

**MINUTES**  
**UTILITIES BOARD MEETING**  
EPHRAIM CITY HALL  
5 SOUTH MAIN, EPHRAIM, UTAH  
**JUNE 11, 2020**  
**7:00 PM**

**Board Members Present:** Chair Ted Olson, Leonard McCosh, Dale Nicholls, Lorna Larsen, Kelly Larsen, Council Liaison Richard Wheeler

**Board Members Excused:** Don Thompson

**Staff Present:** Public Works Director Chad Parry, Jeff Jensen, Power Superintendent Cory Daniels, Secretary Candice Maudsley, Esmeralda Salas

**Others Appearing:** Andy Davis

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**CALL TO ORDER**

The Ephraim Utility Board convened on Thursday, June 11, 2020, in the Ephraim City Hall Council Room. Utilities Board Chair Ted Olson called the meeting to order at 7:03 p.m.

**I. MOTION AGENDA**

**A. APPROVAL OF MINUTES**

The Board reviewed the minutes of the May 14, 2020 Utilities Board Meeting.

***Board Member Leonard McCosh moved to approve the May 14, 2020 Utilities Board Meeting Minutes as presented. The motion was seconded by Board Member Lorna Larsen. The vote was unanimous. The motion carried.***

**B. REVIEW AND DISCUSS DRAFT COMMERCIAL NET METERING APPLICATION AND AGREEMENT**

- Green tags for environmental impact may need to be included when the previously recommended agreements are reviewed by the City Council. These green tags would be an environmental benefit to Ephraim City.
- Cory Daniels presented a spreadsheet with a twelve-month kWh energy usage history per apartment and the average kWh energy usage of each student housing complex. The spreadsheet showed that the requested 25 kW system is a substantial system for the buildings average monthly kWh energy usage. A system that is too large will cause the City to owe money to the apartment owner monthly and will result in a loss of revenue to support the infrastructure costs.
- The commercial and industrial net metering applications and agreements are identical except for the kW size restrictions. The commercial restriction is 80% of the average of the previous

twelve months energy usage (kWh), or 15kW whichever is less. The industrial restriction is 80% of the average of the previous twelve months energy usage (kWh), or 25kW whichever is less.

- The new net metering ordinance will include the definitions for residential, commercial, and industrial.
- The requested restrictions for commercial system size would be based on the previous twelve months energy use average, and would allow solar, and restrict systems that are too large. A lot of effort has been put in to determine what is fair to the customer as well as what is best for the city.
- Under the first whereas in the licensing agreement, it was requested that *twelve months average electric use* be changed to *twelve months average electric energy use (kWh)*.
- Section 3.2 was reviewed concerning the option to install production meters. They will be installed at the expense of the city.

Ted Olson gave Andy Davis the floor. Andy had several points he wanted to discuss with the Board, which included:

- The transformer on building E at Snow Garden Apartments was upgraded at his expense. He is willing to upgrade the other if necessary.
  - He has already purchased 25 kW systems for each of his remaining buildings.
  - He would like to take advantage of the federal stimulus in 2020 as it will be reduced by forty percent in 2021.
  - The remaining buildings do not use as much electricity as the building E.
  - He asked that the Board allow him to install the 25kW systems on each of his buildings.
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- Daily, at 6:00 pm Ephraim City's electric use peaks. The City must acquire other sources of electric generation as solar does not provide electricity at that time.
  - The Commercial definition as it applies to apartment building was discussed. If someone owns ten buildings all over town or all on the same property, are they treated the same?
  - The Board did not consider themselves prepared to decide concerning these restrictions until the definitions are given to them with the new ordinance. The new Net Metering Ordinance is expected to be ready for review the first meeting in July.
  - Greater clarification concerning whether the agreements and ordinance are grandfathered in is needed.
  - Item E from the Net Metering Application was read. The details of an applicant coming to Utilities Board was discussed. It was agreed that the application should say "*under the direction of the Utilities Board,*" which would defer to the Power Director. If the director determined it is necessary to take the application to the Board, it would be put on the agenda. If it is a simple application the Director can choose to do the educational class himself without going to the Utilities Board.

#### **D. PUBLIC COMMENT**

Andy Davis thanked the Board for allowing him to attend and present his thoughts on solar.

### III. BOARD MEMBER REPORTS

#### **TED OLSON**

**IPP** – A hydrogen summit was held last week with more than 200 participants. IPP (Intermountain Power Project) is hoping to be at 30% hydrogen by 2025 and 100% hydrogen by 2045. The technology needed is not all currently present to accommodate these numbers. The prospects have generated a lot of excitement. A citizen coalition is supporting this project.

**Carbon Free Power Project** – There have been three meetings for the CFPP since the previous Utilities Board meeting. The Department of Energy has an interest in this project and will support it.

#### **Dale Nicholls**

**Definitions** – Dale explained the difference between malfeasance and misfeasance.

### IV. STAFF MEMBER REPORTS

#### **Cory Daniels, Power Director**

**HYDRO** – Units one and two are doing well. The previous three days of consistent water has helped production. The tunnel has really helped generation. The old hydro broke last week. The Riverside Company is currently repairing it in Idaho.

**Power Outage** – High winds of 67 mph caused an extended power outage the previous weekend. The wind blew over several power poles. The poles belonged to Rocky Mountain Power.

#### **Chad Parry, Public Works Director**

**Chad's Retirement** – Chad will be retiring in a few months. He brought Jeff Jensen with him as he will be taking his place.

**Water Supply** - The springs are doing well, and the tunnel is also functioning well.

**Water Hammer**– A water hammer occurred as a result of the water pressure coming down the line and the power outage shutting the valve. The water line was broken as a result of the water hammer. There are a few options to repair this repetitive issue; a new hydro could be considered, upgrading the existing hydro, or replacing the water line and getting a deflector.

**Sewer**– The sewer lagoons are low because of evaporation, and a lot of storage is available.

**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 9:00 p.m. The motion was seconded by Board Member Kelly Larson. The vote was unanimous. The motion carried.***

The next regular Utilities Board meeting is scheduled to be held on July 9, 2020, starting at 7:00 p.m. in the Ephraim City board room.

**MINUTES APPROVED:**

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*Ted Olson, Chair*

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*Date*

**ATTEST:**

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*Candice Maudsley, Secretary*

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*Date*