crystal Wright explained that the Power Board and City Council  
77 requested that we continue to submit fees for approval in the traditional way, even if material costs increase. To save  
78 workload, we made the decision to update all these fees annually, unless material significantly increases, in which  
79 case we would update them for approval as necessary. The last review of these fees was in June 2024, so this is just  
80 the regular annual review and update. Mike Johns explained most of the nominal increases are due to labor rate  
81 increases over the last year, however, he did point out one of the fees did go down because the material included in  
82 that fee decreased over the last year. Dave Imlay made a motion to approve the fee schedule as proposed. Mark  
83 Maag seconded the motion. Motion passed unanimously.

84

85 **Discussion and possible recommendation to the City Council regarding Analog Meter Rate:** Mike Johns stated that a  
86 couple members of the community have requested an opt-out for AMI Metering. Some utilities don't allow an opt-  
87 out program, while others do. Crystal Wright stated we already have an existing Analog Meter Rate, but it's old and

---

88 there isn't anyone currently on the rate. It needs updated. Mike Johns explained the justification for the proposed  
89 update to the base rate for the Analog Meter Rate. The existing analog meter base rate is \$30.00. The proposed base  
90 rate would increase to \$63.50. Dave Imlay stated he likes the idea. He feels like that's high enough that someone who  
91 doesn't really feel strongly about it wouldn't entertain it but still covers our cost to allow customers who really need  
92 it to participate. He supports the cost assessment that was provided. Colt Stratton made a motion to approve the  
93 update to the Analog Meter Rate. Kerry Prince seconded the motion. Motion passed unanimously.  
94

95 **Discussion and possible recommendation regarding AMI Metering Opt-Out:** Mike Johns described his initial  
96 thoughts would be the easiest solution to implement would be to disallow an opt-out. However, he wants some  
97 direction from the board as to how they feel about this matter. Dave Imlay stated that as a municipal public power  
98 entity we exist for the citizens. Even though it's not the easiest option, he feels like the option needs to be made  
99 available for those who may need it. The base rate difference approved earlier will help ensure that the people who  
100 need it will be accommodated while not allowing their increased workload to be subsidized by other rate payers.  
101 Mike Johns stated that one thing AMI Metering does very well is provide tamper reports. There was a discussion  
102 regarding whether a resident who has already tampered with a meter in the past would be ineligible to opt-out. If we  
103 end up having many residents choose this option, we may have to re-address the base rate at that time. Dave Imlay  
104 made a motion to recommend continuing an opt-out option for our residents. Colt Stratton seconded the motion.  
105 Motion passed unanimously.  
106

107 **UAMPS Updates:** Mike Johns reported he presented the 138KV proposal in the Washington County Ad-Hoc meeting  
108 to the Central-St George project. There were some concerns and questions they had to resolve before deciding. They  
109 have not voted to allow that proposal into the project, but this will be a topic at an upcoming meeting. Dave Imlay  
110 stated there was an existing landscaping and block wall plan for the Sky Mountain Substation. Mike Johns stated that  
111 discussion had come up. We will be putting the block wall in, but he's looking to amend the landscaping plan to  
112 remove trees and find out what we can place in lieu of trees. He explained an instance where someone having a crisis  
113 had climbed a tree to gain access to a substation and it almost ended very badly. He does not want trees placed next  
114 to the wall of the substation for those reasons.  
115

116 Meeting adjourned at 4:21 p.m. The next Power Board meeting is scheduled for September 3, 2025, at 3:00 p.m.

# BUDGET

## AVERAGE YEARLY POWER PRICES

24-25 bdgt amount (thru June 2025)  
BDGT Year to Date

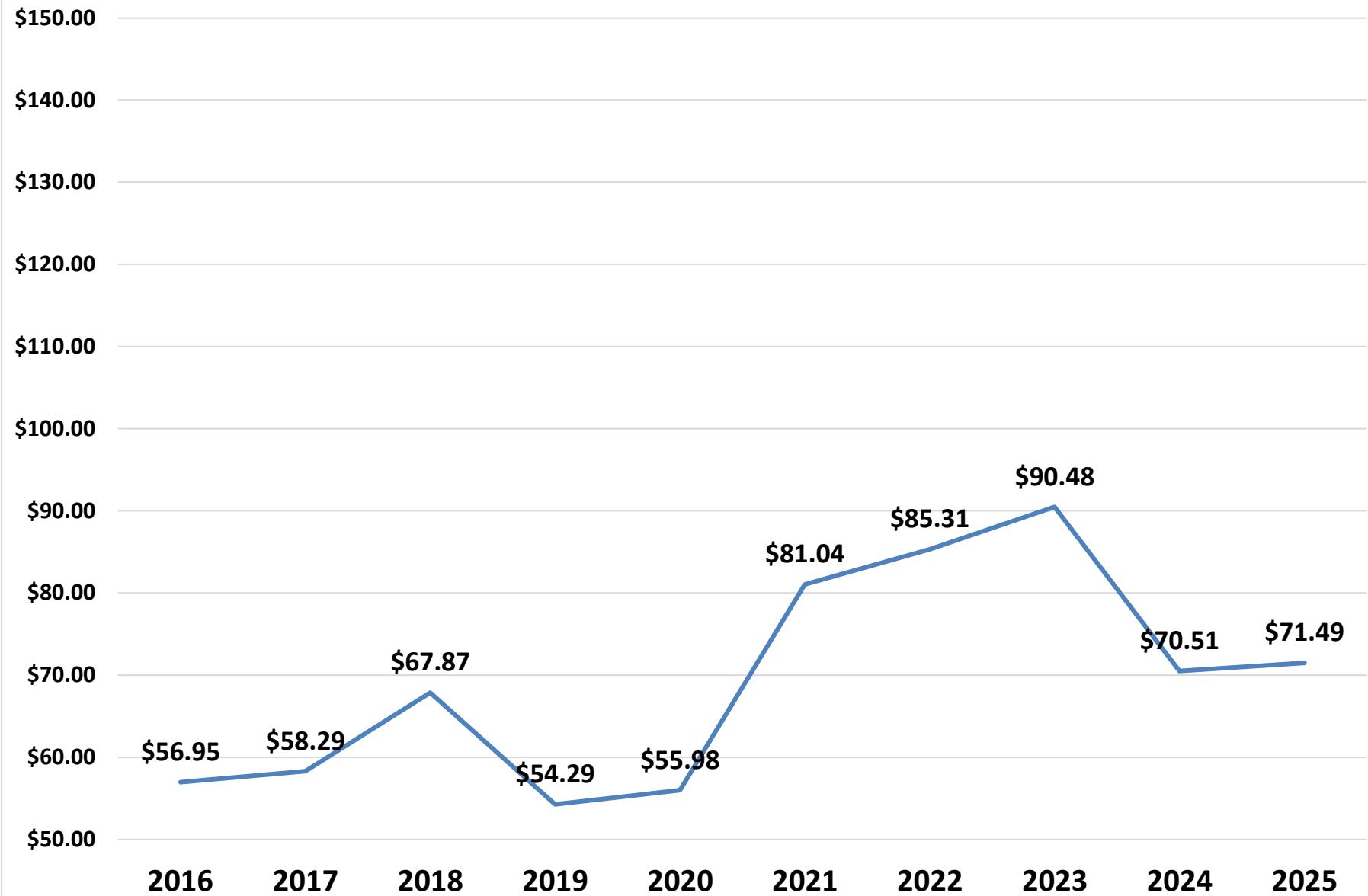
**\$70.65**  
**\$71.49**

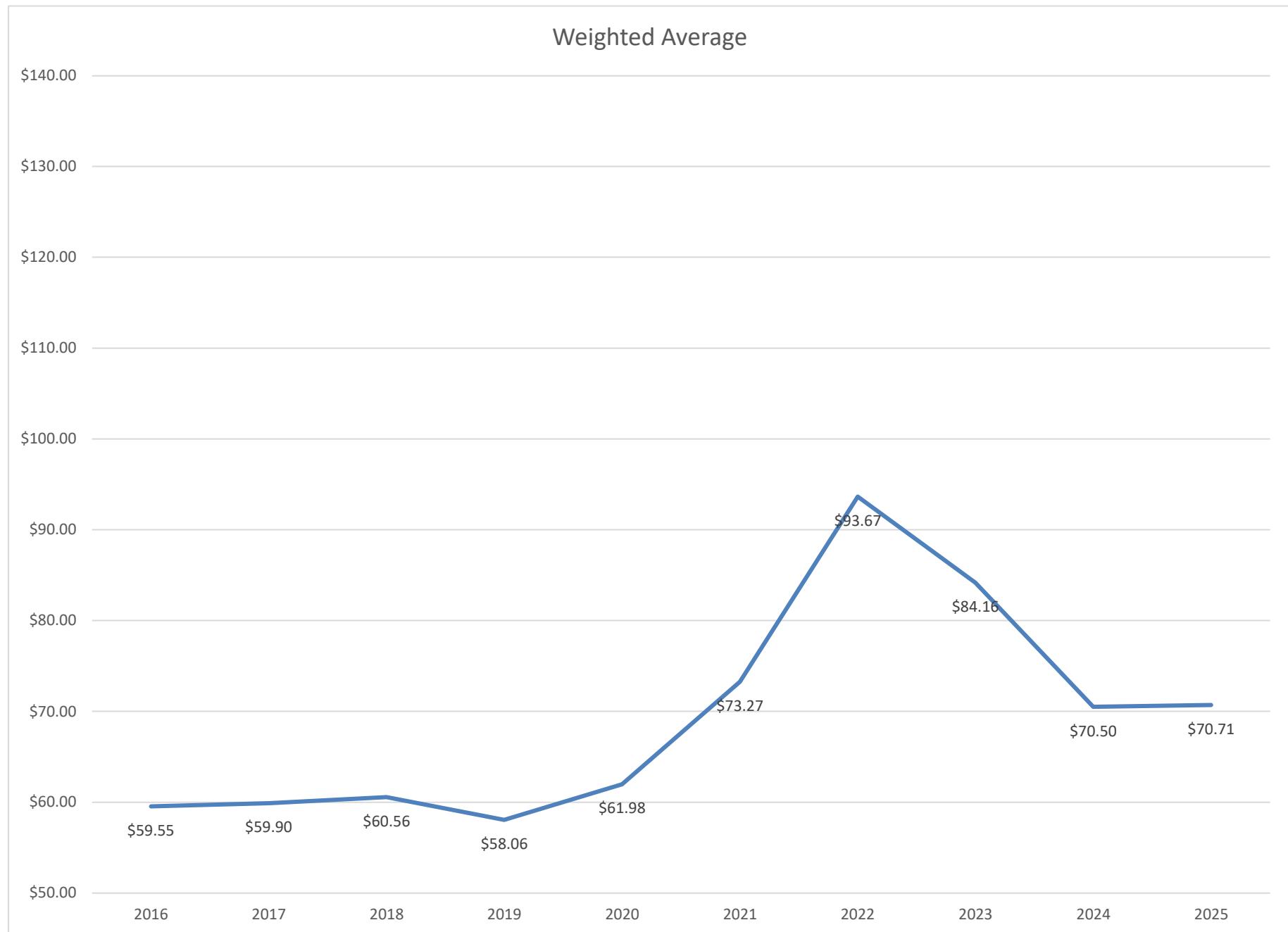
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan	\$57.87	\$59.07	\$60.62	\$59.75	\$57.76	\$60.14	\$68.25	\$132.44	\$80.85	\$73.20
Feb	\$62.38	\$63.04	\$60.96	\$67.00	\$60.67	\$63.19	\$70.88	\$83.72	\$71.23	\$74.69
Mar	\$61.77	\$60.99	\$60.09	\$65.17	\$64.67	\$63.64	\$67.28	\$87.92	\$70.62	\$77.45
Apr	\$59.71	\$59.49	\$55.02	\$55.44	\$55.92	\$61.86	\$82.63	\$75.32	\$70.32	\$76.44
May	\$65.51	\$60.32	\$58.86	\$58.55	\$58.55	\$59.69	\$72.66	\$67.45	\$64.54	\$63.90
June	\$65.51	\$58.54	\$52.17	\$55.30	\$53.44	\$86.91	\$77.60	\$69.52	\$63.88	\$63.66
Jul	\$56.95	\$58.29	\$67.87	\$54.29	\$55.98	\$81.04	\$85.31	\$90.48	\$70.51	\$71.49
Aug	\$57.67	\$59.00	\$66.55	\$54.58	\$78.40	\$72.03	\$96.60	\$84.39	\$67.05	
Sep	\$56.97	\$62.36	\$55.00	\$54.34	\$64.93	\$82.38	\$127.29	\$83.74	\$66.46	
Oct	\$59.23	\$59.79	\$59.36	\$59.70	\$62.82	\$75.92	\$83.45	\$83.77	\$75.82	
Nov	\$64.18	\$62.14	\$64.60	\$63.80	\$63.60	\$70.47	\$96.34	\$73.03	\$85.85	
Dec	\$61.51	\$58.80	\$61.61	\$58.55	\$60.33	\$70.07	\$161.27	\$71.99	\$68.50	
Yr Avg	\$60.64	\$60.15	\$60.23	\$58.87	\$61.42	\$70.61	\$90.80	\$83.65	\$71.30	\$71.55
Weighted Avg	\$59.55	\$59.90	\$60.56	\$58.11	\$61.98	\$72.46	\$92.09	\$84.16	\$70.50	\$70.71

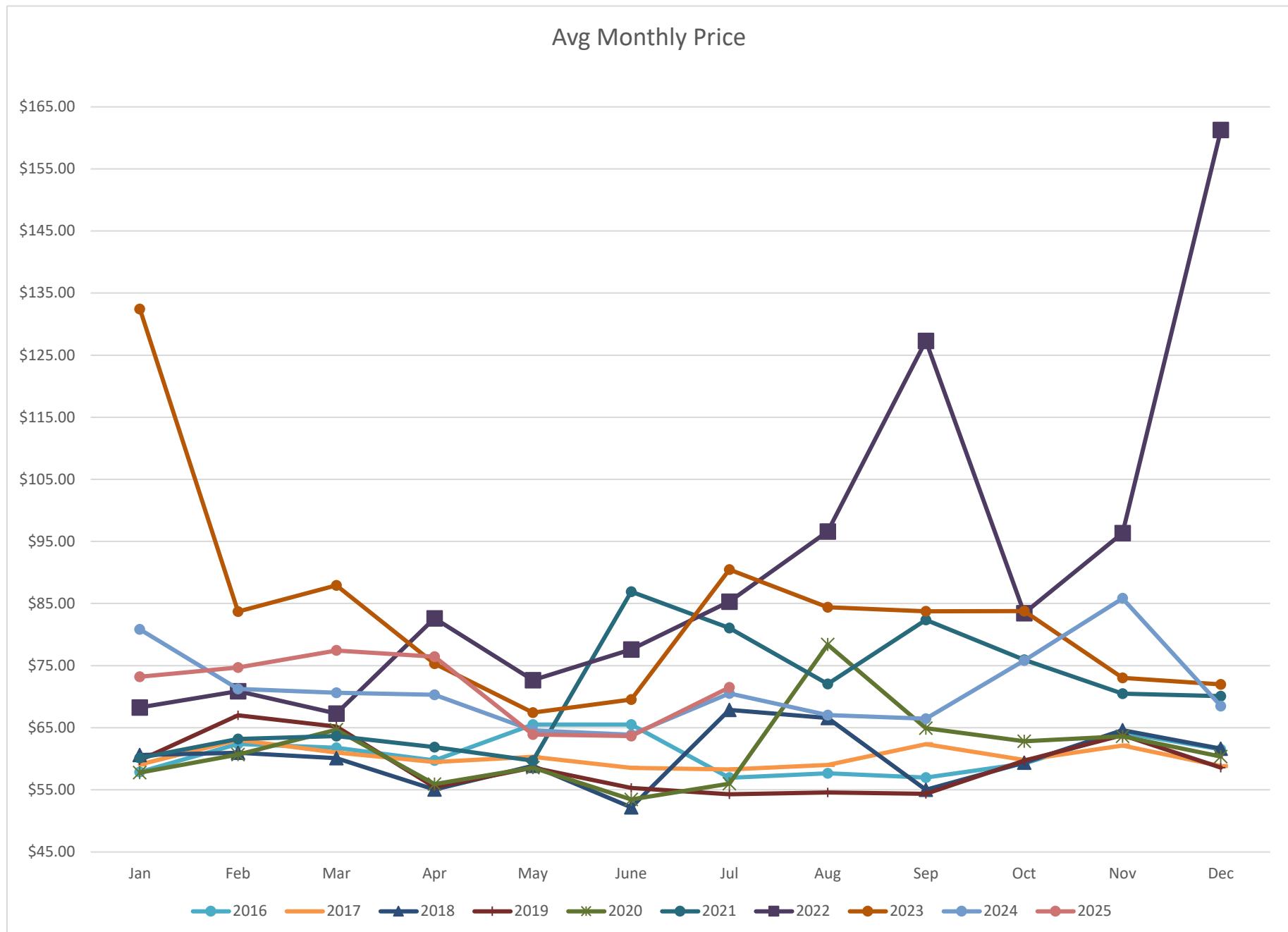
**Cy to  
Date**

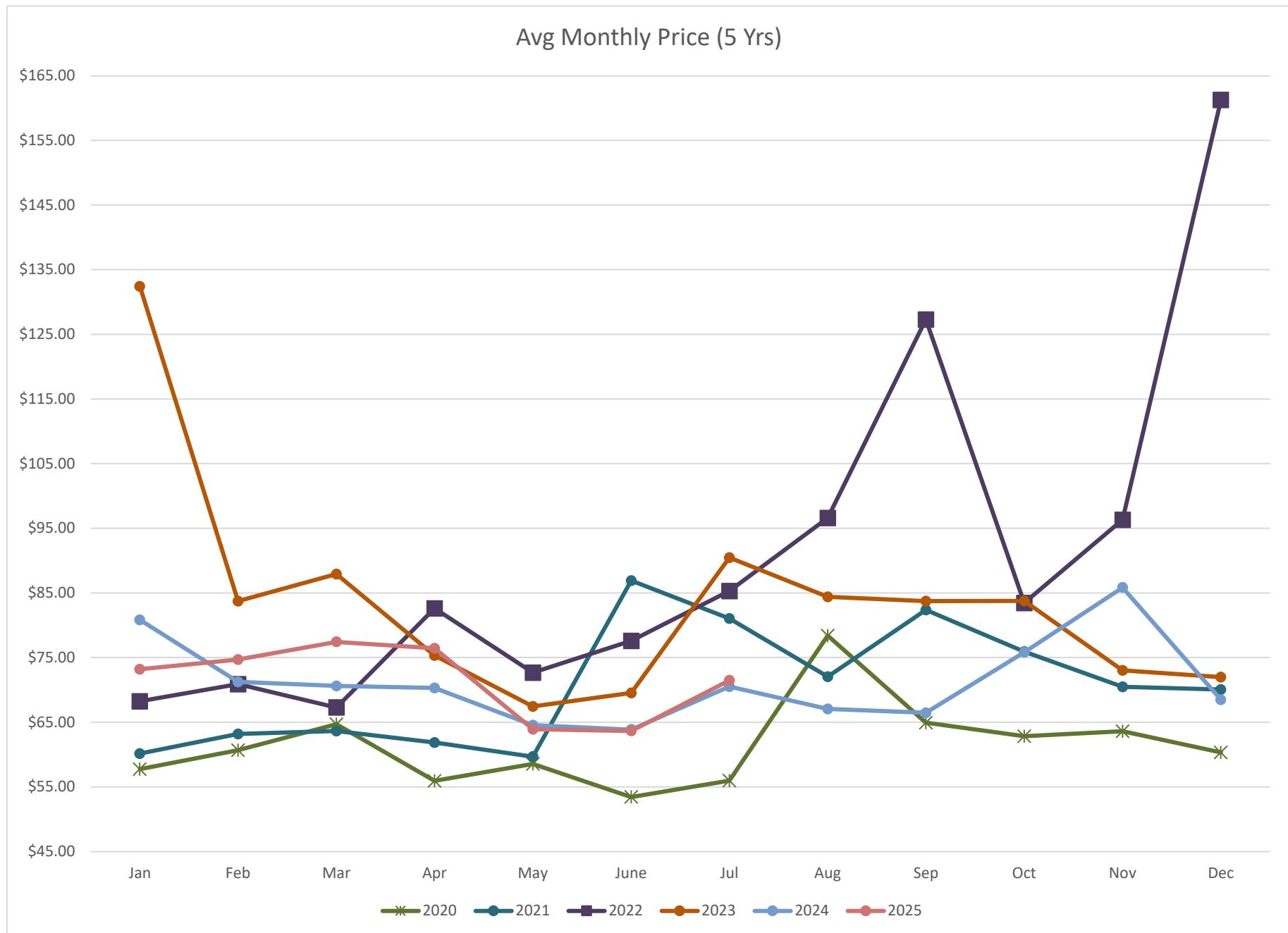
These figures capture the total cost of power to the power department.  
The power department uses costs only associated with the purchasing  
and generation of power and includes debt payments and interest

Jul

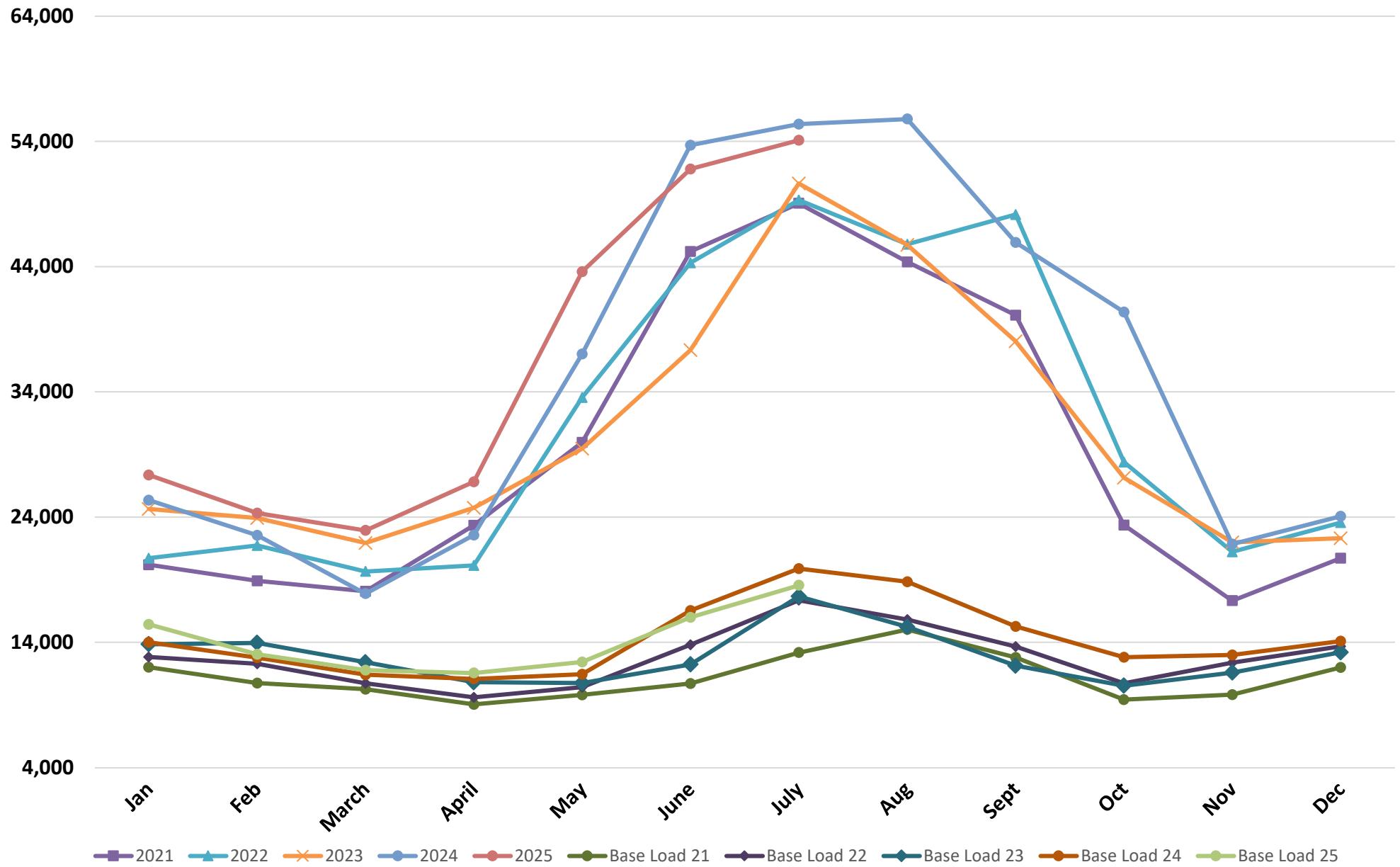




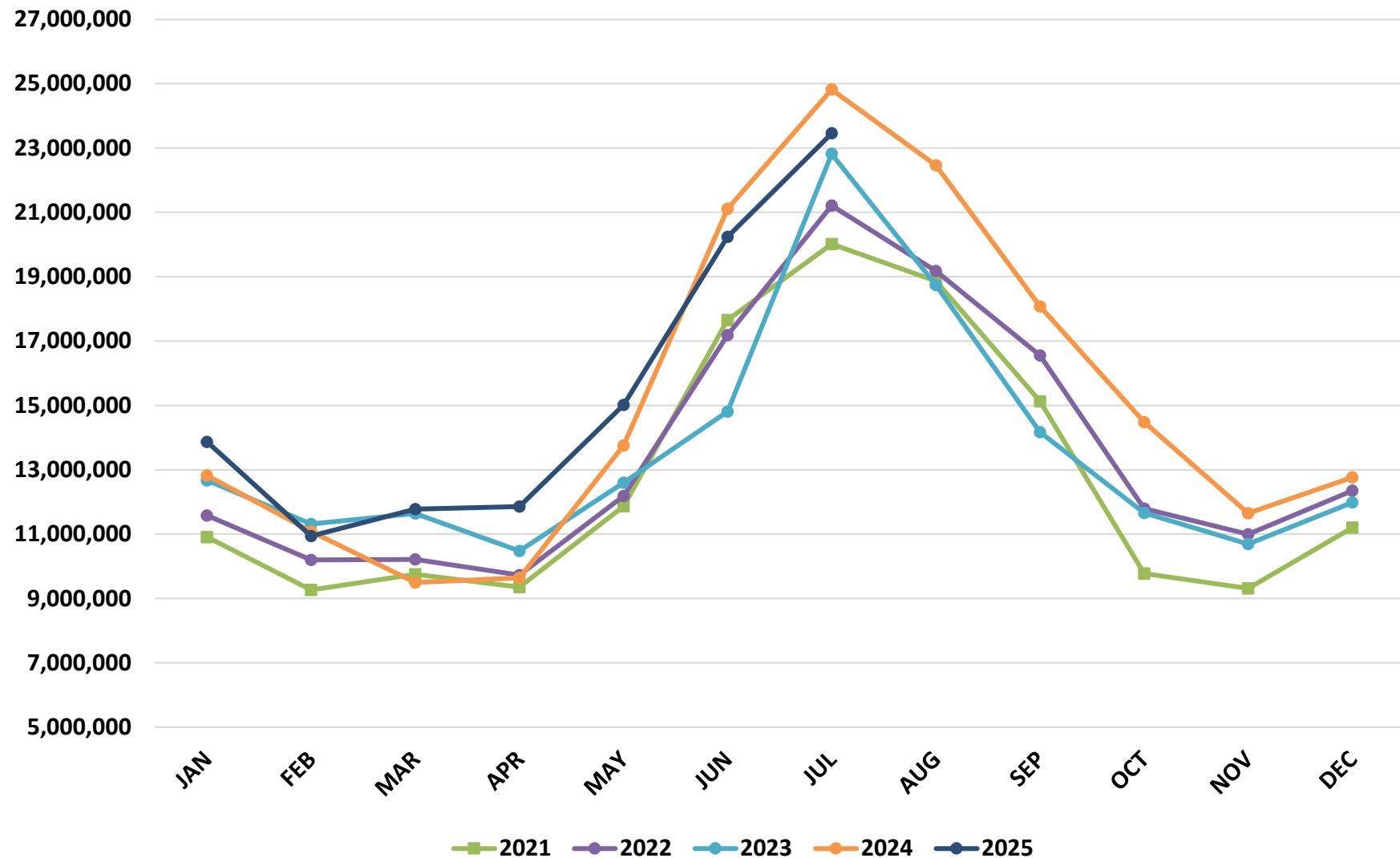




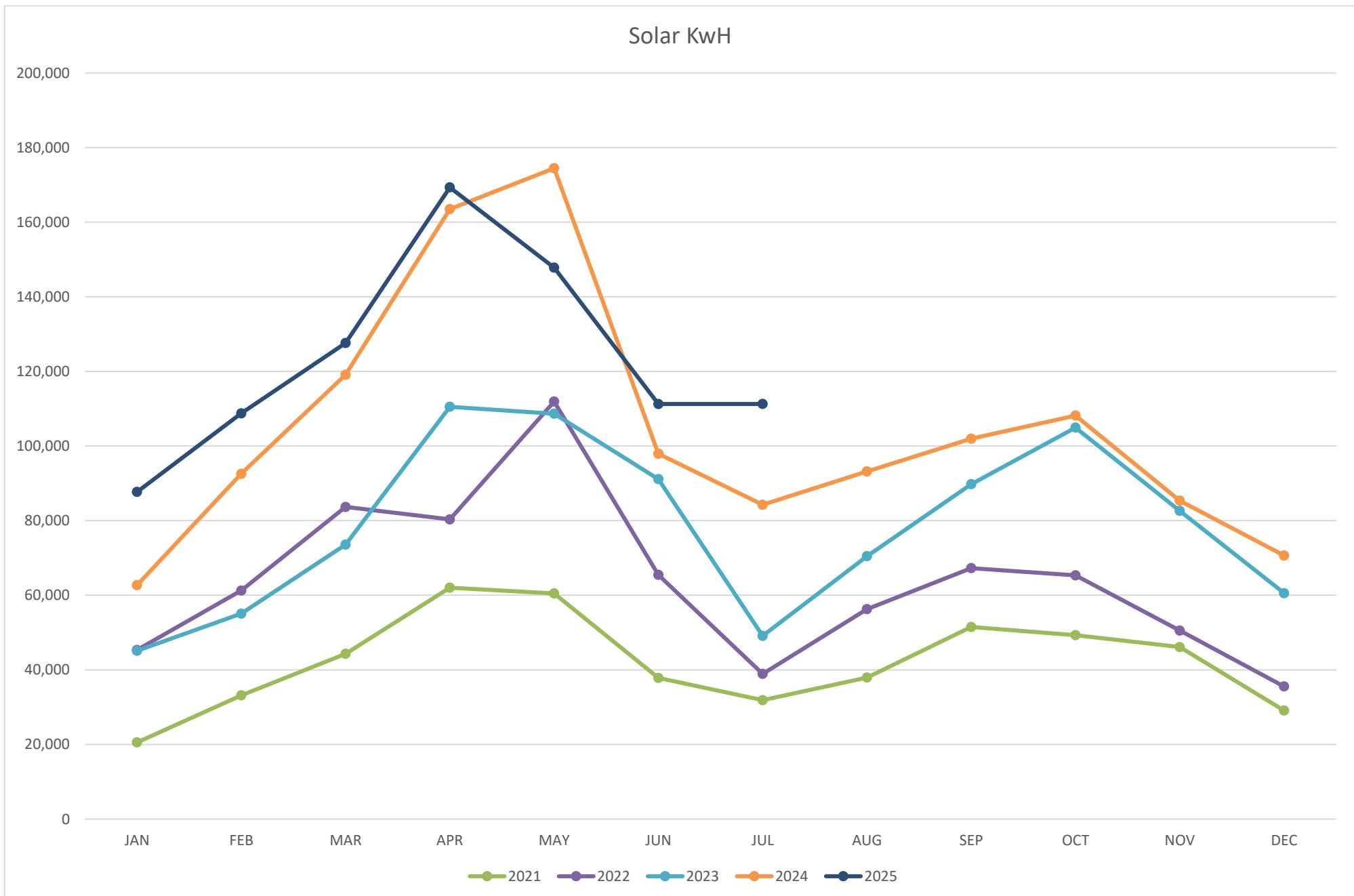
## 2021 - 2025 KW LOAD



## 2021 - 2025 KWH LOAD



## Solar KwH



# DRAFT

Ordinance No. 2025-xx

## AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTION 8-4-2 OF THE HURRICANE CITY CODE GOVERNING THE MUNICIPAL POWER BOARD.

WHEREAS the City Council of Hurricane, Utah desires to amend Section 8-4-2 of the Hurricane City Code governing the Chairman and Vice Chairman and conduct of meetings; and

WHEREAS said City Council deems this amendment necessary and desirable for the preservation of the general health, safety and welfare of the residents of Hurricane,

**BE IT HEREBY ORDAINED** that Section 8-4-2 of the Hurricane City Code shall be, and is hereby, amended in its entirety as follows:

### 8-4-2: MUNICIPAL POWER BOARD

#### Sec. 8-4-2. - Municipal Power Board.

- A. *Created.* There is hereby created and established the Municipal Power Board (hereafter in this chapter referred to as "board"), which shall act in an advisory capacity to the City Council.
- B. *Organization of board.*
  1. *Number; appointment.* The board shall consist of six commissioners, one of whom shall be a member of the City Council and/or Mayor. All members of the board shall be appointed by the Mayor with the advice and consent of the City Council.
  2. *Term.* Commissioners serving on the board as of the effective date hereof shall continue to serve as commissioners for the following term as designated by the Mayor and City Council: one for a term of two years; two for a term of three years; two for a term of four years. All successors to the first Board of Commissioners under this chapter shall be appointed for a term of four years and until their successors are appointed and have qualified, unless they shall be removed from office as provided in subsection B4 of this section. Any commissioner may be reappointed by the Mayor with the consent and approval of the City Council.
  3. *Vacancies.* Vacancies shall be filled by the mayor with the consent and approval of the City Council, for the unexpired term. No vacancy in the board shall impair the right of the remaining commissioners to exercise all the powers of the board.
  4. *Qualifications.* To be appointed commissioner, a person must reside in the City. Any commissioner may be removed from office prior to the expiration of his appointed term by a majority vote of the City Council when such removal shall be deemed by the City Council to be in the best interests of the Power Department.

# DRAFT

5. *Chairman and Vice Chairman; conduct of meetings.* The board will appoint from among the Board of Commissioners a Chairman and Vice Chairman of the board. The Chairman and Vice Chairman shall serve in such capacity for the length of one year. The Chairman shall preside over the meetings of the board, and the Vice Chairman shall act for the Chairman during the Chairman's absence. The board shall adopt reasonable rules for the conduct of its meetings, which shall be held at least once a month on the ~~first~~ second Wednesday at the Clifton Wilson Substation. All members of the board shall attend such meetings. No action shall be taken by the board except by the affirmative vote of at least three commissioners. Three commissioners shall constitute a quorum.

*C. Personnel.*

1. *Director of power system.* The City Council shall select, define the duties, and fix the compensation for a full-time "director" of the municipal power system. The director shall be responsible for the proper operation, maintenance, and care of the municipal power system, and to perform any other duties or functions required by the City Council or board. The salary of the director shall be established by the City Council after due consideration of recommendations from the board. The normal working hours of the director not necessary to ensure the proper operation, maintenance and care of the municipal power system shall be devoted to other work as needed by the City. The Power Director shall make weekly reports to the City Manager relating to the power system. All the functions and activities of the Director shall be carried on under the direction of the City Manager.
2. *Employee benefits.* Benefits of employees of the Municipal Power Department shall be governed by and subject to general employee policies in effect for all employees of the City.

**BE IT FURTHER ORDAINED** that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

**PASSED AND APPROVED** this 4<sup>th</sup> day of September, 2025.

---

Nanette Billings, Mayor

ATTEST:

---

Cindy Beteag, Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 4<sup>th</sup> day of September 2025. Whereupon a motion to adopt and approve said Ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	____	____	____	____
Kevin Thomas	____	____	____	____
Clark Fawcett	____	____	____	____
Drew Ellerman	____	____	____	____
Joseph Prete	____	____	____	____

Cindy Beteag, Recorder