



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 December 10, 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, Colt Stratton, Kerry Prince, Mark Maag, Mike Johns, Brian Anderson, Mike Ramirez, Jared Ross, Kaden DeMille, Dayton Hall, Mike Vercimak, Weston Walker, Fred Resch, Nanette Billings, Clark Fawcett, Kent Stephens, Jillian Jurczyk (remote attendance), and Crystal Wright.

Mac Hall welcomed everyone to the meeting. Dave Imlay led the Pledge of Allegiance and Dayton Hall offered the prayer.

Discussion and possible recommendation to the City Council regarding the Cost of Service Study: Mike Johns welcomed Jillian Jurczyk with Utility Financial Solutions (UFS), who is conducting our Cost of Service and Rate Study. She has updated slides and information based on direction received from the Power Board at the interim board meeting as well as the assumptions used with information from the updated impact fee & capital facility plan amendment. Nanette Billings asked why the growth rate presented decreased from 5% to 1% after the first few years and would also like to know if our power supply cost projections equal the .75% increase that's listed. Jillian Jurczyk explained that the growth projection was conservative intentionally. The further we go out in projections the less accurate they are. The prudent thing to do would be to make some initial choices and begin moving forward. Then look again at the financials within the next three years maximum to review the financial position before moving forward with any of the later years. She explained exactly how a rolling average is used to calculate a PCA. The PCA accomplishes what Nanette Billings suggested with matching power supply costs. Clark Fawcett asked some questions about how accumulated depreciation is being handled in this model. Dayton Hall summarized that we are looking for direction for three things: our cash reserve policy, whether to implement a PCA or not, and how long we want to take to meet our financial goals. Mike Johns explained that because of potential volatility in our future with the implementation of EDAM that the PCA helps protect our cash reserves and financial outlook. Clark Fawcett stated he feels like we need to remove the depreciation portion out of the cash reserve discussion because it skews things. We cannot use depreciation money as operating cash. It is held for its specific purpose. Colt Stratton and Dave Imlay both expressed concerns with the PCA option. Colt Stratton specifically stated we do not need the higher cash reserve amount if the PCA option is selected. There was a long discussion about how a PCA could be implemented with the current utility billing software as well as the timeframe that would be needed. Dayton Hall wanted to clarify that we do not have to take this to the City Council yet. He suggested coming up with a rate structure showing a plan with and without a PCA, especially if we don't desire any changes to our existing cash reserve policy. Once we have a package with all of it presented, then bring that entire package back to the Power Board and City Council for decision. The department has been requesting direction and feedback and that has been provided. A discussion was held regarding scheduling a work meeting with the Power Board and the City Council after the beginning of the year. Clark Fawcett stated that scheduling that meeting is fine, however, the City Council relies on a recommendation from the Power Board knowing that they have vetted and had the detailed discussions ahead of the presentation to the City Council. That will still be needed from this board. Dave Imlay made a recommendation regarding the cash reserve policy to figure out where Finance, Administration and department staff would like to be and then ask for the Power Board's approval of that. If those people agree, then it's an easy approval because the people intimately



involved with the key information have made that decision. The board's decision was made to pull this item off the City Council agenda, simplify the options to a 5-yr rate structure with and without a PCA, and gather a recommendation for the cash reserve policy from city staff.

Discussion and possible recommendation to the City Council on a Power Line Extension request for Kachina Ridge:

Brian Anderson explained that Kent Stephens with the Kachina Ridge development is in attendance to answer any questions. Kent Stephens explained where the development is located, which is a large portion of the plateau above Hurricane. Brian Anderson stated with the application they provided they would need just over ½ of a circuit of power for their project. He stated there is only a small single-phase line going up that hill and the development would need to provide a three-phase circuit instead. The developer completed a feasibility study and cost analysis with ICPE and has stated they have acquired the easements needed. Brian Anderson stated easements still need to be confirmed by staff. He explained the process that the developer will need to follow to complete this extension as well as some equipment needing to be purchased for switching between circuits to provide capacity and balance the circuits once it's constructed. David Hirschi asked how many units there are. Kent Stephens replied there are approximately 580 units on approximately 70 acres. They're still waiting for their sensitive land application approval before they're able to finalize those details. There is a mixture of residential, a hotel, and a restaurant included in the development agreement. Dave Imlay made a motion to recommend approval of the power line extension request for Kachina Ridge. Mark Maag seconded the motion. Motion passed unanimously.

Discussion and possible recommendation to the City Council regarding Impact Fee Analysis & Capital Facilities Plan

Amendment: Mike Johns described the additions to the impact fee study for two new substations that were identified after the original study had been completed. He showed the substations as well as the transmission lines needed to tie them to the system. Those were the only changes to the existing study that was already approved and is currently in effect. There's a minimal impact on the costs to development because these additions provide some excess capacity. It wasn't necessarily capacity itself that was needed, but localized capacity specific to where the developments will be located. The amendment adds a 1% increase to existing impact fee costs. Colt Stratton recommended approval of the Impact Fee Analysis & Capital Facilities Plan Amendment as proposed. Dave Imlay seconded the motion. Motion passed unanimously. This item will not appear on the City Council agenda until January 15th since it must be publicly noticed first.

Mike Johns: Mike Johns shared that Riley Stegich is currently working on his Apprentice Step Testing.

Brian Anderson: Brian Anderson the 1100 West project is still underway. We have also installed Christmas decorations and are keeping them maintained while they're up.

Jared Ross: Jared Ross noted they've been busy. They have Generator 8 completely torn down and he described the work they're doing on it. They've also done repairs at the substations. He stated they've held a pre-bid meeting for the Sky Mountain Substation civil portion. Sealed bids will be opened soon. Dave Imlay stated he wanted to commend the Substation Crew. There are very few utilities that can complete the work with the generators in-house that we do because of the expertise of Jared Ross and his crew. Mike Johns agreed with this.

David Hirschi wanted to thank the Power Department for the exceptional reliability and service they provide our community. Nanette Billings discussed an email that had been sent by Karl Rasmussen regarding some solutions he is proposing for developments being able to move forward without currently adequate infrastructure. Dayton Hall described how he has structured agreements with ways for developers to move forward which accomplishes already what is being proposed in the email. Karl Rasmussen has an existing client which chose not to utilize that option.

There was a brief discussion about development or reimbursement agreement challenges and how they are structured.

Meeting adjourned at 5:07 p.m. The next Power Board meeting is scheduled for January 7, 2026, at 3:00 p.m.