



Washington City Council
Workshop Meeting Agenda
October 22, 2025

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Workshop Meeting on **Wednesday, October 22, 2025 at 4:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. Approval of the Agenda
2. Fremont Solar PPA Project
3. Streets Update
4. Adjournment

POSTED on this 16th day of October 2025
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Briefing Document

Description:

A Resolution authorizing the Fremont Solar PPA Project Transaction Schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters.

Presenter: Rick Hansen/Scott Hughes

Submitted By: Rick Hansen

Recommendation:

Recommend to the City Council to Approve the provided Resolution

Note: Power Board on Oct. 7th, recommended to the City Council to approve the resolution.

Background Information:

This project will be located in Iron County, Utah.

99 MW - UAMPS Total is 99 MW with 49.5 MW of battery, of which **Washington's participation is 7,500 kW**, or 7.5758%

This project is different from our other solar projects since it includes a battery energy storage system (BESS). With the battery it will allow for the "shift" of some of the energy to later hours which will more closely match our load profile. See included UAMPS talking points for more project details.

Costs:

Solar Energy - \$34.45/MWh flat for a 25 year period

BESS - \$13.50/kW-Mth with a max. of \$14.14/kW-Mth (depends on tariff impacts)

Overall "Blended" costs to be between \$69/MWh & \$74/MWh depending on tariff impact

Scheduled Commercial Operation Date (COD):

December 31, 2027 (Earliest June 1, 2027 or latest June 1, 2028)

The output from this project will be through a Power Purchase Agreement (PPA) for a term of 25 years. This solar project with batteries will add to our other renewable resources in the City's portfolio.

Fiscal Impact:

Costs are as outlined above for the 25 year period. This will provide a cost effective resource to the City.

Impacted Fund: Electric



Fremont Solar + Battery PPA

TO	Resource Project PMC
FROM	UAMPS Staff
DATE	September 12, 2025
SUBJECT	PPA Executive Summary

Overview of the Agreement

The Power Purchase Agreement (PPA) is between Fremont Solar, LLC and UAMPS. This PPA outlines the terms and conditions under which UAMPS (the Buyer) will purchase energy products from Fremont Solar, LLC (the Seller), which plans to develop, own, and operate a combined 99 MW solar photovoltaic (PV) facility and 49.5 MW/198 MWh battery energy storage system (BESS) in Iron County, Utah. The project is collectively referred to as the Fremont Solar Project.

The agreement sets a 25-year delivery term from the Commercial Operation Date, during which UAMPS will purchase all energy and related products produced by the project, including Renewable Energy Credits (RECs) and capacity rights.

Key Project Features

Solar Facility

- Capacity: 99 MW
- Energy Rate: \$35.45/MWh (fixed, no escalation)
- Commercial Operation Date Target: By December 31, 2027, with a final deadline of June 30, 2028

Battery Facility

- Capacity: 49.5 MW, 4-hour duration (198 MWh)
- Battery Rate: Between \$13.50/kW-month and a max of \$14.14/kW-month depending upon the additional tariff impact after January 1, 2025. (fixed, no escalation)
- Performance Guarantees: minimum round-trip efficiency, availability, ramp rate, and capacity retention

Combined Cost

Combined Energy and Battery Rate: Between approximately \$69/MWh and \$74/MWh depending upon the degradation of solar and BESS through the life of the contract.



UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS



155 NORTH 400 WEST, SUITE 480, SALT LAKE CITY, UT 84103 • 801.566.3938 • UAMPS.COM

Commercial and Financial Terms

PV Energy is sold at the fixed price and delivered at a designated metering point. BESS Product includes stored energy delivery and capacity, compensated via monthly payments. Lost Production due to UAMPS-caused economic curtailments is paid at the PV rate. Lost Production as a result of transmission curtailment prior to Designated Network Resource status is paid at the PV rate.

Delay Damages apply for late COD of PV and BESS facilities. Performance Damages apply for underperformance. Cumulative delay damages are capped.

Scheduling, Operation, and Metering

UAMPS will act as the Scheduling Coordinator, with exclusive rights to dispatch the BESS and to receive all project energy and associated benefits. SCADA and metering systems must enable real-time monitoring and control.

Risk Allocation and Force Majeure

Includes force majeure provisions and options to extend deadlines or terminate the agreement due to tariff changes.

Regulatory and Legal Provisions

Seller retains tax benefits; Buyer receives RECs. Compliance with CRS Listing and California RPS required. Environmental and capacity attributes are transferred to the Buyer.

Assignment, Step-In, and Default Remedies

Includes rights for UAMPS to step in, terminate for default or missed deadlines, and pursue remedies.

Exhibits and Supporting Materials

Includes project description, schedules, metering and SCADA specs, performance test protocols, and legal forms including a form of limited assignment for participation in a prepay.

Conclusion

This PPA ensures clean, dispatchable solar energy for UAMPS participants through a well-structured framework with clear performance metrics, risk-sharing terms, and legal protections.



Fremont Solar + Battery PPA

TO	Resource Project PMC
FROM	UAMPS Staff
DATE	September 12, 2025
SUBJECT	PPA Talking Points

What is the Resource?

The **Fremont Solar Project** consists of a **99 MWac solar photovoltaic generation facility** coupled with a **49.5 MW / 198 MWh battery energy storage system (BESS)** located in **Iron County, Utah**. The combined project will deliver clean energy and grid flexibility through solar generation and four-hour battery dispatch capability. This resource was **identified in the UAMPS 2024 Resource Procurement Plan** as a planned generating resource. We are now executing on the procurement plan.

How is UAMPS Contracting for the Resource?

UAMPS is entering into a **25-year Solar + Battery PPA** with Fremont Solar, LLC on behalf of participating members. This is structured through the **Master Firm Power Supply Agreement**, with a dedicated transaction schedule for the Fremont Solar PPA Project.

What is the Term of the Agreement?

- **25-year contract term**, beginning on the **Commercial Operation Date (COD)** of both the solar and battery systems.
- COD is expected by **December 31, 2027**, with guaranteed delivery by **June 30, 2028**.

Who is the Developer?

The project is being developed by **Longroad Energy**, a highly experienced independent power producer with a strong track record in renewable energy development and operations across the U.S.



UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS



155 NORTH 400 WEST, SUITE 480, SALT LAKE CITY, UT 84103 • 801.566.3938 • UAMPS.COM

What if the Project Is Delayed?

- The agreement includes **Delay Damages** of:
 - **\$21,970/day** for delays in battery COD.
 - Additional provisions for solar delays between **\$17,643 and 57,582/day** (see Exhibit 12).
 - Cumulative delay damages are capped at the amount of the **Development Security**.
 - If delays extend beyond the “Outside COD” (including up to 180 days of force majeure), either party may terminate the agreement.
-

What is the Pricing?

- **Solar Energy Price: \$35.45/MWh** (flat, no escalation) – includes RECs and environmental attributes.
 - **Battery Capacity Price: \$13.50/kW-month** (plus potential tariff-related adjustments, capped at \$14.14/kW-month).
 - Payment includes **fixed battery capacity payments** and **solar energy payments** (based on measured MWh).
-

What Are the Benefits of the Battery?

- Provides **4-hour discharge at full capacity (198 MWh)**.
 - Enables **load-shifting**, peak-shaving, and enhanced resource adequacy.
 - UAMPS (as Buyer) controls the charging and discharging via real-time AGC Set-Points.
 - Guarantees:
 - **BESS Capacity**
 - **Availability**
 - **Ramp Rate**
 - **Round Trip Efficiency**
 - Liquidated damages apply for any underperformance based on guarantees (Exhibits 10, 14, 15).
-

How Are Curtailments Managed?

- The PPA includes provisions to manage **transmission or economic curtailments**.
 - Economic curtailments between solar COD and battery COD, up to **198 MWh/day**, may occur without compensation during shoulder months.
-

What Happens If Participants Drop Out?

- Full subscription by UAMPS participants is required for the agreement to become effective.
 - If not 100% subscribed within 135 days of execution, the project may be downsized or terminated (Section 3.4).
-

What Environmental and Educational Benefits Are Included?

- Includes delivery of all **RECs** (Renewable Energy Credits) to members.
 - A **Scholarship Program** is included: \$10,000/year for high school seniors from UAMPS communities pursuing studies related to renewable energy (Section 12.21).
-

Why Now?

- **IRA incentives**, current **solar and battery supply chain certainty**, and **project viability** support executing this PPA now. The **IRA tax credits will be discontinued** under the One Big Beautiful Bill Act (OBBBA). Future solar PPA pricing is expected to increase as a result.
- Delay risks or rejection could mean a **5+ year setback** with higher costs and fewer viable alternatives due to interconnection backlogs and price inflation.

Washington City Streets Update/Pavement Assessment

Public Works Department

FY 2025 PROJECTS

- Widening of Red Hills Parkway
- 300 East Right Turn Pocket
- 2000 South Pavement Reconstruct
- Extended Left Turn Lane on Main St

CENTER-LANE MILES OF ROAD ADDED PER YEAR

Last 10 years averaging
8.41 miles a year, which
is an increase of 66%.

Since 2020, averaging
10.34 miles a year.

YEAR	MILES	MILES ADDED	% INCREASE
2015	128.20	0	-
2025	212.33	84.13	65.62%

YEAR	MILES	MILES ADDED
2015	128.20	0
2016	135.10	6.90
2017	144.50	9.40
2018	147.35	2.85
2019	150.20	2.85
2020	162.16	11.96
2021	170.98	8.82
2022	181.21	10.23
2023	191.45	10.24
2024	200.04	8.59
2025	212.33	12.29

COMPARISON TO OTHER CITIES

RANKINGS	CITY	CENTER-LANE MILES 2025
1	Salt Lake City	588.41
2	St. George	472.62
3	West Jordan	367.30
4	West Valley City	354.28
5	South Jordan	344.69
6	Sandy	323.07
7	Ogden	319.00
8	Provo	282.88
9	Layton	277.03
10	Lehi	260.50
11	Orem	243.54
12	Eagle Mountain	243.25
13	Washington	212.33
14	Spanish Fork	176.96
15	Cedar City	171.77

Percentage Increase of Center-Lane Miles from 2010 to 2025, throughout Utah →

← The Cities with the Most Center-Lane Miles, throughout Utah

Percentage Increase of Center-Lane Miles from 2020 to 2025, throughout Utah →

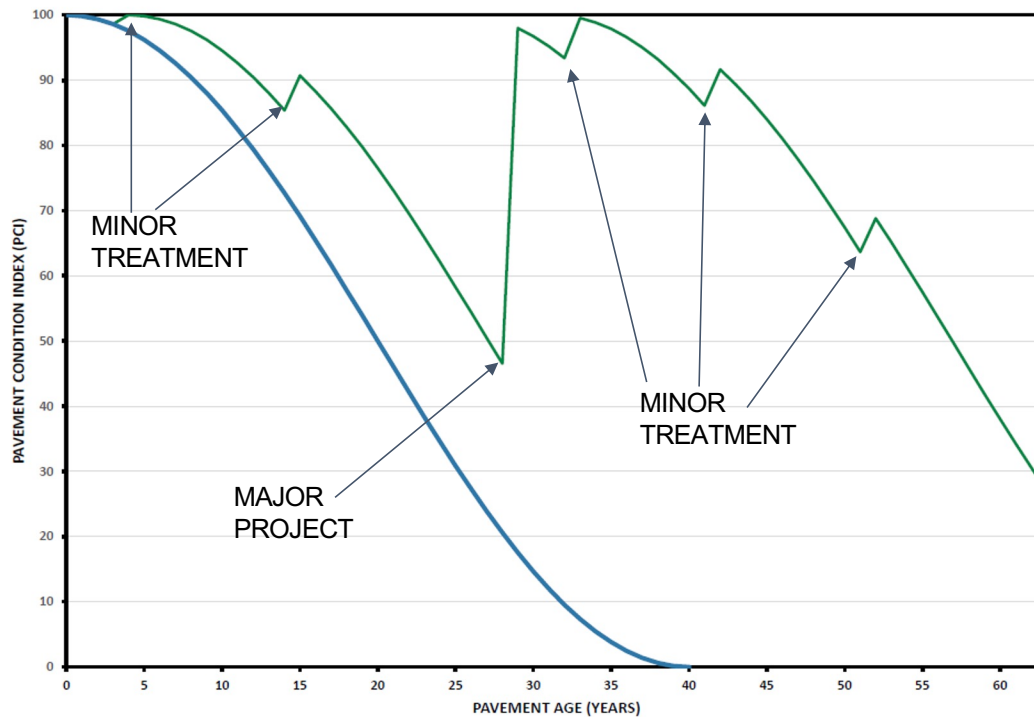
*Data comes from UDOT B&C Road Distribution
Minimum 100 Center-Lane Miles*

Rankings	City	Lane Miles 2010	Lane Miles 2025	2010 - 2025 Increase (%)
1	Eagle Mountain	101.20	243.25	140.37%
2	Washington	123.20	212.33	72.35%
3	South Jordan	205.38	344.69	67.83%
4	Hurricane	105.60	171.07	62.00%
5	Spanish Fork	123.90	176.96	42.82%
6	St. George	331.76	472.62	42.46%
7	American Fork	102.55	137.36	33.94%
8	Kaysville	101.10	126.73	25.35%
9	Lehi	211.28	260.50	23.30%
10	Cedar City	144.78	171.77	18.64%

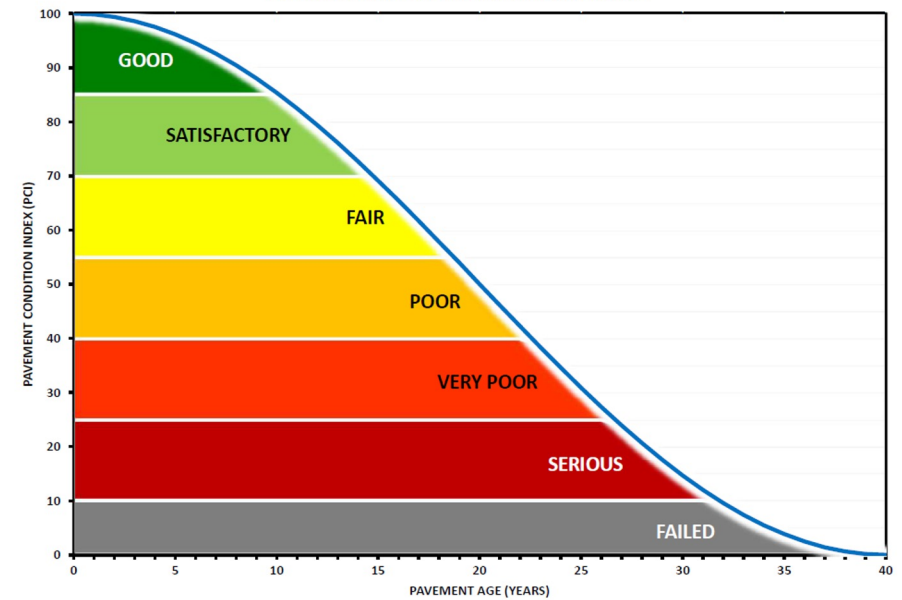
Rankings	City	Lane Miles 2020	Lane Miles 2025	2020 - 2025 Increase (%)
1	Eagle Mountain	150.30	243.25	61.84%
2	Washington	162.16	212.33	30.94%
3	South Jordan	271.40	344.69	27.00%
4	Hurricane	138.00	171.07	23.96%
5	St. George	401.30	472.62	17.77%
6	Spanish Fork	152.15	176.96	16.31%
7	American Fork	120.21	137.36	14.27%
8	West Jordan	326.13	367.30	12.62%
9	Tooele	142.66	158.14	10.85%
10	Cedar City	157.61	171.77	8.98%

ASPHALT DETERIORATION GRAPH

EXAMPLE PRESERVATION MAINTENANCE CYCLE



TYPICAL PAVEMENT DETERIORATION CURVE



SLURRY TREATMENT PROJECT 2023

Slurry:

505,280 SQ YDS

\$814,861.15

\$1.57/SQ YD

21.5 CENTER-LANE MILES

~ \$38,000/MILE

Sections of Road that are
Highlighted in White are
Road Segments that
Received Slurry Seal.



2000 SOUTH RECONSTRUCT

NOV. 2024 - MAJOR PROJECT

2000 South Reconstruct:

Project Length – 1 Mile

Project Cost for Reconstruct - \$1.6 Million

\$1.6 Million/Mile

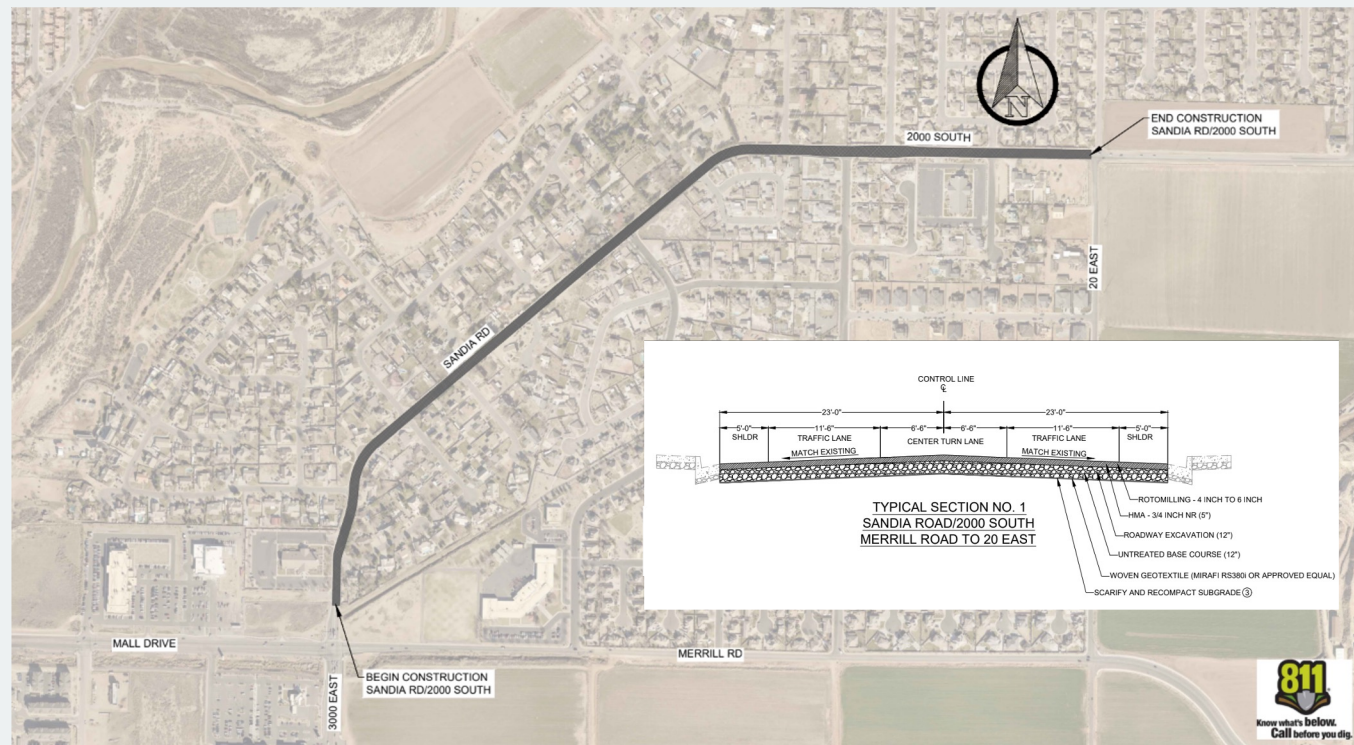
Work Consisted of:

Rotomilling 4"-6"

5" Asphalt

12" Base

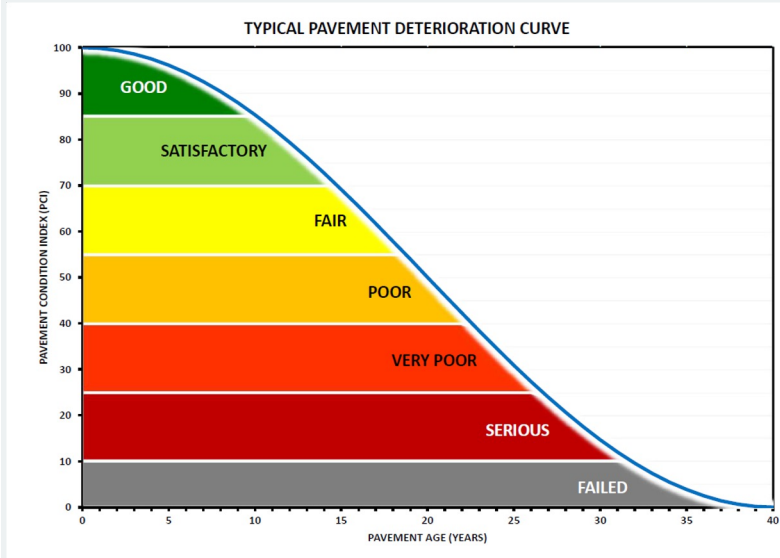
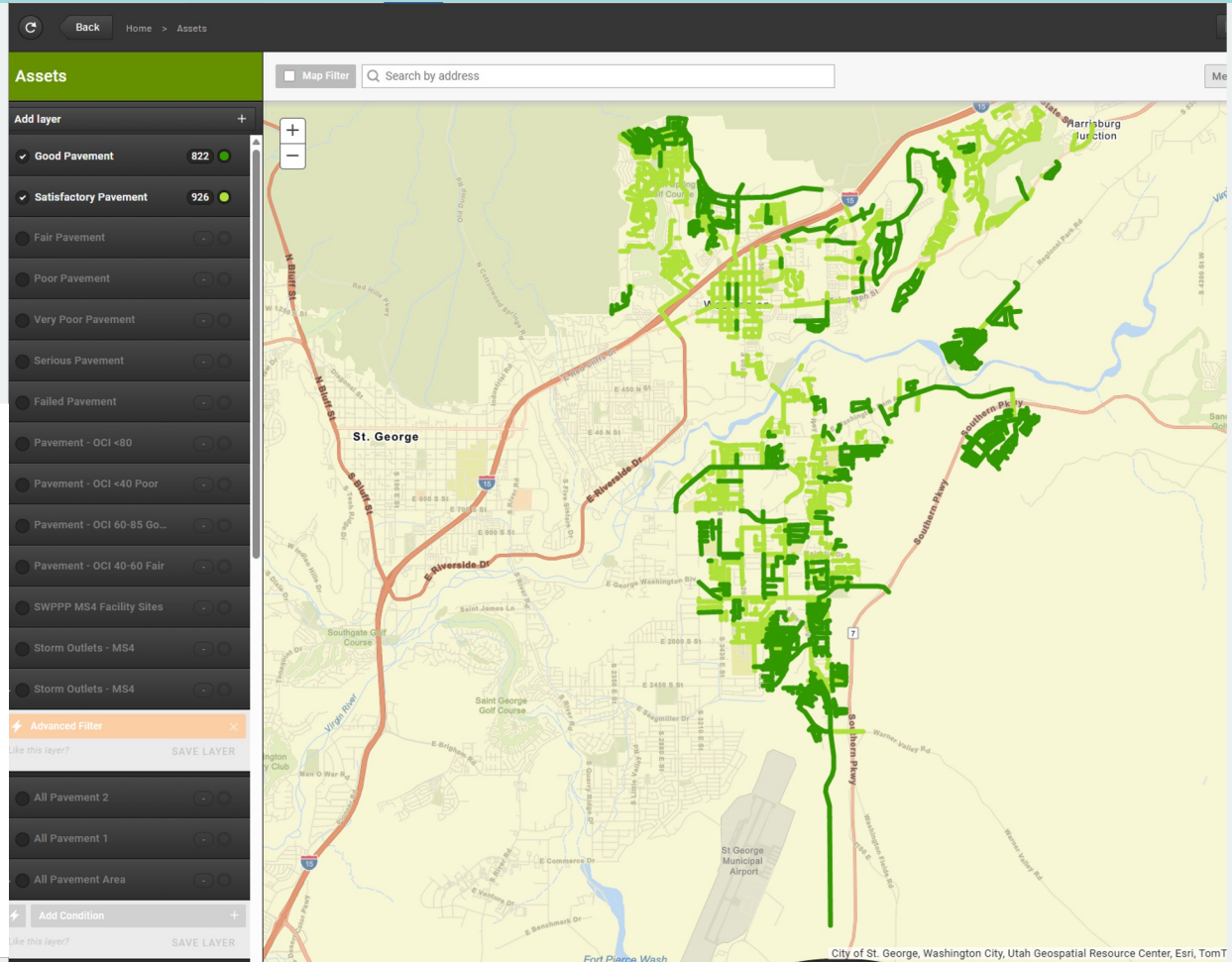
Geotextile Fabric



PAVEMENT ASSESSMENT

GOOD – DARK GREEN

SATISFACTORY – LIGHT GREEN

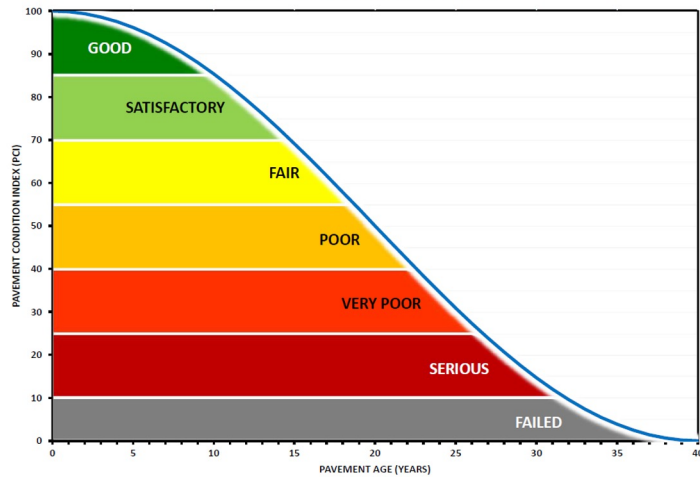
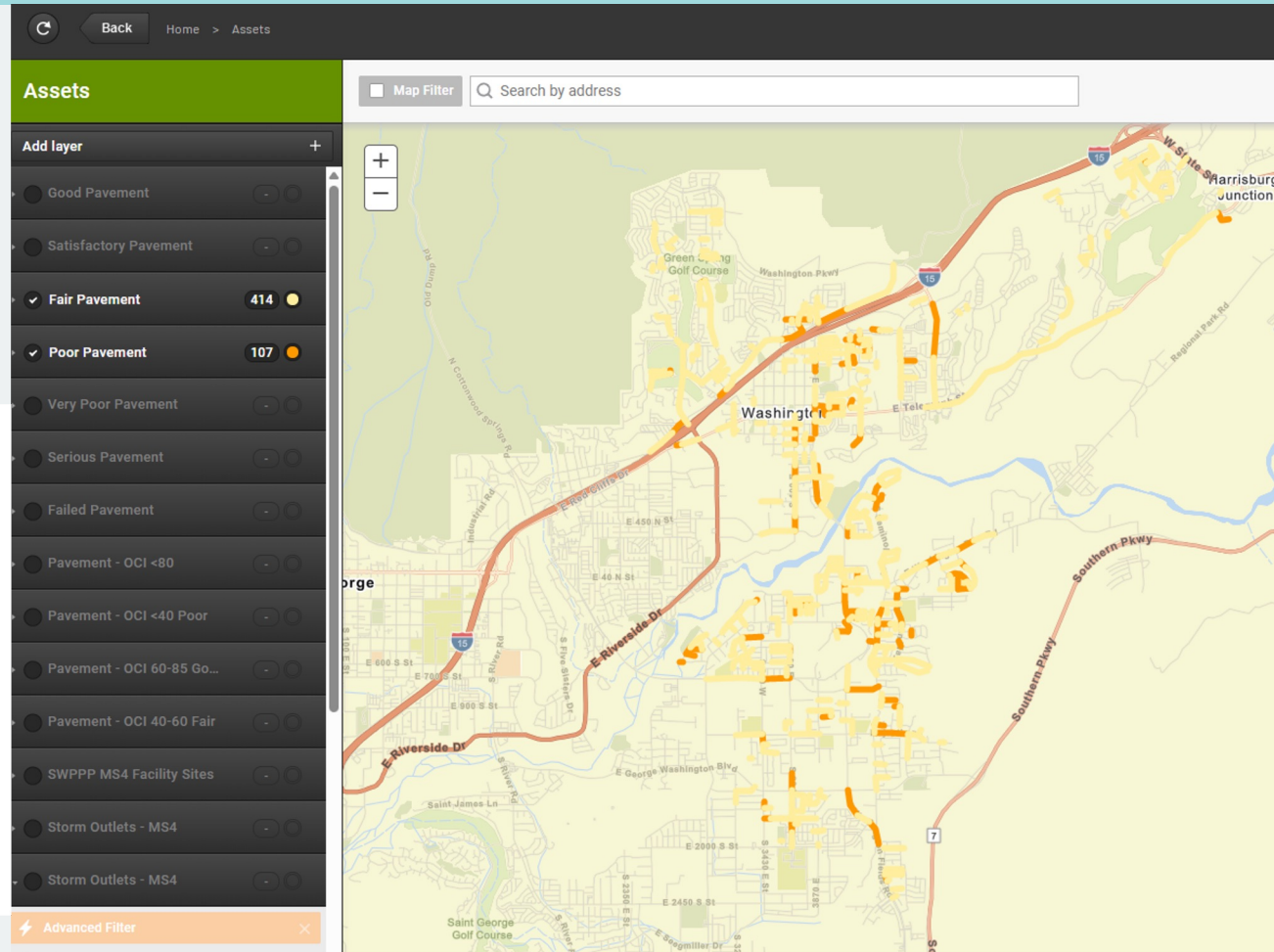


PAVEMENT ASSESSMENT

FAIR – YELLOW

POOR - ORANGE

TYPICAL PAVEMENT DETERIORATION CURVE



PAVEMENT ASSESSMENT

VERY POOR - LIGHT RED

SERIOUS – DARK RED

FAILED - GREY

VERY POOR - LIGHT RED

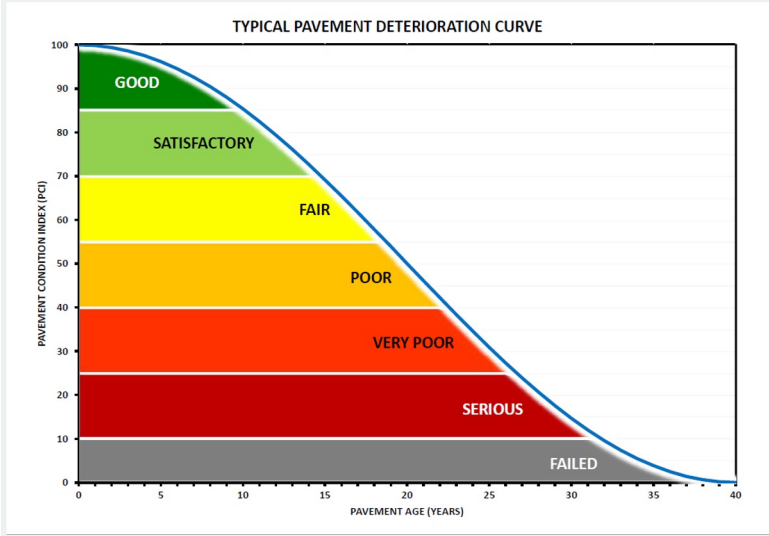
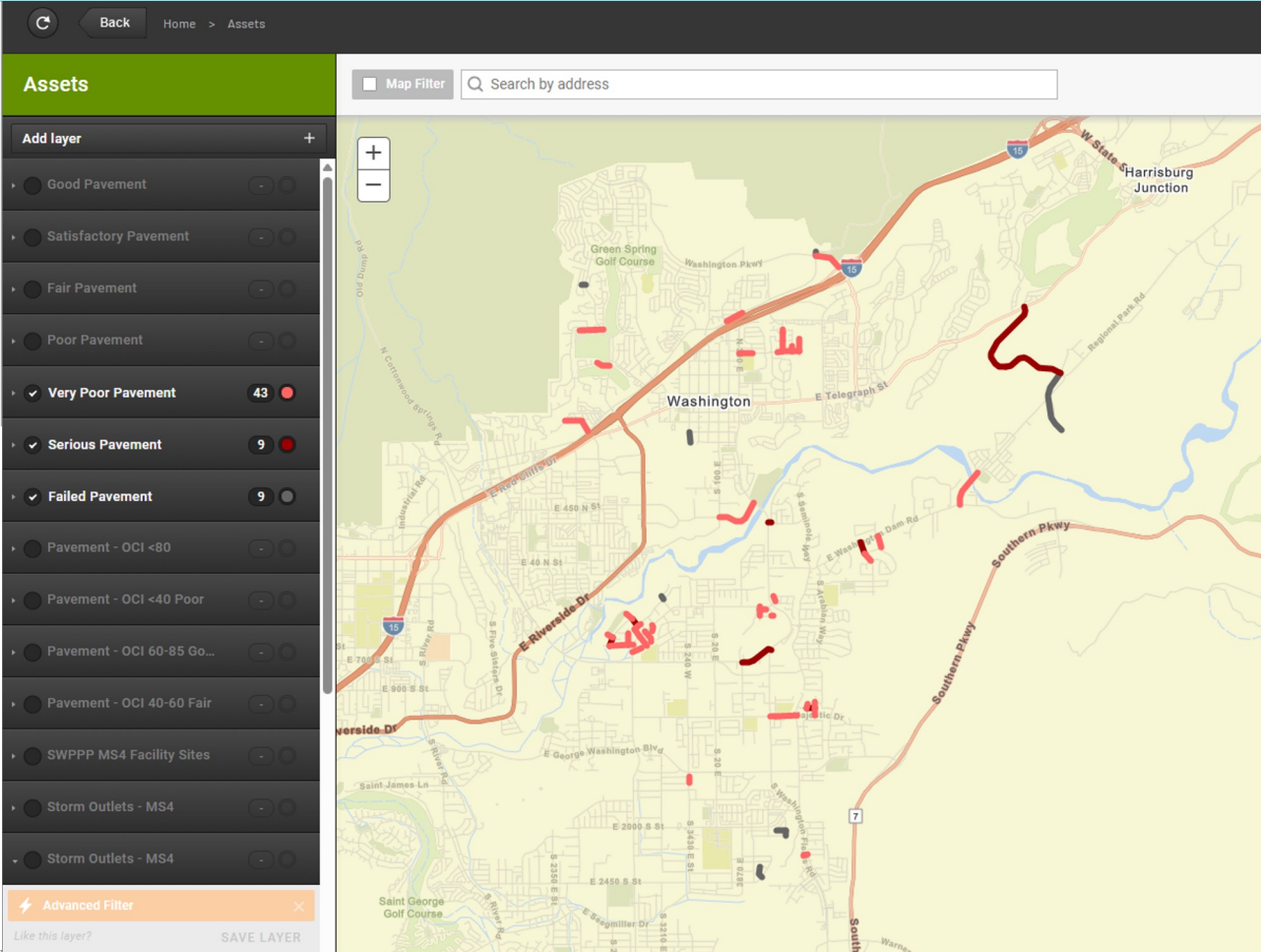
SERIOUS – DARK RED

FAILED - GREY

VERY POOR - LIGHT RED

SERIOUS – DARK RED

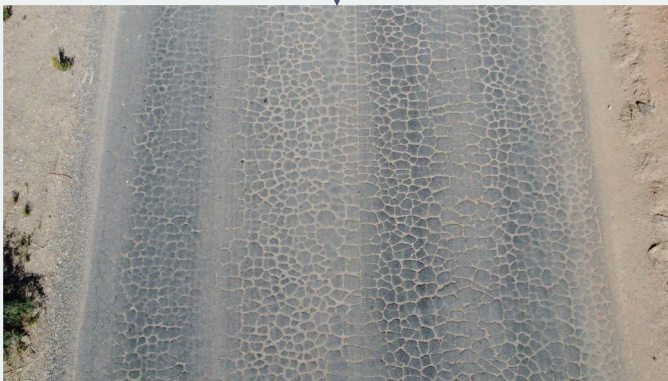
FAILED - GREY



SUMMARY



NEEDS MAJOR PROJECT



NEEDS MINOR TREATMENT



TOTAL RECONSTRUCT



INTRODUCE JUB ENGINEERS

TRAVIS MARDEN

KEN CLARK

