



# 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

The Hurricane City Power Board met on August 6, 2025, at 3:00 p.m. at the Clifton Wilson Substation located at 526 W 600 N.

In attendance were Mac Hall, Dave Imlay, Colt Stratton, Kerry Prince, Mark Maag, Mike Johns, Brian Anderson, Mike Ramirez, Jared Ross, Nanette Billings, Dayton Hall, Kaden DeMille, Mike Vercimak, Weston Walker, Fred Resch, Bruce Zimmerman and Crystal Wright.

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

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

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

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



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

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

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

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

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

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

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

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

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

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