

MINUTES
UTILITIES BOARD MEETING
EPHRAIM CITY HALL
5 SOUTH MAIN, EPHRAIM, UTAH
FEBRUARY 13, 2020
7:00 PM

Board Members Present: Chair Ted Olson, Leonard McCosh, Dale Nicholls

Board Members Excused: Don Thompson, Council Liaison Richard Wheeler

Staff Present: Public Works Director Chad Parry, Power Superintendent Cory Daniels, Secretary Candice Maudsley, Bryan Kimball City Engineer, Devan Fowles City Planner, Leigh Ann Warnock City Recorder

Others Appearing: Lorna Larsen, Antonio Jimenez, Juanquin Jimenez, Ky Oberg

CALL TO ORDER

The Ephraim Utility Board convened on Thursday, February 13, 2020, in the Ephraim City Hall Board Room. Utilities Board Chair Ted Olson called the meeting to order at 7:00 p.m.

I. MOTION AGENDA

A. APPROVAL OF MINUTES

The Board reviewed the minutes of the January 16, 2020 Utilities Board Meeting.

Board Member McCosh moved to approve the January 16, 2020 Utilities Board Meeting Minutes as presented. The motion was seconded by Board Member Nicholls. The vote was unanimous. The motion carried.

B. OPEN AND PUBLIC MEETING TRAINING

The City Recorder, Leigh Ann Warnock, gave the annual open and public meeting training. The subjects of agendas, meetings, quorums, and closed meetings were reviewed.

C. ANTONIO JIMENEZ OUTSIDE CITY WATER REQUEST

Antonio desires a City water connection outside City limits, for a proposed house on a five-acre lot. He is in the process of obtaining a subdivision permit from the County for two five-acre lots. Current code allows the applicant to petition the City for a water connection outside of City

Limits. Currently Antonio and up to three additional connections might request a connection if the water line is extended to his property. Antonio is willing to pay the cost to run an eight-inch water main to his property with a fire hydrant at the end of the line. City Staff feels there are some pros and cons to allowing the water to be extended to lots outside the City. While the applicant is primarily concerned with just the need for a water connection, the City must deal with the bigger picture issues of providing the rest of the needed infrastructure to a previously undeveloped part of town, such as roads, sewer, sidewalks, etc. If a water connection is granted, staff recommends doing so with conditions. The applicant must pursue and exhaust annexation. The minimum 8" inch diameter water line must be looped at the time of construction and not result in a dead-end line that would potentially cause water quality concerns and restrict the ability to provide fire flow protections. Looping the waterline becomes more feasible if additional parties can participate in the cost. A pioneering agreement would be allowed to enable recouping that initial expense over time as other properties eventually connect to this extended line. It was recommended the applicant agrees to follow existing City code for remaining building and zoning requirements, including provisions for road and roadway dedications.

Potential benefits of granting the water connection now:

- A willing partner now to pay for half a mile of water line into new parts of town will open future opportunities for land development and likely attract future commercial development in a prime part of town, especially if the water line is looped.
- Providing a closer proximity for extending this water line will allow future development on nearby pieces to loop in more easily, enabling additional growth in the area.
- Will provide a closer line to tie future wells into the City system, making those future projects cheaper because connections will be closer, especially if the water line is looped.
- With long term growth, especially commercial growth made more possible by bringing some of the necessary infrastructure to a future commercial area.

There is potential for significant long-term gain, but also at significant short-term expense. The Board was concerned about having the water supply for outside City connections. The City recently paid for the line to be looped connecting Wildee Mortensen's home. The cost has been significant to the City. There was discussion concerning the precedence set by allowing Wildee Mortensen to have a water connection.

Board Member Dale Nicholls moved to approve and recommend to City Council one outside City water connection with pre-annexation required as well as requiring the other staff recommendations presented except for the looping of the line. The motion was seconded by Board Member Leonard McCosh. The vote was unanimous. The motion carried.

D. DISCUSSION AND POSSIBLE APPROVAL OF SOLAR MORATORIUM

Several solar users have raised issues with the City's Net Metering Agreement. The City Attorney is reviewing the agreement and has suggested a few revisions. The entire Net Metering Application process is under review and revisions need to be made. The Board discussed implementing an educational process for solar applicants. The system standards will be updated. The Net Metering Ordinance also needs to be revised to address the apartment buildings seeking solar connection. A moratorium on all new solar applications is suggested while all the processes and revisions are done.

Board Member Leonard McCosh moved to put in place a solar moratorium on any new solar applications not to exceed six months. The motion was seconded by Board Member Dale Nicholls. The vote was unanimous. The motion carried.

E. REVIEW OF NET METERING AGREEMENT REVISIONS

The City Attorney reviewed the Net Metering Agreement and added recitals, rearranged sections, and strengthened some of the language. There are still a few questions for clarity that can be reviewed. The Board was asked to read through the agreement and write down any questions, suggestions, or comments they have. These comments can then be returned to the City Attorney. The Board was also given draft copies of the Net Metering Application and System Requirements for review.

III. BOARD MEMBER REPORTS

TED OLSON

UAMPS – A Lock-In Planned Pool Appendix was signed last week with UAMPS. This is a block of power purchased to be used during the summer. It was recommended that July have an additional 500kW, August 1000kW, and September 500kW.

IPP – The movement toward hydrogen is progressing with the Intermountain Power Project. As research and modifications progress power generation could move from 30% hydrogen to 100% hydrogen.

IV. STAFF MEMBER REPORTS

Cory Daniels, Power Director

HYDRO – The new valve at unit one is installed. The new flange will withstand higher pressure. The new actuator will be put in next week. The Federal Energy Regulation Committee will be doing the required inspection this year. The spillways, inlet pipe, hydros, and dispersion structures will be inspected. The old hydro had the babbitt bearings re-poured. They should be returned soon and installed.

New Construction– Several new subdivisions have been approved or are in the process of approval.

ADJOURNMENT

There being no further business to come before the Utilities Board for consideration, Board Member Leonard McCosh moved the Regular Utility Board Meeting adjourn at 9:25 p.m. The motion was seconded by Board Member Dale Nicholls. The vote was unanimous. The motion carried.

The next regular Utilities Board meeting is scheduled to be held on March 12, 2020, starting at 7:00 p.m. in the Ephraim City board room.

MINUTES APPROVED:

Ted Olson, Chair

Date

ATTEST:

Candice Maudsley, Secretary

Date