HEBER LIGHT & POWER COMPANY

31 S 100 W
Heber City, UT 84032

BOARD MEETING NOTICE & AGENDA

Date: **March 23, 2022**
Time: **4:00 pm**
Location: **Heber Light & Power**
31 S 100 W
Heber City, UT 84032

Board of Directors:

Heber City Mayor – Heidi Franco
Midway City Rep. – Steve Dougherty
Charleston Town Mayor - Brenda Kozlowski
Wasatch County Council Rep. - Kendall Crittenden
Heber City Council Rep. – Rachel Kahler
Heber City Council Rep. – Yvonne Barney

AGENDA

1. Approval of consent agenda:
    a. February 23, 2022 Board Meeting Minutes
    b. February 2022 Financial Statements
    c. February 2022 Warrants

2. Review of schedule for cost-of-service study and date for public hearing on rates (Jason Norlen)

3. Discussion of capital budget, aid to construction, and supply chain update (Bart Miller, Harold Wilson)

4. POD Substation update (Jake Parcell)

5. Battery storage discussion:
    a. Caterpillar BESS Field Follow unit (Jason Norlen)
    b. Convergent Staff discussions (Jason Norlen)

6. IRP discussion (Emily Brandt)

7. Wholesale power supply update (Emily Brandt)

8. Lythgoe Design Group review of facility needs analysis

9. GM Report
    a. UAMPS update

10. Closed session to discuss the purchase, exchange, or lease of real property.

HEBER LIGHT & POWER COMPANY
31 South 100 West
Heber City, Utah 84032

BOARD MEETING
February 23, 2022, 4:00pm

The Board of Directors of Heber Light & Power met on February 23, 2022, at 4:00 pm at the Heber Light & Power Business Office, 31 S 100 W, Heber City, Utah.

Board Member Attendance: Board Chair – Heidi Franco Present
Director – Steve Dougherty: Present via Zoom
Director – Brenda Kozlowski: Present
Director – Rachel Kahler: Present
Director – Yvonne Barney: Present
Director – Kendall Crittenden: Present

Others Present: Jason Norlen, Bart Miller, Emily Brandt, Jake Parcell, Harold Wilson, Adam Long, Colby Houghton, Shauntelle Hunter, Bob Kowallis.

Chair Franco welcomed those in attendance.

1. Consent agenda - approval of a) January 26, 2022 and February 7, 2022 Board Meeting Minutes b) January 2022 Financial Statements c) January 2022 Warrants. Chair Franco called for a motion regarding the items on the consent agenda.

Motion. Director Crittenden moved to approve the consent agenda items. Director Kozlowski seconded the motion. Chair Franco asked for an explanation of the legal fees. Adam Long and Bart Miller briefly explained legal work line items for transmission line, water rights, and easements. [Director Kahler joined the meeting.] Harold Wilson reported on the number of apprentices in training. The motion carried with the following vote:

Board Chair – Heidi Franco: Approve
Director – Rachel Kahler: Approve
Director – Brenda Kozlowski: Approve
Director – Steve Dougherty: Approve
Director – Yvonne Barney: Approve
Director – Kendall Crittenden: Approve

2. Review of Conflict-of-Interest Disclosures. Adam Long explained the company's conflict of interest policy. Chair Franco, Director Kahler, and Director Barney submitted new conflict of interest disclosures. Directors Crittenden, Kozlowski, and Dougherty confirmed no changes to their previous conflict of interest submissions. Chair Franco requested that the previous disclosures of staff and board be included in the board materials for the next meeting and also be posted on the website for public transparency.

3. Identification of Board of Directors Interim Successors. The board members identified their emergency interim successors. Director Kozlowski named Darrel Nish, Director Crittenden named Mark Nelson, Director Dougherty named Lisa Orme, Chair Franco named Director Barney, and for both Director Kahler and Director Barney it will be Ryan Stack.

4. Approval for Burns & McDonnell to Proceed with Substation Design, or in the Alternative, Review and Discussion of RFP process and timeline. Jason Norlen explained that allowing Burns & McDonnell to move forward with the substation design would save about eight weeks over following the company's RFP policy. Director Kahler suggested that because time is of the essence, it makes sense to proceed with Burns & McDonnell. Director Dougherty suggested engaging a peer review of Burns & McDonnell pricing as a substitute for a competitive bid. Jason explained that when we selected Burns & McDonnell as our company engineer, their hourly fees were competitive with other firms. The board and staff reviewed the work order submitted by Burns McDonnell that outlines the scope of the project and the estimate of fees. Jason stated that if we proceed with Burns & McDonnell, the next step would be to issue a purchase order and move forward with the work order.

Motion. Director Kahler moved to proceed with Burns & McDonnell on the substation design as contractually outlined in the Burns & McDonnell documents Jason presented. Director Crittenden seconded the motion. Chair Franco acknowledged that the board is agreeing to go outside of policy for the reasons of economic conditions, supply chain issues, and timing in meeting deadlines. The motion carried with the following vote:

Board Chair – Heidi Franco: Approve
Director – Steve Dougherty: Approve
Director – Brenda Kozlowski: Approve
Director – Rachel Kahler: Approve
Director – Rachel Kahler: Approve
Director – Kendall Crittenden: Approve

5. Wholesale Power Supply Update – a) CREDA Update, b) June-Sept Gas Purchase. Emily Brandt reported that actual energy was up 6% from last January's demand, while system load was up 11% from last year. Emily reported that we have 2 MW of net metering solar generation on our system and 673 kW of battery storage. Emily gave an update from the Colorado River Energy Distribution Association. One challenge facing CRSP energy is how to mitigate challenges due to the drought. Emily reported that energy from Jordanelle is down. The increase in generation from Jordanelle that we typically see in April will probably not be seen until June. The cascading effects of the drought and market pricing could translate to a rate increase for our customers. Market energy prices are expected to be high this summer which could be a new normal. Emily reported that we did get more gas at a good price that will help us through the summer.

6. Integrated Resource Plan Discussion. Emily Brandt stated she would have an integrated resource planning webpage ready by the second week of March to direct individuals for surveys, videos, and information on workshops. Workshops for customers, stakeholders, and interested parties will be scheduled for April and May. That will also be a good time for Heber City, Midway, and Charleston to give input on their energy goals. The topics to be discussed through public engagement are: 1) defining community priorities, 2) the public's part in our energy future, 3) balancing portfolio goals, and 4) portfolio options. Director Barney suggested providing education to the public on summer energy usage of air conditioners and fans, so they know what is best for them. The first survey to customers will be a

short survey to start establishing customer priorities. Emily stated she would like to hold a workshop in the spring at the Lower Snake Creek plant and show customers the historical building.

7. System Inspection Update. Harold reported that the inspection program started eighteen months ago, and the goal is to inspect and account for every box and every pole on the entire system. He stated that we have been successful and productive in the previous year and will continue to follow through with the inspections. Our new mapping system allows more accurate storage and use of data. Harold showed the system inspection database map. System inspections are a big undertaking, and a lot of time and manpower is dedicated to this project. Circuits of concern are a priority in the inspection program. The inspection program has helped locate faulty equipment before it becomes an issue. The new mapping system also integrates with the accounting system. The goal is to have the entire system inspected within three years from implementation, after which it will be an ongoing process to reinspect the equipment. The board and staff discussed the maintenance budget for costs of repair and labor hours.

8. Legislative Update. Adam Long stated that there are no current bills that directly affect Heber Light & Power. Both bills of concern to IPA—SB 92 and HB 215—will probably be passed but will not affect HL&P at all. Looking ahead and working with UAMPS, we would like to see a wildfire bill to limit an electric utility's liability in the event of a fire caused by electric infrastructure. Jason explained that a bill has been drafted, but there needs to be consensus in the public power group before it can move forward. Chair Franco suggested that in the meantime, we could possibly come to an understanding with the fire district to minimize liability if standards are met. Adam reported that he is also monitoring a bill regarding a clean energy incentive fund and a bill that would create a grid resilience committee to address regional concerns of grid integrity.

9. GM Report a) UAMPS Update, b) New Facility Update. Jason Norlen stated that UAMPS approved their 2023 budget. Transmission costs increased about 18 cents per megawatt-hour. Coal supply and labor costs have also increased due to overall inflation on the Hunter project. Jason suggested we may need to look at a budget amendment on wholesale power cost once the UAMPS budget cycle begins and we receive the cost increase to our budget. Another key factor putting pressure on our wholesale power budget is the increase in Colorado River Storage Project energy as Emily reported previously. Jason reported that there may be some announcements coming of mergers on transmission of some of the big players in the west that could have cost ramifications here in the Great Basin, but it is still unclear what that means. Regarding UAMPS projects, Jason reported that due to the pandemic and some local resistance, the Red Mesa Solar Project will not come online in June as expected. It is estimated to come online early 2023 which is about the time we will see the energy from the Steel One Solar Project on the Utah/Idaho border. Jason responded to questions regarding coal as part of our energy portfolio, the Red Mesa Solar project, and pipeline gas supply.

Jason reported that the Development Review Committee reviewed the facility site plan at their meeting last week. Jason showed and explained the current site plan with an easement for a public driveway for the Public Works Department. The board and staff addressed the issue of trails coordination, parking, completion timeframe, building security, cost concerns, building capacity, impact fee eligibility, incorporating solar, geothermal heat pump, and cogeneration. Adam Long stated he would follow up on the impact fee eligibility of the building. Jason explained that the building is designed for the next ten years of growth with the potential to expand for additional years. Chair Franco and Director Barney expressed concerns regarding the building cost which would mean a bond and a rate increase and asked if Lane Lythgoe could present the information again regarding needs analysis and building plan at the next meeting. Jason stated that in order to know the cost of the building and how much to bond for, we need

to go out to bid to get firm numbers. Chair Franco suggested that to get information on the new building out to the public, public meetings could be integrated with the public meetings for the IRP.

With no further business to discuss, the Chair called for a motion to adjourn the meeting.

Motion: Director Kahler moved to adjourn the meeting. Director Crittenden seconded the motion. The motion carried with the following vote:

Board Chair – Heidi Franco: Approve
Director – Steve Dougherty: Approve
Director – Brenda Kozlowski: Approve
Director – Rachel Kahler: Approve
Director – Yvonne Barney: Approve
Director – Kendall Crittenden: Approve

Meeting adjourned.

Karly Schindler
Board Secretary

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	General Ledger Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
1674	2/9/22	WIRE	910	SENSUS USA INC							30,200.00
ZZ22000108				PO Materials Received	0	154.0	0	0		30,200.00	
1675	2/8/22	WIRE	910	SENSUS USA INC							15,100.00
ZZ21002552				PO Materials Recieved	0	154.0	0	0		15,100.00	
1676	2/10/22	WIRE	268	BRENDA KOZLOWSKI							475.32
STIPEND-FEB22				February 2022 - Board Stipend	0	920.0	1	180		475.32	
1677	2/10/22	WIRE	747	STEVE DOUGHERTY							475.32
STIPEND-FEB22				February-2022 Board Stipend	0	920.0	1	180		475.32	
1679	2/10/22	WIRE	558	UNITED STATES TREASURY							41,038.12
20220209082939001				PL Federal Withholding-Married	0	241.1	0	0		8,848.25	
				PL Federal Withholding-Single	0	241.1	0	0		8,057.75	
				PL Medicare-Employee	0	926.2	1	0		2,287.00	
				PL Medicare-Employer	0	926.2	1	0		2,287.00	
				PL Social Security-Employee	0	926.2	1	0		9,779.06	
				PL Social Security-Employer	0	926.2	1	0		9,779.06	
									Total for Check/Tran - 1679:		41,038.12
1680	2/10/22	WIRE	1322	HEALTH EQUITY							2,714.83
20220209082939002				PL Employee HSA Contributions	0	243.0	0	12		2,649.58	
				HSA Admin Fees - Jan 22	0	926.0	1	12		65.25	
									Total for Check/Tran - 1680:		2,714.83
1681	2/14/22	WIRE	688	EQUITABLE							5,704.82
1272508				February Premiums	0	926.0	1	12		5,704.82	
1682	2/11/22	WIRE	121	AFLAC							364.14
081783				February AFLAC Withholdings	0	926.0	1	12		364.14	
1683	2/10/22	WIRE	1065	UTAH STATE RETIREMENT							39,299.30
20220209082939003				PL Employee 401k Deferral	0	242.4	0	0		4,460.28	
				PL Employee 457 Deferral	0	242.4	0	0		2,288.33	
				PL Employee Roth IRA Deferrals	0	242.4	0	0		1,225.00	

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
				PL URS Employer 401k Contribution	0	926.3	1	12		2,075.37	
				PL URS Tier 1	0	926.3	1	12		17,565.22	
				PL URS Tier 2	0	926.3	1	12		10,171.33	
				PL URS Loan Repayment	0	930.2	1	0		1,513.77	
										Total for Check/Tran - 1683:	39,299.30
1685	2/4/22	WIRE	276	CIMA ENERGY, LP							34,862.42
0122-004140-1				January 22 Fuel Charges	0	547.0	4	140		34,862.42	
1686	2/24/22	WIRE	558	UNITED STATES TREASURY							41,967.20
20220223130311001				PL Federal Withholding-Married	0	241.1	0	0		9,249.67	
				PL Federal Withholding-Single	0	241.1	0	0		8,171.65	
				PL Medicare-Employee	0	926.2	1	0		2,326.21	
				PL Medicare-Employer	0	926.2	1	0		2,326.21	
				PL Social Security-Employee	0	926.2	1	0		9,946.73	
				PL Social Security-Employer	0	926.2	1	0		9,946.73	
										Total for Check/Tran - 1686:	41,967.20
1687	2/24/22	WIRE	1322	HEALTH EQUITY							2,115.33
20220223130312002				PL Employee HSA Contributions	0	243.0	0	0		2,115.33	
1688	2/22/22	WIRE	964	STATE TAX COMMISSION-SALES							75,023.62
FEB22SALESTAX				February Sales Tax Collection	0	241.0	0	316		75,023.62	
1689	2/24/22	WIRE	1065	UTAH STATE RETIREMENT							39,888.10
20220223130312003				PL Employee 401k Deferral	0	242.4	0	0		4,529.47	
				PL Employee 457 Deferral	0	242.4	0	0		2,288.33	
				PL Employee Roth IRA Deferrals	0	242.4	0	0		1,225.00	
				PL URS Employer 401k Contribution	0	926.3	1	12		2,111.34	
				PL URS Tier 1	0	926.3	1	12		17,899.84	
				PL URS Tier 2	0	926.3	1	12		10,320.35	
				PL URS Loan Repayment	0	930.2	1	0		1,513.77	
										Total for Check/Tran - 1689:	39,888.10
1690	2/25/22	WIRE	965	STATE TAX COMMISSION-W/H							14,566.72
FEB 2022 WH				Feb State Payroll Withholding	0	241.2	0	460		14,566.72	

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02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	Invoice	GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
1696	2/28/22	WIRE	760	ZIONS CREDIT CARD ACCT									39,649.30
					FEB 2022	Mechanic Job Posting,	0	401.0	1	95		49.00	
						Utah Courts Xchange	0	401.0	1	95		40.00	
						New Benefits Membership Fees	0	401.0	1	200		261.99	
						Flight for NWPPA Engineering & Ops Conf	0	401.2	1	10		417.20	
						Insurance on Flight, NWPPA E&O Conferenc	0	401.2	1	10		28.16	
						NWPPA Board Meeting	0	401.2	1	185		423.80	
						FR Clothing - Jeans, Boots, Basewear	0	401.2	2	12		2,310.65	
						FR Jean Credit	0	401.2	2	12		-212.71	
						Lodging for Step Training - Sweat	0	401.2	2	185		1,053.16	
						Continuing Edu at JADE Learning	0	401.2	3	325		149.00	
						FR Boots	0	402.1	2	125		1,336.31	
						FR Clothing - Jeans, Boots, Basewear	0	402.1	2	125		10,031.85	
						FR Jeans	0	402.1	2	125		4,621.59	
						FR Lineman Clothing	0	402.1	2	125		7,376.73	
						Wrangler Protective Jeans	0	402.1	2	265		340.49	
						FR Clothing	0	402.1	3	125		4,147.45	
						Coverall Rentals - Feb	0	402.1	4	265		107.67	
						Best Version	0	426.4	1	5		580.60	
						Digital Advertising, Business Branding	0	426.4	1	5		120.00	
						Lee's	0	426.4	1	285		17.90	
						iPhone Charger	0	556.0	5	375		15.16	
						Windmaster Sign Stand, Barricade	0	591.0	2	375		1,752.84	
						Federal Aviation Admin Drone Registraion	0	592.0	3	187		5.00	
						Board Member 1099 Filing	0	920.0	1	180		79.10	
						2022 Stamps for Office	0	921.0	1	370		1,162.00	
						New Employee Screening - Rowley	0	930.2	1	90		39.00	
						February Internest Services	0	935.1	6	175		1,135.80	
						February Internet Services	0	935.1	6	175		1,156.66	
						T Mobile	0	935.1	6	245		79.78	
						Gear Wrench, Hex Tools	0	935.2	4	235		171.33	
						Large Bolt Cutter	0	935.2	4	235		107.05	
						Amazon Web Services	0	935.3	6	355		32.08	
						Costco - Migration Drive, Router, Charge	0	935.3	6	375		654.14	
						Jason's Phone Case Protector	0	935.3	6	375		58.52	
											Total for Check/Tran - 1696:		39,649.30

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	Invoice	GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63131	2/4/22	CHK	1	GEREMY MUSTARD									500.00
					MUSTARD 0222	EV Charger Rebate	0	555.2	1	110		500.00	
63132	2/4/22	CHK	1	TINIKA DAVIS									1,250.00
					DAVIS 0222	Commercial Rebate (Autozone)	0	555.2	1	45		1,250.00	
63133	2/4/22	CHK	2	VON WHITBY									5.00
					20220201095618280	Credit Balance Refund	0	142.99	0	0		5.00	
63134	2/4/22	CHK	51	JESS GRAHAM									6.14
					GRAHM, 01/27	Distilled Water for Batteries	0	592.0	3	375		6.14	
63135	2/4/22	CHK	167	SMITH HARTVIGSEN,PLLC									4,074.50
					52967	UOSHA Investigation,Broadhead Incident	0	923.0	1	440		4,074.50	
63136	2/4/22	CHK	206	BLUE STAKES OF UTAH 811									405.86
					UT20220081	January Email Notifications	0	591.0	2	15		405.86	
63137	2/4/22	CHK	386	BORDER STATES INDUSTRIES INC.									1,153.81
					923614248	Packout 3-Drawer Tool Box	0	107.0	0	235		626.00	
						Packout Tool Box	0	107.0	0	235		161.26	
					923582861	Various Parts for Lake Creek Hydro	0	107.0	0	235		186.99	
					923583307	Various Parts for Lake Creeek Breaker	0	107.0	0	235		67.61	
					923599055	Mechanical Lug Conductor	0	107.0	0	235		14.76	
					923627588	Electric Auxiliary Contact Kit	0	107.0	0	235		97.19	
												Total for Check/Tran - 63137:	1,153.81
63138	2/4/22	CHK	406	FASTENAL COMPANY									127.00
					UTLIN155863	Buckskin Leather Safety Gloves	0	402.1	2	315		69.34	
						Green Plastic Safety Tag	0	402.1	2	315		44.09	
						Lithim Battery	0	591.0	2	375		5.26	
						Vending Handling Charges	0	921.3	2	350		8.31	
												Total for Check/Tran - 63138:	127.00
63139	2/4/22	CHK	451	GUARDIAN									1,690.22

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02/01/2022 To 02/28/2022

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Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
GUARD 0122				Jan Accident Insurance Premium	0	926.0	1	12		1,690.22	
63140	2/4/22	CHK	478	ANIXTER POWER SOLUTIONS LLC							13,835.00
5103252-02				PO Materials Received	0	154.0	0	0		3,890.00	
5190096-00				PO Materials Received	0	154.0	0	0		9,945.00	
										Total for Check/Tran - 63140:	13,835.00
63141	2/4/22	CHK	480	HEBER CITY CORPORATION							166.99
10.23970.1 JAN				Jan Water & Sewer Heber Sub	0	401.1	1	405		34.07	
10.24625.1 JAN				Jan Water & Sewer Plnat 1	0	401.1	1	405		34.58	
10.24630.1 JAN				Jan Water & Swer Line Shop	0	401.1	1	405		37.23	
9.22740.1 JAN				Jan Water & Sewer Office	0	401.1	1	405		61.11	
										Total for Check/Tran - 63141:	166.99
63142	2/4/22	CHK	644	US BANK NATIONAL ASSOCIATION							68,929.17
18983.2				2012 Bond, January 2022 Interest Payment	0	136.2	0	18		3,387.50	
20124.2				2019 Bond, January 2022 Interest Due	0	136.6	0	18		65,541.67	
										Total for Check/Tran - 63142:	68,929.17
63143	2/4/22	CHK	656	LIGHTHOUSE							249.00
35078				Compliance Hotline Annual Fee Feb22-23	0	401.0	1	95		249.00	
63144	2/4/22	CHK	736	PROTELESIS							489.25
I-45848				Jan 2022 - Phone Support	0	935.1	6	245		489.25	
63145	2/4/22	CHK	740	IRBY CO.							131,483.66
S012760183.006				PO Materials Received	0	154.0	0	0		550.00	
S012764803.004				PO Materials Received	0	154.0	0	0		7,214.00	
S012769367.003				PO Materials Received	0	154.0	0	0		480.00	
S012460932.005				PO Materials Received	0	154.0	0	0		1,120.00	
S012775329.005				PO Materials Received	0	154.0	0	0		2,591.88	
S012818484.002				PO Materials Received	0	154.0	0	0		17,477.33	
S012814054.001				BRIN M61-R4310 RIBBON BMP61 R4300 BLK 2I	0	107.0	0	0		96.00	

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	Invoice	GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
					S012814054.002	BLIN N7221ZN SPRING NUT, #8-32 THREAD, .	0	107.0	0	0		185.00	
					S012571416 CLEANUP	PO Materials Received	0	154.0	0	0		9,430.00	
					S012571416 REVERSE	PO Materials Received	0	154.0	0	0		-9,430.00	
					DELETE 2	Duplicate Payment Delete	0	591.0	2	235		-1,440.67	
					DELETE 4	Duplicate Payment Cleanup	0	591.0	2	235		-1,568.73	
					DELETE 1	Duplicate Payment	0	591.0	2	235		1,440.67	
					DELETE 3	Duplicate Payment	0	591.0	2	235		1,568.73	
					S012775329.006	PO Materials Received	0	154.0	0	0		407.80	
					S012796651.002	PO Materials Received	0	154.0	0	0		1,126.25	
					S012815838.002	CONX 08033596	0	402.2	2	155		57.00	
						CONX 08033748	0	402.2	2	155		312.00	
						CONX 08033764	0	402.2	2	155		408.00	
						CONX 08033796	0	402.2	2	155		474.00	
					S012818062.001	3M 7654-S-4 COLD SHRINK 4 SKIRT TER	0	107.0	0	0		1,080.00	
						CUWI 350 THHN STR BLK - CUT	0	107.0	0	0		2,994.00	
						HOMA AL-350-NTN 1HL ALUM LUG	0	107.0	0	0		76.00	
					S012818484.003	PO Materials Recieved	0	154.0	0	0		7,912.18	
					S012818484.004	PO Materials Received	0	154.0	0	0		520.00	
					S012818484.001	PO Materials Recieved	0	154.0	0	0		74,830.22	
					S012571416.009	PO Materials - Changed Unit Prices	0	154.0	0	0		11,320.00	
					S012612005.001	Sample Product for Operations	0	402.0	2	210		252.00	
												Total for Check/Tran - 63145:	131,483.66
63146	2/4/22	CHK	780	O'REILLY AUTOMOTIVE INC									343.80
					3664-201200	Batteries & Wipers	0	935.2	4	235		343.80	
63147	2/4/22	CHK	825	LINDE GAS & EQUIPMENT INC									41.08
					68404910	Compressed Cylinder Recharge	0	592.0	3	235		41.08	
63148	2/4/22	CHK	844	PEHP GROUP INSURANCE									554.22
					01/27/2022 FLEX	Employee FSA Contribution	0	926.0	1	12		554.22	
63149	2/4/22	CHK	862	RHINEHART OIL									6,903.98
					IN-606077-22	M Pegasus 1005	0	548.1	4	65		6,903.98	

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Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	Invoice	GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63150	2/4/22	CHK	878	ESCI									2,950.00
					12540	Safety & Training Services	0	402.1	1	315		2,950.00	
63151	2/4/22	CHK	903	SCHWEITZER ENGINEERING LABS IN									882.00
					INV-000666403	3505#JKMG	0	107.0	0	0		882.00	
63152	2/4/22	CHK	908	SECURITY INSTALL SOLUTIONS									240.00
					I-4245	February Brivo OnAir Hosting	0	935.3	6	330		240.00	
63153	2/4/22	CHK	984	SUMMIT LINE CONSTRUCTION									26,390.37
					6258	Daniel to Midway Phase 2 138k	0	107.0	0	47		26,390.37	
63154	2/4/22	CHK	1014	TIMBERLINE GENERAL STORE									242.90
					149056	Engineer Hammer	0	402.2	3	155		26.99	
					149190	Garden Sprayer	0	592.0	3	375		22.99	
					149225	Oil Radiator Heater	0	592.0	3	375		69.99	
					148851	Folding Saw	0	402.2	3	155		50.99	
						De-Icer	0	592.0	3	375		11.96	
						Disposable Gloves	0	592.0	3	375		59.98	
												Total for Check/Tran - 63154:	242.90
63155	2/4/22	CHK	1038	UAMPS									667,245.10
					HLP-0122	January Energy Usage Payment	0	555.0	5	455		667,245.10	
63156	2/4/22	CHK	1091	WASATCH AUTO PARTS									103.43
					241911	Winshield Wash - Truck 253	0	935.2	4	187		13.28	
					15341-116354	Dynacoat Basecoat	0	592.0	3	375		45.28	
					15341-116476	Battery Cable Lug	0	592.0	3	235		11.20	
					241580	Hexbit	0	402.2	3	155		13.69	
						Impact Socket	0	402.2	3	260		19.98	
												Total for Check/Tran - 63156:	103.43
63157	2/4/22	CHK	1218	UGFOA									200.00
					MILLERCONFERENCE 22	46th Spring Conference 2022	0	401.2	1	390		150.00	
					MEMBERSHIP2022	UGFOA MEMBERSHIP 2022	0	401.2	1	200		50.00	

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Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	General Ledger Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
Invoice				GL Reference							
										Total for Check/Tran - 63157:	200.00
63158	2/4/22	CHK	1014	TIMBERLINE GENERAL STORE							33.99
026952				Snow Pusher	0	592.0	3	375		33.99	
63159	2/11/22	CHK	1	RYAN PETERSON							140.00
PETERSON, 02/04				CDL Test	0	401.2	1	390		140.00	
63160	2/11/22	CHK	19	VEOLIA ES TECHNICAL SOLUTIONS LL							9,476.05
EW1630117				Removal of old Transformers / Oil	0	591.0	2	187		9,476.05	
63161	2/11/22	CHK	52	LEE'S MARKETPLACE HEBER							39.25
40666				Soldier Hollow School Demo	0	426.4	1	285		39.25	
63162	2/11/22	CHK	105	A T & T							178.77
0512678562001 JAN22				February Long Distance	0	935.1	6	245		132.81	
0513087539001-FEB 22				February Long Distance	0	935.1	6	245		45.96	
										Total for Check/Tran - 63162:	178.77
63163	2/11/22	CHK	167	SMITH HARTVIGSEN,PLLC							9,690.30
53128				Shadow Time / Initial Travel	0	923.0	1	440		960.00	
53127				General Legal Matters	0	923.0	1	440		7,856.80	
53129				Midway 138kv Tranmission Line	0	107.0	0	440		419.00	
53130				Water Rights Adjudication Proceedings	0	923.0	1	440		79.50	
53131				New Office Building	0	107.0	0	440		75.00	
53132				Midway 138kv Line Project Legal	0	107.0	0	440		225.00	
53133				Gertsch Litigation	0	107.0	0	440		75.00	
										Total for Check/Tran - 63163:	9,690.30
63164	2/11/22	CHK	267	CHARLESTON TOWN							2,670.60
0122 FRAN				Franchise Tax Collection Remittance	0	241.5	0	0		2,670.60	
63165	2/11/22	CHK	273	SQUIRE							18,000.00
188849				Progress Bill for Audit of 12/31/2021	0	923.0	1	445		18,000.00	

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Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63166	2/11/22	CHK	320	CUWCD							96,702.00
12448				January 2022 Hydropower Generation	0	555.0	5	162		96,702.00	
63167	2/11/22	CHK	323	DANIEL TOWN							1,743.05
0122 FRAN				Franchise Tax Collection Remittance	0	241.6	0	0		1,743.05	
63168	2/11/22	CHK	386	BORDER STATES INDUSTRIES INC.							14.31
923639303				Fluorescent T8 Starters	0	935.0	1	187		14.31	
63169	2/11/22	CHK	406	FASTENAL COMPANY							1,450.53
UTLIN155951				LED Head Lamp	0	402.1	2	315		270.41	
				Ninja Ice Gloves	0	402.1	2	315		36.90	
				Sweat Band	0	402.1	2	315		8.20	
				White Safety Gloves	0	402.1	2	315		80.85	
				Hand Warmer	0	402.1	5	315		6.34	
				Lime Econ Vest	0	402.1	5	315		16.25	
				Adapter	0	402.2	2	155		25.88	
				Lockback Knife	0	402.2	2	155		278.57	
				Reflective Tape	0	402.2	2	155		205.60	
				Saw Blade	0	402.2	2	155		20.73	
				Side Cutting Pliers	0	402.2	2	155		126.23	
				Saw Blade	0	402.2	3	155		43.42	
				Procell Battery	0	591.0	2	375		10.50	
				Ribbon Cartridge	0	591.0	2	375		167.45	
				Exhaust Fluid	0	592.0	3	375		13.71	
				Sharpie	0	592.0	3	375		10.46	
				White Marker	0	592.0	3	375		97.11	
				Shipping	0	921.3	1	350		17.27	
				1 Gallon Windsheild Washer Fluid	0	935.2	1	187		14.65	
									Total for Check/Tran - 63169:		1,450.53
63170	2/11/22	CHK	428	FREEDOM MAILING							3,730.22
42259				January - Cycle 2 Statement	0	921.5	1	55		3,730.22	
63171	2/11/22	CHK	478	ANIXTER POWER SOLUTIONS LLC							11,380.00
498069-00				PO Materials Recieved	0	154.0	0	0		11,380.00	

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02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63172	2/11/22	CHK	480	HEBER CITY CORPORATION							51,587.17
10.24620.1 JAN				Jan Water & Sewer Operations	0	401.1	1	405		77.76	
20.02049.0 JAN 22				Jan Water & Sewer	0	401.1	1	405		242.00	
0122 FRAN				Franchise Tax Collection Remittance	0	241.3	0	0		49,707.35	
STIPEND-FEB 22				February-22 HLP Board Stipend	0	920.0	1	180		1,560.06	
										Total for Check/Tran - 63172:	51,587.17
63173	2/11/22	CHK	484	HEBER LIGHT & POWER CO							10,000.00
JAN22-RESERV				Monthly Reserve Funding	0	131.2	0	0		10,000.00	
63174	2/11/22	CHK	550	INTERMTN CONS PROF ENGINEERS							1,450.00
034-043-0122				January Engineering Serivces	0	107.0	0	100		1,450.00	
63175	2/11/22	CHK	635	RECYCLOPS							80.00
185422				January Recycling	0	401.1	1	295		80.00	
63176	2/11/22	CHK	705	MIDWAY CITY OFFICES							20,655.09
0122 FRAN				Franchise Tax Collection Remittance	0	241.4	0	0		20,655.09	
63177	2/11/22	CHK	735	MOUNTAINLAND SUPPLY CO.							17.98
S104513981.001				PVC Bushing	0	935.0	1	375		1.69	
				PVC DWV Reducer	0	935.0	1	375		16.29	
										Total for Check/Tran - 63177:	17.98
63178	2/11/22	CHK	740	IRBY CO.							56,358.21
2				PO Materials Received	0	154.0	0	0		2,004.00	
S012652328.017				PO Materials Received	0	154.0	0	0		3,340.00	
S012618838.012				PO Materials Received	0	154.0	0	0		2,039.50	
S012832359.001				ESTE 2061-SCL TOOL BUCKET - 12IN X 17IN	0	402.2	2	155		162.00	
S012834580.002				PO Materials Received	0	154.0	0	0		39,143.20	
S012834580.003				PO Materials Received	0	154.0	0	0		229.12	
S012834580.004				PO Materials Received	0	154.0	0	0		150.00	
S012834580.001				PO Materials Received	0	154.0	0	0		8,479.14	
S01281484.006				PO Materials Received	0	154.0	0	0		197.50	

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Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name							
					General Ledger						
Invoice				GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
S012818484.005				PO Materials Received	0	154.0	0	0		510.00	
S012816821.003				PO Materials Received	0	154.0	0	0		98.75	
S012814054.004				CULL 52416J 8-32X1 RHMS SLOT-PHIL	0	107.0	0	0		5.00	
										Total for Check/Tran - 63178:	56,358.21
63179	2/11/22	CHK	746	FUEL NETWORK							3,678.57
F2207E00769				January Vehicle Fuel Purchases	0	935.2	4	130		3,678.57	
63180	2/11/22	CHK	768	CANON SOLUTIONS AMERICA							74.93
4038691765				Operations Copier Maintenance	0	921.0	1	187		40.91	
4038693813				Operations Copier Maintenance	0	921.0	1	187		34.02	
										Total for Check/Tran - 63180:	74.93
63181	2/11/22	CHK	780	O'REILLY AUTOMOTIVE INC							312.80
3664-197650				Truck 207 Battery	0	935.2	4	235		312.80	
63182	2/11/22	CHK	801	SBR TECHNOLOGIES							696.70
333110				Printer Cartridge Supplies	0	591.0	2	375		403.46	
333293				Ink for Plotter	0	591.0	2	375		293.24	
										Total for Check/Tran - 63182:	696.70
63183	2/11/22	CHK	825	LINDE GAS & EQUIPMENT INC							39.46
67878128				Compressed Cylinder Recharge	0	592.0	3	375		39.46	
63184	2/11/22	CHK	892	SAFETY-KLEEN SYSTEMS, INC.							128.00
R002823024				Parts Washer	0	548.0	4	235		128.00	
63185	2/11/22	CHK	901	SERVICE WEAR APPAREL, INC							406.42
0044116624				FR Clothing	0	402.1	2	125		406.42	
63186	2/11/22	CHK	1007	UPS STORE							20.71
224				UPS Certified Mail	0	921.3	5	350		7.13	
111				UPS Ground to Exxon Mobile	0	921.3	4	350		13.58	
										Total for Check/Tran - 63186:	20.71

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Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63187	2/11/22	CHK	1014	TIMBERLINE GENERAL STORE							286.63
028931				Duster	0	592.0	3	375		7.29	
				Dustpan	0	592.0	3	375		16.99	
				Push Broom	0	592.0	3	375		23.99	
				Warehouse Broom	0	592.0	3	375		11.29	
149355				Bucket 10L	0	592.0	3	375		2.99	
				Cleaning Spray	0	592.0	3	375		6.99	
				Dawn Ultra	0	592.0	3	375		1.79	
				Mop	0	592.0	3	375		16.99	
				Scrubing Sponge	0	592.0	3	375		3.59	
				Shop Towels	0	592.0	3	375		6.99	
149309				Bit Holder	0	592.0	3	375		8.99	
				Packout	0	592.0	3	375		99.98	
				Phillips #2	0	592.0	3	375		9.45	
				Socket Adapter	0	592.0	3	375		14.76	
				Spray Paint	0	592.0	3	375		14.97	
149359				Split Lock Washer	0	107.0	0	235		2.59	
149456				Fan for TGB Power Supply, IT	0	935.0	1	187		36.99	
									Total for Check/Tran - 63187:		286.63
63188	2/11/22	CHK	1095	WASATCH COUNTY							475.32
STIPEND-FEB22				February-22 HLP Board Stipend	0	920.0	1	180		475.32	
63189	2/11/22	CHK	1100	WASATCH COUNTY SOLID WASTE							722.00
90083 FEB				February 22 Office Waste Removal	0	401.1	1	405		75.00	
93539 FEB				February 22 Office Waste Removal	0	401.1	1	405		185.00	
37459				Roll Off Container Fee	0	401.1	1	405		276.00	
32437				Weighted Load	0	401.1	1	405		33.00	
32446				Weighted Load	0	401.1	1	405		30.00	
32501				Weighted Load	0	401.1	1	405		69.00	
32461				Weighted Load	0	401.1	1	405		33.00	
32469				weighted Load	0	401.1	1	405		21.00	
									Total for Check/Tran - 63189:		722.00
63190	2/11/22	CHK	1131	WHEELER MACHINERY CO.							1,914.00

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Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
PS001269926				Unit 2 Top End Rebuild	0	107.0	0	235		1,914.00	
63191	2/11/22	CHK	1256	PURE WATER SOLUTIONS							333.08
881461				February Water Service	0	401.1	1	375		333.08	
63192	2/11/22	CHK	1467	NISC							10,442.45
516001				January 2022 Monthly Recurring	0	401.0	1	355		10,015.59	
517703				Jan 2022	0	921.4	1	345		396.78	
				Jan 2022 Misc	0	921.5	1	55		30.08	
									Total for Check/Tran - 63192:		10,442.45
63193	2/11/22	CHK	1501	ENVIRONMENTAL SYSTEMS RESEARC							10,000.00
94188178				Annual Subscription 3/18/22-3/17/23	0	165.0	0	355		10,000.00	
63194	2/15/22	CHK	896	OLSON SHANER							763.80
1209614-FEB10				Garnishment Reference 1209614-02/10/2022	0	920.0	1	180		763.80	
63195	2/18/22	CHK	1	LCAPPRAISAL							1,200.00
385				East Substation Appraisal Report	0	107.0	0	182		1,200.00	
63196	2/18/22	CHK	63	POINT S HEBER CITY							68.88
0193364				#242 Oil Filter Service	0	935.2	4	187		68.88	
63197	2/18/22	CHK	216	JAN-PRO CLEANING SYSTEMS							530.40
324681				February Cleaning Fee	0	401.1	1	30		530.40	
63198	2/18/22	CHK	378	KARL MALONE POLARIS							479.98
4205522				Polaris Maint/Repair	0	935.2	4	187		479.98	
63199	2/18/22	CHK	386	BORDER STATES INDUSTRIES INC.							438.13
923661617				102 Hex Head	0	402.2	2	155		25.88	
				Screw Driver	0	402.2	2	155		26.64	
923685978				3" PVC	0	107.0	0	235		3.15	
				Elbow 3"	0	107.0	0	235		12.36	
				PVC Conduit	0	107.0	0	235		43.14	
923705131				Fish Tape	0	402.2	6	155		80.21	
				Kinetic Reflex T-Strip	0	402.2	6	155		51.39	

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Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
				Probe Kit Clam	0	402.2	6	155		195.36	
										Total for Check/Tran - 63199:	438.13
63200	2/18/22	CHK	448	CORPORATE TRADITIONS							882.00
8040				2021 Employee Branded Gift Cards	0	920.0	1	12		882.00	
63201	2/18/22	CHK	734	MOUNTAINLAND ONE STOP							30.03
131545				Forklife Propane	0	935.2	4	130		30.03	
63202	2/18/22	CHK	740	IRBY CO.							37,134.85
S012776532.001				LITTLE GIANT 15364-001	0	426.4	1	0		180.00	
S012688363.008				PO Materials Received	0	154.0	0	0		248.50	
S012832359.002				ESTE 2022 TOOL BUCKET - 8IN X 12IN PLAS	0	402.2	2	155		38.00	
				ESTE 2060-SCL TOOL BUCKET - 12IN X 17IN	0	402.2	2	155		140.00	
S012847124.001				PO Materials Received	0	154.0	0	0		1,440.00	
S012850275.001				PO Materials Received	0	154.0	0	0		1,920.00	
S012851086.001				PO Materials Received	0	154.0	0	0		17,000.00	
S012851100.001				Conductor, UG, Secondary, 1/0, Tri	0	591.0	0	0		1,895.00	
S012853432.001				PO Materials Received	0	154.0	0	0		485.00	
S01285513.002				PO Materials Received	0	154.0	0	0		13,788.35	
										Total for Check/Tran - 63202:	37,134.85
63203	2/18/22	CHK	784	ELECTRICAL CONSULTANTS. INC.							2,967.81
98895				Daniel-Midway ROW	0	107.0	0	182		2,967.81	
63204	2/18/22	CHK	844	PEHP GROUP INSURANCE							574.70
02/10/2022 FLEX				Employee FSA Contribution	0	926.0	1	12		574.70	
63205	2/18/22	CHK	845	DOMINION ENERGY							602.76
0382516748 - FEB22				February Gas Service - Probst House	0	401.1	1	405		438.08	
1344060000				February Gas Services - Snake Creek	0	401.1	1	405		164.68	
										Total for Check/Tran - 63205:	602.76
63206	2/18/22	CHK	889	SAFELITE FULFILLMENT INC							231.18

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					03103-272338	Windshield - Truck 223	0	935.2	4	187		231.18	
63207	2/18/22	CHK	901	SERVICE WEAR APPAREL, INC									573.30
					0044140795	FR Clothing	0	402.1	2	125		388.00	
					0044151241	FR Clothing	0	402.1	2	125		185.30	
												Total for Check/Tran - 63207:	573.30
63208	2/18/22	CHK	907	BURNS & MCDONNELL ENGINEERING									58,627.52
					138985-1	Engineering Services	0	107.0	0	100		50,007.10	
						Engineering Services	0	591.0	2	100		8,620.42	
												Total for Check/Tran - 63208:	58,627.52
63209	2/18/22	CHK	1014	TIMBERLINE GENERAL STORE									162.11
					149365	Spray Paint	0	591.0	2	375		19.96	
					149377	Miscellaneous Nuts & Bolts	0	591.0	2	235		15.80	
					149383	Miscellaneous Nuts & Bolts	0	591.0	2	235		15.40	
					149520	Claw Hammer	0	402.2	2	155		27.99	
						Map Pro Gas - Welding Accessoies	0	402.2	2	155		47.97	
						Shovel	0	402.2	2	155		34.99	
												Total for Check/Tran - 63209:	162.11
63210	2/18/22	CHK	1115	WAVE PUBLISHING CO.									27.75
					L1158	Notice of 2022 Meeting Schedule Advertis	0	401.0	1	5		27.75	
63211	2/18/22	CHK	1131	WHEELER MACHINERY CO.									46.45
					PS001274157	Seal	0	548.1	4	105		1.18	
						Sensor	0	548.1	4	105		45.27	
												Total for Check/Tran - 63211:	46.45
63212	2/18/22	CHK	1389	SLATE ROCK FR									2,495.11
					46496	Employee FR Clothing	0	402.1	2	125		502.46	
					47192	Employee FR Clothing	0	402.1	2	125		140.57	
					47282	Employee FR Clothing	0	402.1	2	125		239.67	
					7284	Employee FR Clothing	0	402.1	2	125		108.99	
					47366	Employee FR Clothing	0	402.1	2	125		172.86	

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	Invoice	GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
					47423	Employee FR Clothing	0	402.1	2	125		406.99	
					47476	Employee FR Clothing	0	402.1	2	125		417.23	
					47514	Employee FR Clothing	0	402.1	2	125		86.24	
					47017	Employee FR Clothing	0	402.1	3	125		420.10	
												Total for Check/Tran - 63212:	2,495.11
63213	2/25/22	CHK	320	CUWCD									7,158.73
					2NDPOIWATER	Secondary Water Meter and Connection	0	107.0	0	47		7,158.73	
63214	2/25/22	CHK	1	LYNN RUSSELL									500.00
					RUSSEL 0224	Furnace ECM	0	555.2	1	160		500.00	
63215	2/25/22	CHK	2	TOM CLARK									3,382.72
					20220223115315730	Credit Balance Refund	0	142.99	0	0		3,382.72	
63216	2/25/22	CHK	2	VON WHITBY									21.13
					20220223090224203	Credit Balance Refund	0	142.99	0	0		21.13	
63217	2/25/22	CHK	2	STEVEN R ANDERSON									70.39
					20220223090502954	Credit Balance Refund	0	142.99	0	0		70.39	
63218	2/25/22	CHK	51	JESS GRAHAM									49.00
					FOREMANTRAIN0222	Spokane Foreman Training - Parking	0	401.2	3	415		49.00	
63219	2/25/22	CHK	62	JEREMY MOTLEY									48.31
					FOREMANTRAIN0223	Spokane Foreman Training, Uber	0	401.2	2	415		48.31	
63220	2/25/22	CHK	105	A T & T									158.77
					0300550933001-FEB	February Long Distance	0	935.1	6	245		158.77	
63221	2/25/22	CHK	261	CENTURYLINK									201.37
					4356541682903B-FEB	Feb 7th - March 6th	0	935.1	6	245		46.78	
					4356541118732B-FEB	Feb 7th - March 6th	0	935.1	6	245		36.06	
					4356540084254B-FEB	Feb 7th - March 6th	0	935.1	6	245		118.53	
												Total for Check/Tran - 63221:	201.37

Accounts Payable
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02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
63222	2/25/22	CHK	386	BORDER STATES INDUSTRIES INC.							180.00
923723724				Street Lights	0	591.0	2	235		180.00	
63223	2/25/22	CHK	396	A T & T MOBILITY							3,285.22
287299264421X0128202				Jan 21 - Feb 20th	0	935.1	6	245		3,285.22	
63224	2/25/22	CHK	406	FASTENAL COMPANY							1,127.37
UTLIN156278				Adapter	0	402.0	1	210		25.88	
				Buckskin Leath4r Gloves	0	402.1	2	315		34.67	
				Buckskin Safety Gloves	0	402.1	2	315		33.16	
				Green Plastic Tag	0	402.1	2	315		44.09	
				Green Safety Tag	0	402.1	2	315		44.09	
				Nitro Safety Gloves	0	402.1	2	315		9.99	
				Smoke Drag Eyewear	0	402.1	2	315		23.88	
				Sweat Band	0	402.1	2	315		4.10	
				White SW Glove	0	402.1	2	315		0.81	
				Driving Lens Safety Glasses	0	402.1	3	315		33.87	
				Diesel Fuel	0	402.2	2	155		39.17	
				Lable Maker	0	402.2	2	155		509.46	
				Lithium Battery	0	402.2	2	155		5.26	
				Side Cutting Pliers	0	402.2	2	155		63.11	
				Lockback Knife	0	402.2	6	155		167.14	
				Sharpie	0	592.0	3	375		6.98	
				Vending Machine Handling Charge	0	921.3	2	350		58.52	
				Vending Machine Handling Charge	0	921.3	3	350		12.83	
				Vending Machine Handling Charge	0	921.3	6	350		2.38	
				Alk Battery	0	935.3	3	235		7.98	
									Total for Check/Tran - 63224:		1,127.37
63225	2/25/22	CHK	619	KW ROBINSON CONST INC							35,366.89
2022-07				Exc Svcs - Chimney Rock Ground Rod	0	107.0	0	115		1,784.98	
				Exc Svcs - Coyote Ridge	0	107.0	0	115		2,958.50	
				Exc Svcs - Homestead Resort Remodel	0	107.0	0	115		6,824.86	
				Exc Svcs - Sawmill Phase 1A	0	107.0	0	115		2,096.10	
				Exc Svcs - Sequoia at Turner Mill	0	107.0	0	115		2,958.50	
				Exc Svcs - The Springs Coyote Ridge	0	107.0	0	115		13,340.12	
				Exc Svcs - Transmission Underbuild, Midw	0	107.0	0	115		5,403.83	

Accounts Payable
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02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name / GL Reference	Div	Account	Dept	Actv	BU Project	Distr Amount	Amount
										Total for Check/Tran - 63225:	35,366.89
63226	2/25/22	CHK	644	US BANK NATIONAL ASSOCIATION							3,700.00
6369468				2019 Bond Annual Fee / Acceptance Fee	0	921.4	1	400		1,750.00	
6370548				2012 Bond Annual Admin Fees	0	921.4	1	400		1,950.00	
										Total for Check/Tran - 63226:	3,700.00
63227	2/25/22	CHK	845	DOMINION ENERGY							7,884.32
5060020000-JAN22				Cogen - January Gas Service	0	547.0	4	140		7,884.32	
63228	2/25/22	CHK	860	PETERSON TREE CARE							34,456.00
8014207376				January Tree Triming	0	591.0	2	395		17,228.00	
8014207404				February Tree Triming	0	591.0	2	395		17,228.00	
										Total for Check/Tran - 63228:	34,456.00
63229	2/25/22	CHK	1047	US DEPT OF ENERGY							120,006.60
JJPB1643A0122				Jan - 22 WAPA Energy Purchases	0	555.0	5	162		117,440.79	
JJPB1643B0122				Provo River Project Jan 22	0	555.0	5	162		2,565.81	
										Total for Check/Tran - 63229:	120,006.60
63230	2/25/22	CHK	1075	VERIZON WIRELESS							74.70
9899091487				February Phone Bill	0	935.1	6	245		74.70	
63231	2/25/22	CHK	1433	EXECUTECH							6,558.95
EXEC-110923				IT Service Agreement - Feb 22	0	935.3	6	380		3,780.00	
EXEC-112002				Acronis cloud Storage	0	935.3	6	335		2,778.95	
										Total for Check/Tran - 63231:	6,558.95
63232	2/25/22	CHK	1472	BART MILLER							100.00
MILLER0223				Postage Due Account Funding Reimbursment	0	921.0	1	370		100.00	
63233	2/25/22	CHK	14	LINDY ALLEN							147.50
IPSA TESTING, ALLEN				IPSA Step Training, Per Diem	0	401.2	2	240		147.50	
63234	2/25/22	CHK	70	BRAIDEN DESPAIN							147.50

Accounts Payable
Check Register

02/01/2022 To 02/28/2022

Bank Account: 1 - ZIONS BANK GENERAL FUND

Check / Tran	Date	Pmt Type	Vendor	Vendor Name	General Ledger						
Invoice			**GL Reference**		**Div**	**Account**	**Dept**	**Actv**	**BU Project**	**Distr Amount**	**Amount**
IPSA TESTING, BRAIDE			IPSA Step Training, Per Diem		0	401.2	2	240		147.50	
63235	2/25/22	CHK	774	DEVAN CLYDE							147.50
IPSA TESTING, CLYDE			IPSA Per Diem		0	401.2	2	240		147.50	
63236	2/25/22	CHK	1138	HAROLD WILSON							668.06
IPSA 22 MILEAGE/PERD			IPSA Meeting, Per Diem		0	401.2	2	240		103.50	
			IPSA Meeting, Mileage		0	401.2	2	415		564.56	
									Total for Check/Tran - 63236:		668.06
									Total for Bank Account - 1 :	(122)	1,972,113.40
									Grand Total :	(122)	1,972,113.40

Accounts Payable
Check Register

PARAMETERS ENTERED:

Check Date:	02/01/2022 To 02/28/2022
Bank:	All
Vendor:	All
Check:	
Journal:	All
Format:	GL Accounting Distribution
Extended Reference:	No
Sort By:	Check/Transaction
Voids:	None
Payment Type:	All
Group By Payment Type:	No
Minimum Amount:	0.00
Authorization Listing:	No
Credit Card Charges:	No

General Ledger
Financial And Operating Report Electric Distribution

BALANCE SHEET FOR FEB 2022

	Last Year	This Year	Variance	
ASSETS AND OTHER DEBITS				
1. Total Utility Plant in Service	72,476,516.33	79,368,685.58	6,892,169.25	- 10% increase from Feb-2021
2. Construction Work in Progress	2,660,712.31	5,904,213.54	3,243,501.23	- 122% increase, due heavily to the cross
3. Total Utility Plant (1 + 2)	75,137,228.64	85,272,899.12	10,135,670.48	valley transmisison line and 2nd POI
4. Accum. Provision for Depreciation and Amort.	33,727,789.19	36,688,876.83	2,961,087.64	- 9% increase matching the book value
5. Net Utility Plant (3 - 4)	41,409,439.45	48,584,022.29	7,174,582.84	increase
6. Non-Utility Property (Net)	0.00	0.00	0.00	
7. Invest. in Subsidiary Companies	0.00	0.00	0.00	
8. Invest. in Assoc. Org. - Patronage Capital	0.00	0.00	0.00	
9. Invest. in Assoc. Org. - Other - General Funds	0.00	0.00	0.00	
10. Invest. in Assoc. Org. - Other - Nongeneral Funds	0.00	0.00	0.00	
11. Invest. in Economic Development Projects	0.00	0.00	0.00	
12. Other Investments	0.00	0.00	0.00	
13. Special Funds	0.00	0.00	0.00	
14. Total Other Property & Investments (6 thru 13)	0.00	0.00	0.00	
15. Cash - General Funds (General, Impact Fee, Grand Valley, Sweep, Petty Cash)	4,911,391.41	6,185,200.11	1,273,808.70	- Impact fees
16. Cash - Construction Funds - Trustee	0.00	0.00	0.00	
17. Special Deposits (PTIF, Deferred Outflows)	5,640,945.66	4,967,329.33	-673,616.33	- Project expenditures
18. Temporary Investments (2019 Bond Project Fund)	15,561,778.12	14,958,370.04	-603,408.08	- Project expenditures
19. Notes Receivable (Net)	0.00	0.00	0.00	
20. Accounts Receivable - Sales of Energy (Net) (AR ($2M), Unbilled (1.3M)	3,109,755.23	3,273,377.19	163,621.96	
21. Accounts Receivable - Other (Net)	215,727.69	48,711.25	-167,016.44	- last year had an outstanding developer bill
22. Renewable Energy Credits	0.00	0.00	0.00	
23. Material and Supplies - Electric & Other Normal Inventory = $1.7M	2,012,415.24	4,081,982.79	2,069,567.55	- Significant # of CIAC projects
24. Prepayments	323,477.13	801,543.74	478,066.61	- Unearned Leave
25. Other Current and Accrued Assets	0.00	0.00	0.00	
26. Total Current and Accrued Assets (15 thru 25)	31,775,490.48	34,316,514.45	2,541,023.97	
27. Regulatory Assets	0.00	0.00	0.00	
28. Other Deferred Debits	0.00	0.00	0.00	
29. Total Assets and Other Debits (5 + 14 + 26 thru 28)	73,184,929.93	82,900,536.74	9,715,606.81	

General Ledger
Financial And Operating Report Electric Distribution

BALANCE SHEET FOR FEB 2022

	Last Year	This Year	Variance	
LIABILITIES AND OTHER CREDITS				
30. Memberships	0.00	0.00	0.00	
31. Patronage Capital	0.00	0.00	0.00	
32. Operating Margins - Prior Years	41,397,461.21	50,616,337.03	9,218,875.82	
33. Operating Margins - Current Year	2,181,913.09	2,827,905.43	645,992.34	
34. Non-Operating Margins	0.00	0.00	0.00	
35. Other Margins and Equities	0.00	0.00	0.00	
36. Total Margins & Equities (30 thru 35)	43,579,374.30	53,444,242.46	9,864,868.16	
37. Long-Term Debt - RUS (Net)	20,954,652.85	20,051,520.57	-903,132.28	
38. Long-Term Debt - FFB - RUS Guaranteed	0.00	0.00	0.00	
39. Long-Term Debt - Other - RUS Guaranteed	0.00	0.00	0.00	
40. Long-Term Debt - Other (Net)	1,232,818.00	1,169,270.00	-63,548.00	
41. Long-Term Debt - RUS Econ. Devel. (Net)	0.00	0.00	0.00	
42. Payments - Unapplied	0.00	0.00	0.00	
43. Total Long-Term Debt (37 thru 41 - 42)	22,187,470.85	21,220,790.57	-966,680.28	
44. Obligations Under Capital Leases - Noncurrent	1,296,976.75	1,167,898.01	-129,078.74	
45. Accumulated Operating Provisions	0.00	0.00	0.00	
46. Total Other Noncurrent Liabilities (44 + 45)	1,296,976.75	1,167,898.01	-129,078.74	
47. Notes Payable	0.00	0.00	0.00	
48. Accounts Payable	1,793,945.60	2,685,207.94	891,262.34	
49. Consumers Deposits	0.00	0.00	0.00	
50. Current Maturities Long-Term Debt	0.00	0.00	0.00	
51. Current Maturities Long-Term Debt - Econ. Devel.	0.00	0.00	0.00	
52. Current Maturities Capital Leases	0.00	0.00	0.00	
53. Other Current and Accrued Liabilities	2,409,767.54	2,896,459.87	486,692.33	- Unearned Leave
54. Total Current & Accrued Liabilities (47 thru 53)	4,203,713.14	5,581,667.81	1,377,954.67	
55. Regulatory Liabilities	1,917,394.89	1,485,937.89	-431,457.00	
56. Other Deferred Credits	0.00	0.00	0.00	
57. Total Liab. & Other Credits (36+43+46+54 thru 56)	73,184,929.93	82,900,536.74	9,715,606.81	

Current Assets To Current Liabilities	7.56	to 1	6.15	to 1
Margins and Equities To Total Assets	59.55	%	64.47	%
Long-Term Debt To Total Utility Plant	29.53	%	24.89	%

General Ledger
Financial And Operating Report Electric Distribution

INCOME STATEMENT FOR FEB 2022

Item	Year - To - Date Last Year	Year - To - Date This Year	Year - To - Date Budget	Period - To - Date Current	Period - To - Date Budget
1. Operating Revenue and Patronage Capital	3,724,449.71	3,961,780.28 ✓	3,668,297.78 ✓	1,926,240.42	1,834,148.89
2. Power Production Expense	158,892.02	143,712.41	302,698.16	84,229.03	133,669.52
3. Cost of Purchased Power	1,699,034.35	2,195,870.10 ✗	1,926,641.97	1,280,450.68	1,028,899.42
4. Transmission Expense	0.00	0.00	14% higher than budget 0.00	0.00	0.00
5. Regional Market Expense	0.00	0.00	0.00	0.00	0.00
6. Distribution Expense - Operation	77,906.12	122,327.30	113,108.42	72,713.48	56,629.21
7. Distribution Expense - Maintenance	185,633.00	333,221.85	400,733.32	206,347.60	200,366.66
8. Customer Accounts Expense	76,476.26	58,411.72	85,089.68	34,887.82	42,544.84
9. Customer Service and Informational Expense	3,976.43	7,132.35	4,616.58	1,037.75	908.27
10. Sales Expense	0.00	0.00	0.00	0.00	0.00
11. Administrative and General Expense	422,650.35	420,498.03	430,272.48	201,388.72	218,761.24
12. Total Operation & Maintenance Expense (2 thru 11)	2,624,568.53	3,281,173.76 ✗	3,263,160.61	1,881,055.08	1,681,779.16
			$18k over budget		
13. Depreciation & Amortization Expense	429,253.20	484,763.84	476,664.76	242,779.82	238,332.38
14. Tax Expense - Property & Gross Receipts	0.00	0.00	0.00	0.00	0.00
15. Tax Expense - Other	0.00	0.00	0.00	0.00	0.00
16. Interest on Long-Term Debt	-60.50	0.00	0.00	0.00	0.00
17. Interest Charged to Construction - Credit	0.00	0.00	0.00	0.00	0.00
18. Interest Expense - Other	0.00	0.00	0.00	0.00	0.00
19. Other Deductions	0.00	0.00	0.00	0.00	0.00
20. Total Cost of Electric Service (12 thru 19)	3,053,761.23	3,765,937.60	3,739,825.37	2,123,834.90	1,920,111.54
			~$260k ahead of budget		
21. Patronage Capital & Operating Margins (1 minus 20) Net Income	670,688.48	195,842.68 ✓	-71,527.59	-197,594.48	-85,962.65
22. Non Operating Margins - Interest	16,342.96	12,613.23	5,999.98	6,447.75	2,999.99
23. Allowance for Funds Used During Construction	0.00	0.00	0.00	0.00	0.00
24. Income (Loss) from Equity Investments	0.00	0.00	0.00	0.00	0.00
25. Non Operating Margins - Other	1,494,881.65	2,619,449.52 CIAC and	752,497.00	1,580,103.25	376,248.50
26. Generation and Transmission Capital Credits	0.00	0.00 Impact Fees	0.00	0.00	0.00
27. Other Capital Credits and Patronage Dividends	0.00	0.00	0.00	0.00	0.00
28. Extraordinary Items	0.00	0.00	0.00	0.00	0.00
29. Patronage Capital or Margins (21 thru 28)	2,181,913.09	2,827,905.43	686,969.39	1,388,956.52	293,285.84
Operating - Margin	2,181,913.09	2,827,905.43	686,969.39	1,388,956.52	293,285.84
Non Operating - Margin	0.00	0.00	0.00	0.00	0.00
Times Interest Earned Ratio - Operating	-11,084.76	0.00			
Times Interest Earned Ratio - Net	-36,063.68	0.00			
Times Interest Earned Ratio - Modified	-36,063.68	0.00			

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General Ledger
Directors Report 2 - Detail

FEB 2022

Div	Account	Description	Budget YTD	Current YTD	Budget PTD	Current PTD
0	414.0	OTHER INCOME	2,500.00	1,948.22	1,250.00	1,623.89
0	414.1	POLE ATTACHMENT FEE INCOME	7,499.98	0	3,749.99	0
0	414.2	CONNECTION FEE INCOME	5,833.32	7,200.00	2,916.66	3,580.00
0	414.3	PENALTY INCOME	6,666.64	7,359.41	3,333.32	4,529.65
0	417.0	REVENUES FROM NONUTILITY OPERATIO	0	267.43	0	157.96
0	418.0	NON-OPERATING RENTAL INCOME	2,999.98	1,500.00	1,499.99	1,500.00
0	440.0	ELECTRIC - RESIDENTIAL INCOME	2,088,440.74	2,534,204.78	1,044,220.37	1,213,547.15
0	440.99	UNBILLED REVENUE	0	0	0	0
0	442.0	ELECTRIC - GENERAL SERVICES INCOME	1,319,716.04	1,279,536.73	659,858.02	640,452.54
0	445.0	JORDANELLE POWER SALES	213,607.82	120,821.53	106,803.91	56,353.70
0	445.1	JORDANELLE O & M	20,833.26	8,742.18	10,416.63	4,395.53
0	451.0	WRITE OFFS COLLECTED	0	0	0	0
0	451.1	METER READING CHARGE	200.00	200.00	100.00	100.00
0	451.2	DAMAGED PROPERTY REVENUE	0	0	0	0
Line 1. Operating Revenue and Patronage Capital			3,668,297.78	3,961,780.28	1,834,148.89	1,926,240.42
0	542.0	HYDRO MAINTENANCE	19,732.06	7,627.51	9,866.03	10,458.31
0	547.0	GAS GENERATION - FUEL COSTS	191,113.54	85,746.74	77,877.21	43,000.00
0	548.0	GENERATION EXPENSE	91,852.56	50,338.16	45,926.28	30,770.72
0	548.1	GENERATION EXPENSE - GENERATOR	0	0	0	0
Line 2. Power Production Expense			302,698.16	143,712.41	133,669.52	84,229.03
0	555.0	POWER PURCHASES	1,724,173.91	1,957,916.06	927,665.39	1,159,757.57
0	555.1	JORDANELLE PARTNER ENERGY	102,532.16	120,822.10	51,266.08	56,354.10
0	555.2	ENERGY REBATES	5,000.00	3,000.00	2,500.00	2,400.00
0	556.0	SYSTEM CONTROL AND LOAD DISPATCHI	94,935.90	114,131.94	47,467.95	61,939.01
Line 3. Cost of Purchased Power			1,926,641.97	2,195,870.10	1,028,899.42	1,280,450.68
Line 4. Transmission Expense			0	0	0	0
Line 5. Regional Market Expense			0	0	0	0
0	401.0	OPERATION EXPENSE	56,664.24	57,211.35	28,407.12	28,677.91
0	402.0	MATERIALS - OPERATIONS	250.00	0	125.00	-855.00
0	402.1	SAFETY MATERIALS	41,252.50	50,127.38	20,626.25	36,414.48
0	402.2	MATERIALS - TOOL EXPENSE	6,658.36	6,770.23	3,329.18	4,366.92
0	586.0	METER EXPENSES	8,283.32	8,218.34	4,141.66	4,109.17
Line 6. Distribution Expense - Operation			113,108.42	122,327.30	56,629.21	72,713.48

General Ledger
Directors Report 2 - Detail
FEB 2022

Div	Account	Description	Budget YTD	Current YTD	Budget PTD	Current PTD
0	591.0	MAINTENANCE OF STRUCTURES	352,658.24	268,850.95	176,329.12	171,769.60
0	592.0	MAINTENANCE OF STATION EQUIPMENT	48,075.08	64,370.90	24,037.54	34,578.00
Line 7. Distribution Expense - Maintenance			400,733.32	333,221.85	200,366.66	206,347.60
0	597.0	METERING MAINTENANCE	35,888.46	32,653.39	17,944.23	21,173.34
0	903.23	COLLECTION FEE/COMMISSIONS	350.00	162.13	175.00	0
0	904.0	BAD DEBTS	0	0	0	0
0	908.0	CUSTOMER ASSISTANCE EXPENSES	30,184.62	10,621.42	15,092.31	6,254.52
0	921.5	BILLING STATEMENT EXPENSES	18,666.60	14,974.78	9,333.30	7,459.96
Line 8. Customer Accounts Expense			85,089.68	58,411.72	42,544.84	34,887.82
0	426.4	COMMUNITY RELATIONS	4,533.24	7,132.35	866.60	1,037.75
0	910.0	MISC CUSTOMER SERVICE AND INFORMA	83.34	0	41.67	0
Line 9. Customer Service and Informational Expense			4,616.58	7,132.35	908.27	1,037.75
Line 10. Sales Expense			0	0	0	0
0	401.1	BUILDING EXPENSES	5,660.30	8,133.35	2,830.15	2,726.70
0	401.2	TRAINING & TRAVEL	45,283.16	38,844.75	22,641.58	23,896.66
0	920.0	SALARIES ADMINISTRATIVE	167,792.12	148,572.36	83,896.06	85,674.46
0	920.1	PAID ADMINISTRATIVE LEAVE	0	0	0	0
0	920.2	TIME DISTRIBUTION	0	0	0	0
0	920.99	PAYROLL ALLOCATION (SICK, COMP, CAL	0	0	0	0
0	921.0	BUSINESS OFFICE SUPPLIES	2,233.32	3,434.53	1,116.66	1,724.15
0	921.1	OPERATIONS OFFICE SUPPLIES	0	0	0	0
0	921.2	LEGAL OFFICE SUPPLIES	0	0	0	0
0	921.3	POSTAGE/SHIPPING	1,987.50	513.78	1,543.75	305.24
0	921.4	BANK & CREDIT CARD FEES	17,499.94	19,772.02	8,749.97	12,242.63
0	923.0	OUTSIDE SERVICES	46,883.26	50,895.80	26,516.63	22,425.00
0	926.0	EMPLOYEE PENSION & BENEFITS	0	0	0	-19,858.56
0	926.1	POST EMPLOYMENT BENEFITS	4,333.32	4,952.18	2,166.66	2,476.09
0	926.2	FICA - MEDICARE/SOC SECURITY	0	0	0	0
0	926.3	RETIREMENT	0	306.94	0	0
0	926.4	ACTUARIAL CALCULATED PENSION EXPE	0	0	0	0
0	926.5	UNALLOCATED VACATION	0	0	0	0
0	926.55	UNALLOCATED SICK LEAVE	0	0	0	0
0	930.2	MISCELLANEOUS	183.34	6,065.95	91.67	-1,532.05

General Ledger
Directors Report 2 - Detail
FEB 2022

Div	Account	Description	Budget YTD	Current YTD	Budget PTD	Current PTD
0	935.0	MAINTENANCE OF GENERAL PLANT	2,250.00	1,404.21	1,125.00	86.87
0	935.1	COMMUNICATIONS	20,068.46	19,145.14	10,034.23	9,615.45
0	935.2	TRUCKS	60,067.06	65,611.79	30,033.53	36,078.27
0	935.3	IT MAINT/SUPPORT	56,030.70	52,845.23	28,015.35	25,527.81
0	935.4	GENERAL PLANT EXPENSE	0	0	0	0
Line 11. Administrative and General Expense			430,272.48	420,498.03	218,761.24	201,388.72
Line 12. Total Operation & Maintenance Expense (2 thru 11)			3,263,160.61	3,281,173.76	1,681,779.16	1,881,055.08
0	403.0	DEPRECIATION	476,664.76	484,763.84	238,332.38	242,779.82
Line 13. Depreciation & Amortization Expense			476,664.76	484,763.84	238,332.38	242,779.82
Line 14. Tax Expense - Property & Gross Receipts			0	0	0	0
Line 15. Tax Expense - Other			0	0	0	0
0	427.0	INTEREST EXPENSE	0	0	0	0
Line 16. Interest on Long-Term Debt			0	0	0	0
Line 17. Interest Charged to Construction - Credit			0	0	0	0
Line 18. Interest Expense - Other			0	0	0	0
Line 19. Other Deductions			0	0	0	0
Line 20. Total Cost of Electric Service (12 thru 19)			3,739,825.37	3,765,937.60	1,920,111.54	2,123,834.90
Line 21. Patronage Capital & Operating Margins (1 minus 20)			-71,527.59	195,842.68	-85,962.65	-197,594.48
0	419.0	INTEREST INCOME	5,999.98	12,613.23	2,999.99	6,447.75
Line 22. Non Operating Margins - Interest			5,999.98	12,613.23	2,999.99	6,447.75
Line 23. Allowance for Funds Used During Construction			0	0	0	0
Line 24. Income (Loss) from Equity Investments			0	0	0	0
0	415.0	CONSTRUCTION INCOME	499,998.00	1,804,650.92	249,999.00	954,101.76
0	421.0	IMPACT FEE REVENUE	249,999.00	814,798.60	124,999.50	626,001.49
0	421.1	GAIN ON SALE OF ASSET	2,500.00	0	1,250.00	0
Line 25. Non Operating Margins - Other			752,497.00	2,619,449.52	376,248.50	1,580,103.25
Line 26. Generation and Transmission Capital Credits			0	0	0	0
Line 27. Other Capital Credits and Patronage Dividends			0	0	0	0
Line 28. Extraordinary Items			0	0	0	0
Line 29. Patronage Capital or Margins (21 thru 28)			686,969.39	2,827,905.43	293,285.84	1,388,956.52
Operating - Margin			686,969.39	2,827,905.43	293,285.84	1,388,956.52
Non Operating - Margin			0	0	0	0
Times Interest Earned Ratio - Operating				0		

General Ledger
Directors Report 2 - Detail

FEB 2022

Div	Account	Description	Budget YTD	Current YTD	Budget PTD	Current PTD
Times Interest Earned Ratio - Net				0		
Times Interest Earned Ratio - Modified				0		

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General Ledger
Cash Flow

Feb 2022

	This Period	This Year
OPERATING ACTIVITIES		
Patronage Capital or Margins	1,388,956.52	2,827,905.43
Depreciation and Amortization Expense	242,779.82	484,763.84
Loss from Disposal of Assets	23,320.39	46,640.78
Total Funds from Operations	1,655,056.73	3,359,310.05
Cash Construction Funds - Trustee	0.00	0.00
Special Deposits	-18,421.79	-36,716.75
Temporary Investments	-4,874.17	-251,661.30
Accounts Receivable - Sale of Energy (Net)	-82,032.20	-293,191.45
Accounts Receivable - Other (Net)	-358.60	-32,233.85
Renewable Energy Credits	0.00	0.00
Materials and Supplies	-302,320.12	-324,851.16
Prepayments	30,250.42	-471,545.45
Other Current and Accrued Assets	0.00	0.00
Regulatory Assets	0.00	0.00
Deferred Debits	0.00	0.00
(Increase)/Decrease in Operating Assets	-377,756.46	-1,410,199.96
Accumulated Operating Provisions	0.00	0.00
Notes Payable	0.00	0.00
Accounts Payable	663,088.85	1,249,884.05
Other Current and Accrued Liabilities	-17,720.39	411,269.61
Regulatory Liabilities	0.00	0.00
Other Deferred Credits	0.00	0.00
Increase/(Decrease) in Operating Liabilities	645,368.46	1,661,153.66
CASH FROM OPERATING ACTIVITIES	1,922,668.73	3,610,263.75
INVESTMENT ACTIVITIES		
Utility Plant	-330,998.81	-1,143,547.30
Construction Work-in-Progress	-241,809.44	52,853.53
Other Property and Investments	0.00	0.00
Notes Receivable (Net)	0.00	0.00
CASH FROM INVESTMENT ACTIVITIES	-572,808.25	-1,090,693.77
FINANCING ACTIVITIES		
Margins and Equities	0.00	0.00
Long-Term Debt	0.00	0.00
Long-Term Debt - Payments Unapplied	0.00	0.00
Long-Term Debt - Current Maturities	0.00	0.00
Consumer Deposits	0.00	0.00
Obligations Under Capital Lease	0.00	0.00
CASH FROM FINANCING ACTIVITIES	0.00	0.00
CASH FROM ALL ACTIVITIES	1,349,860.48	2,519,569.98
TOTAL CASH BEGINNING OF PERIOD	4,835,512.03	3,665,630.13
TOTAL CASH END OF PERIOD	**6,185,372.51**	**6,185,200.11**

February - 2022 - HLP Investment/Banking Summary

Investment Statement

Holding	Purpose	01/31 Balance	Activity	Interest	02/28 Balance
2019 Bond	Project Fund	14,590,046	-	4,834	14,594,880
PTIF	Reserve Account	3,700,441	17,070	1,352	3,718,863
Zions - General	Main Operations	1,006,459	489,735	38	1,496,232
Zions - Impact Fee	Impact Capital Improvements	3,316,697	849,731	144	4,166,573
Grand Valley Bank	Equipment Reserve Account	512,356	10,000	40	522,395
		24,258,204	**1,366,536**	**6,408**	**24,498,944**

Summary of Activity

- Project account had standard monthly interest activity.
- PTIF account had standard monthly interest activity, February repayment for generator.
- General fund seen typical February expenditures and revenues, AP Aging has $1,479K owed.
- Impact Fee February payments, and interest. Spike from rate increase.
- Grand Valley Bank interest earned. February fleet deposit.

Heber Light & Power - Five Year Forecast and Capital Improvement Plan

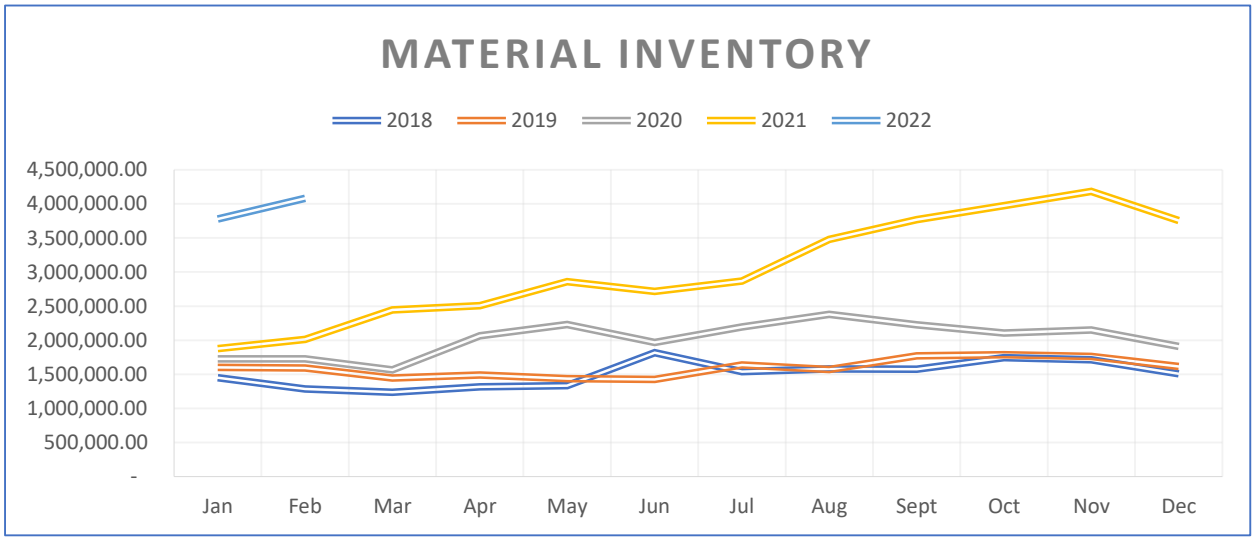
Upcoming Projects	Impact Fee Related %	Impact Fee	Prior Actuals	Estimated Projected Cost ($1,000) 2022	2023	2024	2025	2026	Total Project Estimates	Total Project Actuals	2022 Budget Total	2022 Actual Total	Est. Start	Est. Finish
Hydro (GL: 332.00)														
Lower Snake Creek	0%	$ -	-	5	5	5	5	5	5	-	5	-	as needed	as needed
Upper Snake Creek	0%	$ -	-	5	5	5	5	5	5	-	5	-	as needed	as needed
Lake Creek	0%	$ -	-	5	5	15	5	5	5	-	5	-	as needed	as needed
		$ -	-	*15*	*15*	*25*	*15*	*15*	*15*	-	*15*	-		
Generation (GL: 344.00)														
Unit Overhauls (10023)	0%	$ -	86	188	83	188	-	-	647	89	188	3	Unit 2/11	Apr-2022
New Generation (Battery, Engine) (WO 10013)	0%	$ -	45	1,315	-	1,215	1,300	-	3,830	45	1,315	-	Fall-22	Dec-2022
Annual Generation Capital Improvements	0%	$ -	-	50	50	50	200	-	350	-	50	-	as needed	as needed
Gas Plant 3 Switchgear Upgrade	0%	$ -	-	230	-	-	80	-	310	-	230	-	Jun-2022	Dec-2022
Gas Plant Exhaust Compliance (WO 10813)	0%	$ -	1	300	-	-	-	-	300	1	300	-	1/1/2021	Dec-2022
Mobile Standby Generator	0%	$ -	-	66	-	-	-	-	66	-	66	-	Jun-2022	Dec-2022
Plant 2 Upgrades	0%	$ -	-	180	-	-	500	-	680	-	180	-	Apr-2022	Sep-2022
Lake Creek Breaker Replacement (WO 10016)	100%	$ 75	66	75	-	-	-	-	75	81	-	15	2/10/2021	Jan-2022
		$ 75	*198*	*2,404*	*133*	*1,453*	*2,080*	-	*6,258*	*216*	*2,329*	*18*		
Lines (GL: 361.00)														
Underground System Improvements (WO 5222)	0%	$ -	-	150	75	75	75	75	756	-	150	-	Jan-2022	Dec-2022
Aged & Environmental Distribution Replacement/Upgrade (WO 5122)	0%	$ -	-	150	150	150	150	150	900	14	150	14	Jan-2022	Dec-2022
Fault Indicator - Underground System	0%	$ -	-	10	10	10	10	10	50	-	10	-	Jan-2022	Dec-2022
Cross-Valley Transmission Line(POI) (WO 10312, 557, 597, 598, 812)	100%	$ 6,561	5,493	655	-	-	-	-	6,561	5,529	655	36	Started	Mar-2022
Rebuild PR201_Main Street to Burgi Lane	100%	$ 771	-	771	-	-	-	-	771	-	771	-	Apr-21	Dec-2022
System Additions	100%	$ 10,450	-	587	2,700	4,400	2,234	529	10,450	-	587	-	Jan-2022	Dec-2022
2022 Customer Driven (CIAC - 100% paid by customer)	0%	$ -	-	3,000	3,000	3,000	3,000	3,000	15,000	1,012	3,000	1,012	Jan-2022	Dec-2022
		$ 17,782	*5,493*	*5,323*	*5,935*	*7,635*	*5,469*	*3,764*	*34,488*	*6,555*	*5,323*	*1,062*		
Substation (GL: 362.00)														
2nd Point of Interconnect Substation (WO 10177)	70%	$ 10,515	3,013	4,768	7,152	-	-	-	15,021	3,115	11,920	102	Jan-2018	Aug-2023
Replacement Recloser for Joslyn Reclosers	0%	$ -	-	25	-	-	-	-	110	-	25	-	Jun-2022	Jun-2022
East Substation (WO 10024)	100%	$ 6,522	3	750	-	-	-	5,772	6,522	4	750	1	Jul-2021	Dec-2026
Provo River Substation Rebuild	100%	$ 5,035	-	2,500	2,535	-	-	-	5,035	-	4,964	-	Nov-2021	Aug-2023
Battery Replacement Program	0%	$ -		10	10	-	8	-	28	-	10	-	Mar-2022	2025
Jailhouse Lease Buyout or Extension	90%	$ 90	-	100	-	-	-	-	100	-	100	-	Nov-2021	Jun-2022
Substation Bird Guard	0%	$ -	-	3	3	-	-	-	6	-	3	-	Jun-2022	Jun-2022
		$ 22,162	*3,016*	*8,156*	*9,700*	-	*8*	*5,772*	26,822	3,119	*17,772*	*103*		
Metering (GL:370.00)														
2022 Meter Deployments (CIAC - 100% paid by customer)	0%	$ -	-	114	114	114	114	114	570	62	114	62	Jan-2012	Dec-2022
		$ -	-	*114*	*114*	*114*	*114*	*114*	570	62	*114*	*62*		
Buildings (GL: 390.00)														
New Office Building (WO 10677)	0%	$ -	103	8,310	720	-	-	-	9,133	110	8,310	7	Jan-2020	Apr-2023
Generator Fire Suppression System (WO 10732)	0%	$ -	558	498	684	735	-	-	2,475	558	498	-	Mar-2022	Jun-2022
Plant HVAC Upgrades (WO 10015)	0%	$ -	-	74	84	84	-	-	327	-	74	-	Mar-2022	Jun-2022
Millflat Water Line Replacement	0%	$ -	-	50	-	-	-	-	50	-	50	-	contingent	contingent
Gas Plant Security Measures (WO 10018)	0%	$ -	2	50	-	-	-	-	50	2	50	-	Jun-2022	Dec-2022
		$ -	*663*	*8,982*	*1,488*	*819*	-	-	*12,035*	*670*	*8,982*	*7*		
Vehicle (GL: 392.00)														
Line/Bucket Truck (10026)	0%	$ -	15	300	300	-	600	750	1,950	16	300	1	Nov-21	Sep-2022
Trailer	0%	$ -	-	50	-	170	35	70	325	-	50	-	Jun-2022	Aug-2022
		$ -	*15*	*350*	*300*	*170*	*635*	*820*	*2,275*	*16*	*350*	*1*		

Heber Light & Power - Five Year Forecast and Capital Improvement Plan

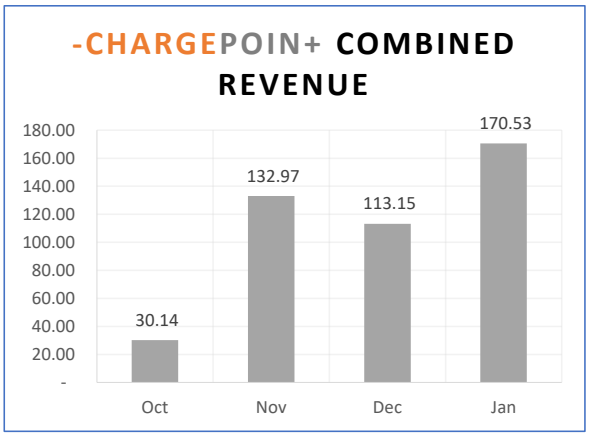
Upcoming Projects	Impact Fee Related %	Impact Fee	Prior Actuals	Estimated Projected Cost ($1,000) 2022	2023	2024	2025	2026	Total Project Estimates	Total Project Actuals	2022 Budget Total	2022 Actual Total	Est. Start	Est. Finish
Machinery, Equipment, & Tools (GL:394.00)														
Various Tools	0%	$ -	-	6	6	6	6	6	30	-	6	-	Jan-2022	Dec-2022
Genie Lift	0%	$ -	-	85	-	-	-	-	85	-	85	-	Jun-2022	Jul-2022
Forklift	0%	$ -	-	180	-	-	-	-	180	-	180	-	Jun-2023	Jul-2023
Lines Tools (GPS, Hoist and Grips, etc..)	0%	$ -	-	17	15	15	15	15	77	-	17	-	Jan-2022	Dec-2022
		$ -	-	*288*	*21*	*21*	*21*	*21*	*372*	-	*288*	-		
Systems & Technology (GL: 397.00)														
Computer Replacements	0%	$ -	-	54	55	55	55	55	274	22	54	22	Jan-2022	Dec-2022
Survalent SCADA System (10012)	0%	$ -	265	200	-	-	-	-	310	285	200	20	Nov-2020	May-2022
AMI Tower - North Village	0%	$ -	-	70	-	-	-	-	70	-	70	-	Apr-2022	Dec-2022
Mapwise (10011)	0%	$ -	-	-	-	-	-	-	50	48	-	48	Complete	Complete
			265	*324*	*55*	*55*	*55*	*55*	704	355	*324*	*90*		
	2022-2026 Capital Plan Totals:		9,650	**25,956**	**17,761**	**10,292**	**8,397**	**10,561**	**83,539**	**10,993**	**35,497**	**1,343**		

Material Inventory Balances
as of 02/28/2022

	2018	2019	2020	2021	2022
Jan	1,448,304.85	1,601,740.98	1,728,766.37	1,876,937.53	3,778,430.67
Feb	1,283,948.23	1,592,627.56	1,724,716.01	2,012,415.24	4,081,982.79
Mar	1,236,811.52	1,444,949.84	1,565,215.01	2,442,873.61	
Apr	1,314,153.27	1,488,644.72	2,066,865.53	2,506,042.19	
May	1,333,960.80	1,437,242.68	2,229,751.79	2,859,551.36	
Jun	1,817,227.58	1,425,132.71	1,965,712.29	2,717,905.59	
Jul	1,540,591.16	1,635,905.94	2,195,774.62	2,868,558.09	
Aug	1,580,343.98	1,572,530.18	2,379,717.31	3,480,918.77	
Sept	1,573,070.68	1,769,879.46	2,226,443.13	3,771,207.98	
Oct	1,745,477.35	1,787,293.48	2,106,447.02	3,973,984.50	
Nov	1,713,125.85	1,762,336.64	2,151,167.13	4,183,177.91	
Dec	1,507,984.47	1,615,660.43	1,908,637.41	3,757,131.63	



EV Charger Analytics
as of 02/28/2022

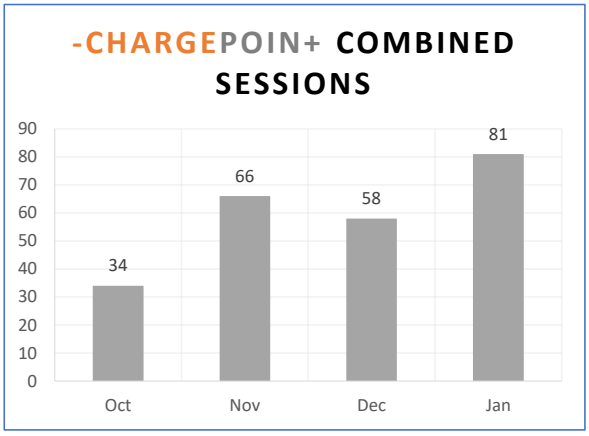


Wasatch High School

	kWh	Sessions	Rev
Oct	54.513	6	8.15
Nov	185.823	14	27.89
Dec	61.735	7	8.17
Jan	144.083	13	18.02
Feb	64.220	15	13.13
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-

Soldier Hollow Golf Course

	kWh	Sessions	Rev
Oct	36.394	5	5.47
Nov	94.633	13	14.17
Dec	135.256	13	20.30
Jan	52.606	6	6.57
Feb	243.416	20	36.47
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-

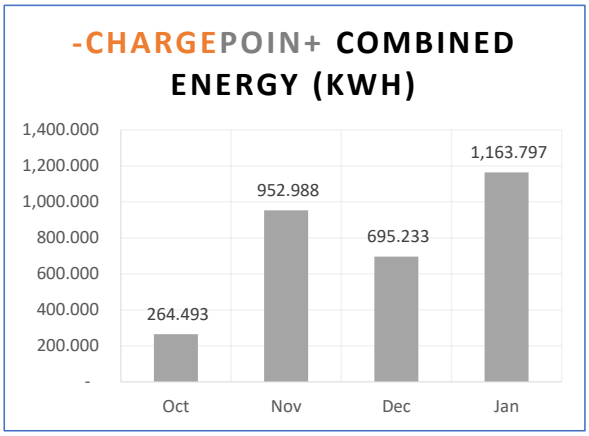


Public Safety Building

	kWh	Sessions	Rev
Oct	110.065	14	12.66
Nov	186.831	7	18.08
Dec	123.357	11	28.44
Jan	278.735	20	41.81
Feb	160.055	18	24.02
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-

Midway City Offices

	kWh	Sessions	Rev
Oct	57.793	4	3.00
Nov	401.619	23	60.22
Dec	251.041	16	37.66
Jan	369.398	20	55.41
Feb	421.200	18	63.18
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-



Heber City Offices

	kWh	Sessions	Rev
Oct	5.728	5	0.86
Nov	84.082	9	12.61
Dec	123.844	11	18.58
Jan	318.975	22	48.72
Feb	236.998	29	35.57
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-

Wasatch County Offices

	kWh	Sessions	Rev
Oct	-	0	-
Nov	-	0	-
Dec	-	0	-
Jan	-	0	-
Feb	-	0	-
Mar	-	0	-
Apr	-	0	-
May	-	0	-
Jun	-	0	-
Jul	-	0	-
Aug	-	0	-
Sep	-	0	-

Prepaid Expenses Activity
as of 02/28/2022

Account Activity

Beginning Balance:		*329,998.29*
New Prepaid Amounts	10,000.00	
Prepaid Xfers Out (Jan-Feb)	(61,508.86)	
Change in Balance:	**(51,508.86)**	
Ending Balance:		*278,489.43*

New Prepaids

January

ESRI - Mapping Solutions	10,000.00

Open Miscellaneous Receivable Invoices
as of 02/28/2022

Customer	Purpose	Period	Amount
City of Lehi	Energy Sales	Feb-22	32,233.85
Timberridge Management	Line Extension	Dec-21	15,358.64
Colden Heiner	Line Extension	Nov-21	1,118.76
			48,711.25

Open Projects and Balances
as of 02/28/2022

Work Order	Open Date	Cost-To-Date
10012 - NEW SCADA System	10/1/2020	285,157.71
10013 - Lake Creek Battery Bank	10/7/2020	44,616.06
10016 - Lake Creek Breaker Replacement	1/1/2021	77,139.69
10023 - Unit 2 Top-end Rebuild	7/21/2021	88,971.34
10024 - East Substation	7/28/2021	4,306.42
10025 - Unit 5 Replacement	8/27/2021	21,618.40
10026 - 2021 Service Truck	9/21/2021	15,889.48
10027 - 2nd POI - Direct Assigned Charges	9/1/2021	294.43
10028 - Cooperative Peaking Plant	11/5/2021	2,055.94
10029 - East Line Permitting/Easement	10/1/2021	-
10030 - College Substation RTAC Upgrade	11/24/2021	6,722.00
10031 - Cloyes Substation RTAC Upgrade	11/24/2021	5,492.00
10032 - Upper Snake Creek RTAC Upgrade	11/24/2021	882.00
10177 - 2nd POI Substation	12/1/2015	1,109,496.09
10557 - Cross-Valley Transmission Line	11/1/2018	193,544.89
10562 - SAWMILL PHASE 1A	12/6/2018	52,917.86
10597 - Transmission Underbuild Bury Midway	3/25/2019	565,698.65
10598 - Transmission Underbuild Bury Heber	3/25/2019	1,137,823.05
10677 - New Office Building	10/30/2019	100,980.98
10689 - Heber City Mixed Use	12/31/2019	105.68
10746 - 402/403 Neutral Overcurrent Problem	7/1/2020	4,439.17
10760 - Ernie Giles Line Extension	9/16/2020	-
10765 - Timberlakes Lot 303 Transformer	9/24/2020	477.01
10772 - Highlands at Soldier Hollow Subdivision	10/13/2020	1,642.62
10773 - Heber Junction	10/13/2020	515.33
10783 - Wasatch Business Park Ph 1	11/9/2020	950.01
10794 - Center Creek Meadows Ph 2	12/2/2020	281.87
10795 - JBS Ranch, LLC - Barn	12/9/2020	31,159.43
10804 - Sequoia at Turner Mill, Heber City	1/14/2021	85,733.34
10807 - Wasatch Business Park Ph 2	1/19/2021	-
10809 - Red Ledges Public Park	1/25/2021	826.56
10812 - Midway 138kV Line Project	1/1/2021	1,219,588.08
10813 - Plant Exhaust Stack DAQ Compliance	1/1/2021	1,260.90
10824 - Center Creek Water	2/17/2021	22,180.82
10825 - The Orchard Subdivision	2/23/2021	59,330.83
10826 - Self Help Homes Wasatch Vista Plat C	2/23/2021	722.58
10828 - Edelweiss Meadows Subdivision	3/9/2021	192.29
10829 - Klein Huis Offsite - OH to UG Bury	3/15/2021	64.07
10830 - Turner Mill Commercial Property	3/1/2021	160.17
10832 - Jordanelle Ridge V2 Pods 20/21 Backbone	3/24/2021	164,827.19
10837 - Taylor Buisness Park	4/6/2021	175.97
10839 - Heber Valley Station	4/6/2021	14,209.93
10841 - Homestead Resort Remodel	4/6/2021	64,695.15
10842 - Cottages at Old Farm	4/8/2021	3,535.77

Open Projects and Balances
as of 02/28/2022

Work Order	Open Date	Cost-To-Date
10847 - Killowen Construction Harris Home Lot#9	4/16/2021	3,289.25
10850 - Coyote Ridge Subdivision Ph 1	4/19/2021	86,810.61
10851 - Doug Dent Line Extension North Fields	4/27/2021	70.47
10854 - The Springs At Coyote Ridge	5/7/2021	193,061.95
10855 - Watts Enterprises Wasatch Med	5/7/2021	209.67
10869 - Plant Three Switchgear Upgrade	7/22/2021	-
10871 - The Reserve @ Midway - 3PH XFMR	10/25/2021	200.70
10872 - 882 W Schneiter Circle Transformer	11/4/2021	5,863.58
10873 - Rising Star Subdivision Offsite	2/1/2022	207.41
10876 - Damaged light pole 348 E 180 N Midway	9/15/2021	3,925.10
10879 - Rising Star Subdivision Underground	2/2/2022	69.13
10880 - Dig in Timberlakes Lot 1652	10/19/2021	-
10883 - Ground rod through conductor Chimney Roc	11/18/2021	1,784.98
10884 - Ward Lane Temporary Poles Move	12/8/2021	5,897.31
10885 - Valley Hill PUG Replacement	12/8/2021	33,922.77
10886 - HWY 113 Weather Station Midway	12/14/2021	2,190.80
10887 - Whitney Residence OH to UG 4800 East	12/14/2021	-
10888 - Main St light Hit 500 North	12/15/2021	4,749.01
10891 - Secondary Box 1731 S 1110 E lot 143	2/1/2022	58.65
10892 - 340 N Main St Heber replacing SB with tr	2/16/2022	-
10893 - 2022 Fire Extinguisher Audit	2/17/2022	-
10894 - Car Hit Junction 1290 Interlaken Way	2/26/2022	-
10895 - Car Hit Transformer Stone Creek	3/3/2022	3,078.03
27473 - Crown Ridge Ph 3G 2800 E Boulder Top Way	3/12/2021	2,745.00
27474 - Red Ledges 3K 750 N Haystack Mtn. Dr	3/12/2021	804.97
27477 - Red Ledges Ph 3F	3/12/2021	1,265.87
28446 - Edgington 3811 S Blazing Star	5/17/2021	-
28543 - Heber/UDOT 1500 South Conduit	5/21/2021	601.16
28574 - Soldier Hollow Campground Project	5/24/2021	756.15
28817 - Blue Sage Ranch	6/8/2021	792.30
28820 - Excel Business Solutions Ph 2 & 3	6/8/2021	206.63
28834 - Heber City Business Park	6/8/2021	144.78
28909 - Huntleigh Woods Subdivision	6/14/2021	4,235.61
28913 - 7516 Oak View TL lot 1499	6/14/2021	-
28986 - Jordanelle Plat C	6/18/2021	-
28989 - Jordanelle Ridge Plat B	6/18/2021	29,278.90
28991 - OLD MILL VILLAGE	6/18/2021	1,368.06
28999 - Klein Huis @ Turner Mill	6/18/2021	716.59
29010 - Triple V Ranch / Van Leeuwen	6/21/2021	24,118.89
29064 - Rising Ranch Subdivision	6/23/2021	1,057.77
29073 - Coyote Ridge Phase 2	6/23/2021	52,876.14
29074 - Coyote Ridge ph 3	6/23/2021	1,549.08
29075 - Coyote Ridge Ph 4	6/23/2021	514.18
29076 - Coyote Ridge Ph 5	6/23/2021	185.73

Open Projects and Balances
as of 02/28/2022

Work Order	Open Date	Cost-To-Date
29333 - Red Ledges 3L Abajo Peak Way	7/9/2021	2,218.72
29343 - 11417 E Aspen Rd TL lot 69	7/9/2021	-
29355 - 11538 Violet Way TL lot 1849	7/12/2021	6,322.53
29440 - Whitaker Clubhouse 801 Stone Barn Ln	7/16/2021	-
29516 - Kimball Villas	7/22/2021	1,051.41
29533 - RBM Building Timberlakes Retreats	7/22/2021	68.81
29569 - OH to UG Farmhouse Way	7/27/2021	-
29697 - JR Village 2 Pod 21A Phase 1	8/4/2021	587.88
29698 - JR V2 Pod 20A Phase 1	8/4/2021	477.61
29817 - 11505 Violet Way lot 1846	8/12/2021	230.02
29859 - Sawmill Phase 4	8/17/2021	2,287.77
29931 - 261 N Kings Peak Ct	8/23/2021	-
30007 - Saddle Creek Dev. Ph 2-3	8/26/2021	2,086.20
30040 - The Reserve Phase 2	8/30/2021	307.51
30189 - 1866 W 650 S Rothwell Residence	9/8/2021	214.53
30252 - Haslam Garage 3PH service	9/10/2021	-
30333 - Colden Heiner	9/16/2021	2,811.26
30366 - Whitney Residence 4755 E 1200 S 600 amp	9/17/2021	-
30404 - Haynie 3 lot Subdivision 151 E 600 N Mi	9/21/2021	82.54
30479 - 144 W 100 N Adding pole	9/27/2021	2,204.73
30484 - 9777 E Clubhouse	9/27/2021	-
30618 - 1074 E 3000 S Daniel	10/4/2021	-
30721 - McKee Barn 971 S 4800 E	10/12/2021	-
30727 - 4800 E 1200 S Penz Property - Happy Acre	10/13/2021	-
30753 - Coyote Lift Station	10/14/2021	138.20
30792 - 2042 S Hwy 40	10/18/2021	-
30794 - 2042 S Hwy 40 PH 1	10/18/2021	69.13
30795 - 2042 S Hwy 40 PH 2	10/18/2021	-
30796 - 2042 S Hwy 40 PH 3	10/18/2021	-
30797 - 2042 S Hwy 40 PH 4	10/18/2021	-
30799 - 2042 S Hwy 40 PH 5	10/18/2021	-
30800 - 2042 S Hwy 40 PH 6	10/18/2021	-
30814 - Lindsay Lane Estates	10/19/2021	1,072.77
30837 - The Farm @ Wilson Ln 1500 N Canyon View	10/20/2021	-
30857 - 2189 S Daniel Rd Modular Home	10/21/2021	3,693.19
30990 - Brown Storage Units 2323 W 3000 S	10/29/2021	-
31166 - 565 S 3600 E Tyler Residence	11/10/2021	-
31185 - The Crossings @ Lake Creek Phase 25C	11/15/2021	110.66
31392 - Lindsey Man Cave 1589 N 1200 E	12/1/2021	-
31484 - Red Ledges Mail Hut	44537	-
31518 - 3199 S Ever Ridge Cir	44540	-
31524 - 3098 S Ever Ridge Cir	44540	-
31567 - 7378 E Oakview Dr TL lot 1495	44540	-
31569 - Pinto Knoll lot 596 line extension	44543	-

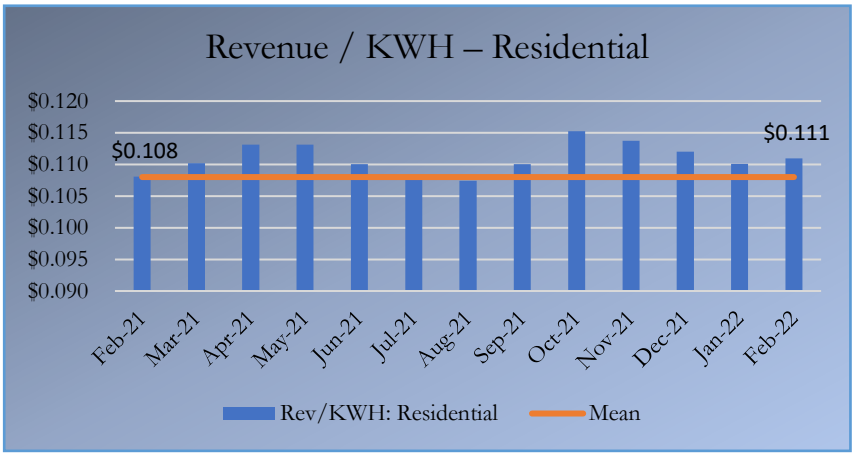
Open Projects and Balances
as of 02/28/2022

Work Order	Open Date	Cost-To-Date
31579 - 758 Pinto Knoll Cir	44543	-
31682 - Younge-Kim Residence 797 W 1200 N	44551	-
31867 - Mayoh Subdivision 200 W 400 N	44567	-
31868 - Lowder Residence 1200 N 1474 W	44568	-
31911 - 2712 White Pine Dr TL lot 619	44572	-
31912 - JR Village 2 PH 20A Phase II	44572	-
31944 - Olds Residence 267 W 1290 S	44575	-
32050 - Tollison Residence 8698 E Lake Pines Dr	44586	-
32073 - Millstream Mechanic Shop 2131 S 390 W	44587	-
32134 - Flying Hawk Subdivsion	44593	-
32149 - 5835 E 1200 S 800 amp service	44594	624.23
32152 - RL Phases 4A and 4B	44594	-
32341 - 464 W Cascade Springs Rd	44607	-
32370 - Ever Ridge Gate 3099 S Ever Ridge Cir	44608	-
32396 - 235 W 1300 S Auto Spa South CW	44610	-
32400 - American Eagle RM 2211 Airport Rd	44610	-
32413 - Legacy Ranch 5 parcel subdivision	44614	-
32586 - Mill Canyon Farms 4 lot subdivsion	44624	-
32617 - Lund Residence 71 W 1290 S Midway	44629	-
32624 - Beaufontaine lot 56	44629	-
5022 - Avian Protection - 2022	44562	1,894.87
5122 - Pole Replacement - 2022	44562	11,179.38
5222 - Underground Replacements	44562	-
525 - Lower Snake Creek Water Maintenance	42370	-
5322 - Outages - 2022	44562	600.05
5422 - Service Work - 2022	44562	7,691.77
5522 - Blue Stakes - 2022	44562	171.66
5622 - Wire Pull - 2022	44562	710.84
6022 - Mapping/System Improvements - 2022	44562	-
6122 - Streetlight Labeling - 2022	44562	-
6222 - Customer Consultation - 2022	44562	7,247.32
7122 - Net Metering - 2022	44562	-

February 2022 - Capitalized Projects
Actual versus Estimate

Work Order	Project Description	Open Date	Closed Date	Actual Costs	Estimate	CIAC
10731 - Lake Creek Crossings Backbone - 2A	New Subdivision	6/22/2020	2/1/2022	239,909.03	254,592.17	(254,592.17)
10815 - Kennedy Residence XFMR - Charleston	Transformer Upgrade	1/27/2021	2/28/2022	15,475.20	15,880.22	(14,455.73)
10858 - Davis Barn	Line Extension	5/12/2021	2/4/2022	-	9,715.63	-
10890 - Replaced a Transformer in Valley Hills	Transformer Upgrade	12/30/2021	2/28/2022	-	3,284.21	(3,860.67)
29085 - Strata Shelter POE	Line Extension	6/23/2021	2/28/2022	13,549.88	16,493.40	(15,006.18)
29994 - Replacing secondary box	Secondary Box Replacement	8/26/2021	2/28/2022	-	-	(433.51)
30557 - McLane Barn 1610 E 1950 N	Line Extension	9/30/2021	2/28/2022	5,019.08	9,593.31	(9,893.06)
30617 - 115 S 700 E 9B	Line Extension	10/4/2021	2/28/2022	3,642.11	4,301.52	(4,601.52)
31204 - Christensen transformer 1725 S 2340 E	Transformer Upgrade	11/16/2021	2/28/2022	3,791.78	4,476.27	(4,776.27)
31337 - America First Sign	Line Extension	11/23/2021	2/28/2022	3,161.64	3,590.33	(3,590.33)

Heber Light & Power - Select Operating and Financial Ratios

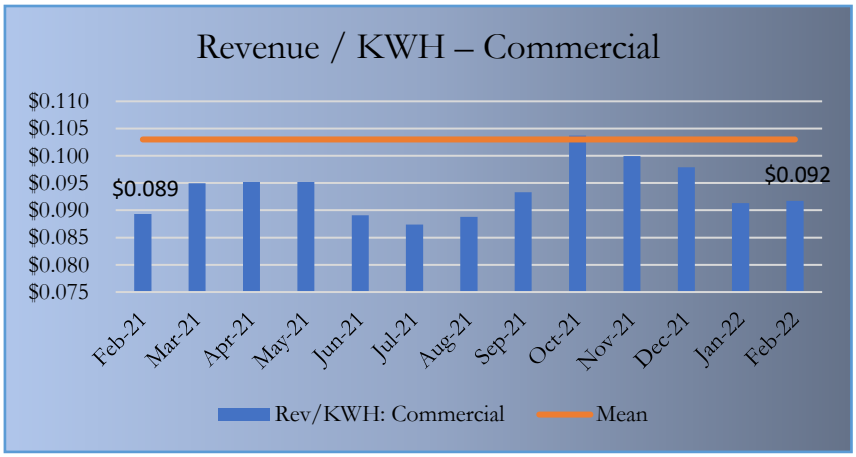


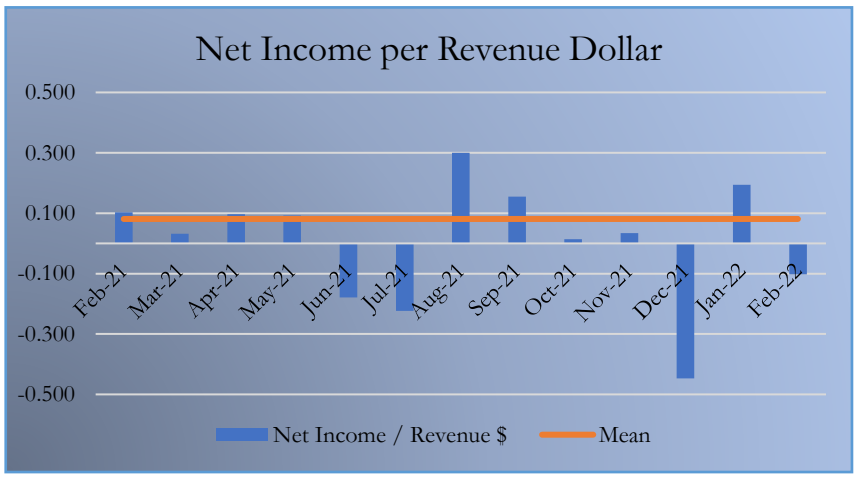
The Residential average Revenue per Kilowatt hour for utilities that service 10,000 – 20,000 customers is 10.9 cents.

Heber Light & Power's average for the trailing 13 months is at 11.1 cents.

The Commercial average Revenue per Kilowatt hour for utilities that service 10,000 – 20,000 customers is 10.3 cents.

Heber Light & Power's revenue per kilowatt hour average for the trailing 13 months is 9.4 cents.

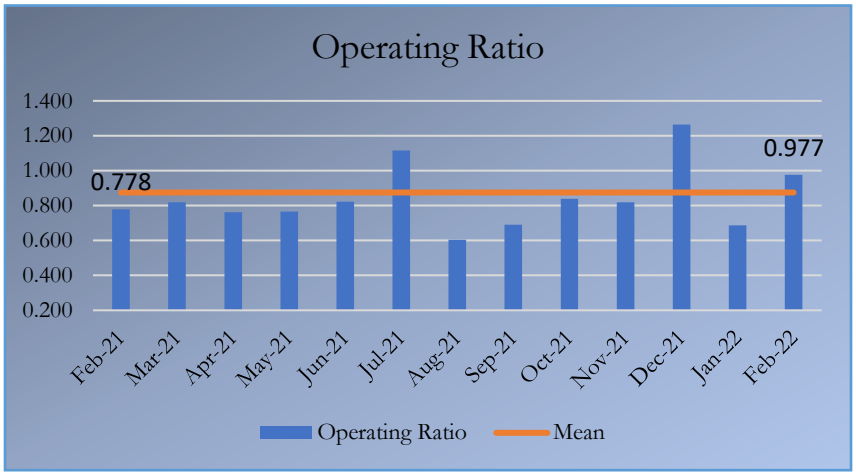




Heber Light & Power has an average of 0.01 cents Net Income per Revenue Dollar in the last 13 months.

The industry average for utilities in comparable size is 8.1 cents.

Heber Light & Power - Select Operating and Financial Ratios



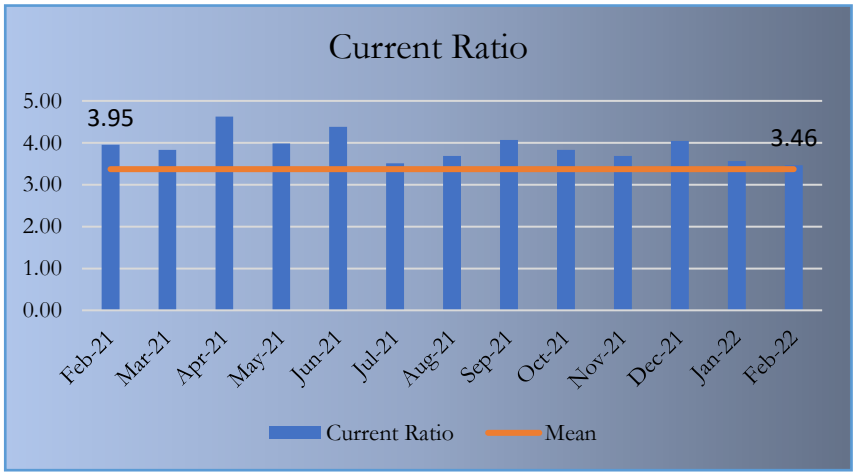
The ratio of total operation and maintenance to total operating revenues.

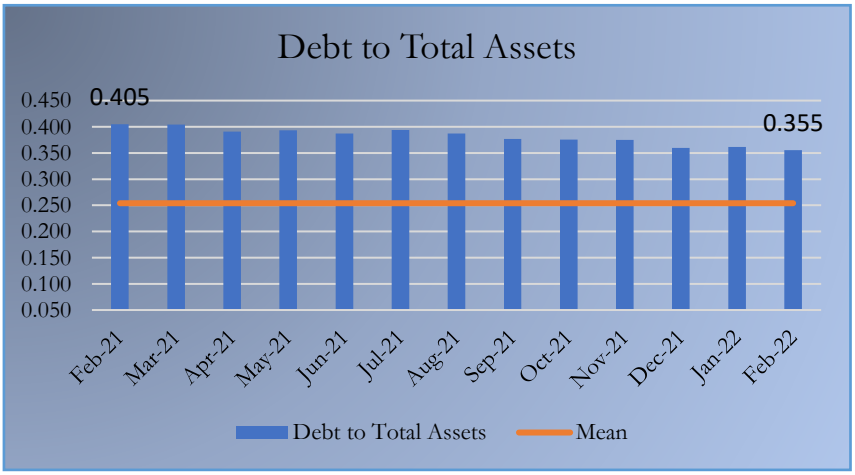
HLP has an average ratio of .842 in the past 13 months.

The industry average operating ratio for our size of utility is .875

The ratio of total current assets to total current liabilities.

The current ratio industry average is 3.37 and HLP has an average of 3.89 over the past 13 months.

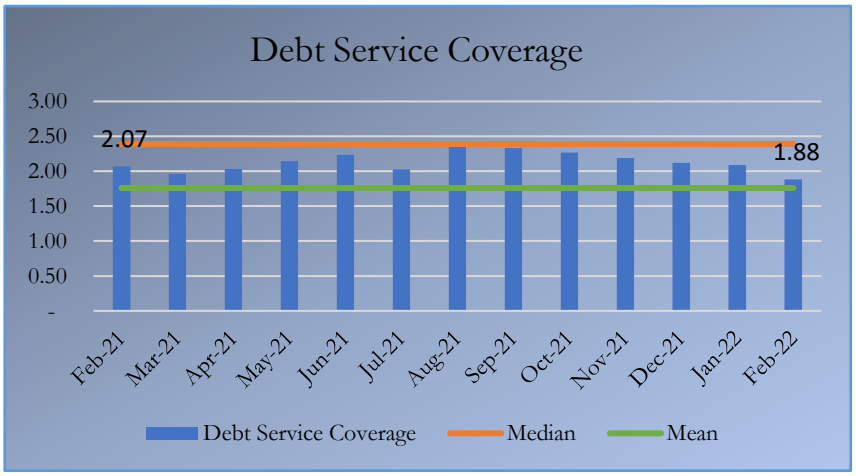




The debt to total assets for utilities of similar size is .254.

HLP has a debt to total assets average of .382

Heber Light & Power - Select Operating and Financial Ratios



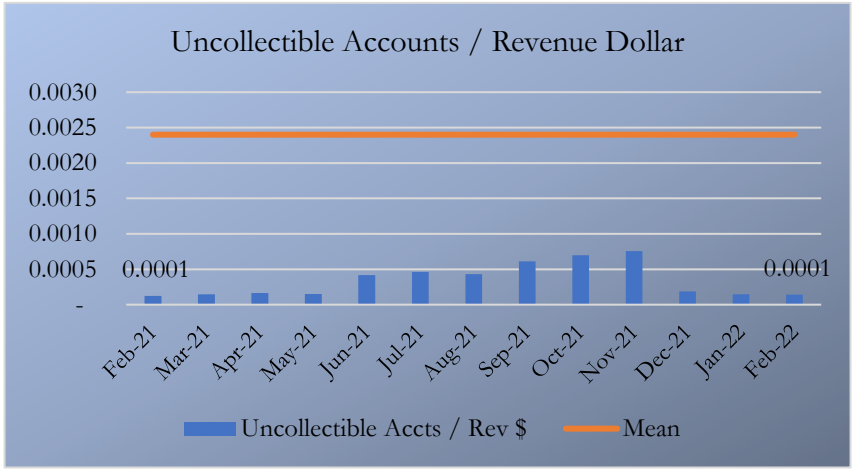
The average debt service coverage minimum Indenture Security is 1.76

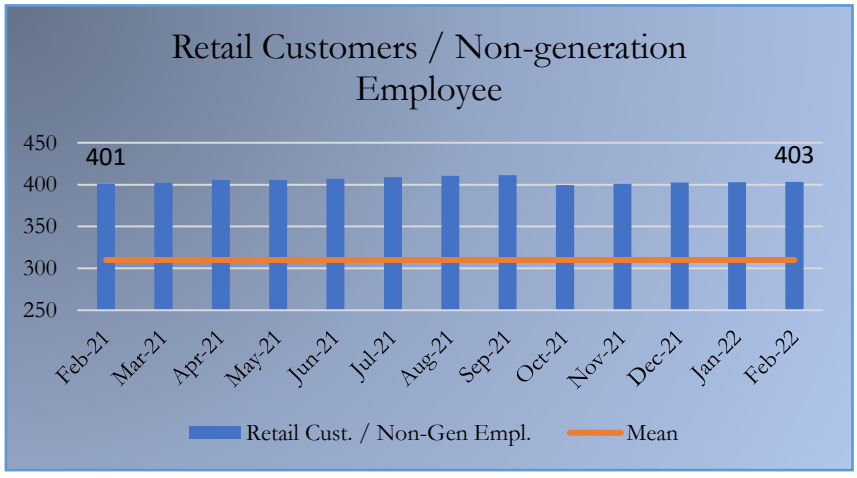
The industry median debt service coverage is 2.39

HLP's average is 2.13 for the trailing 13 months

The industry average for Uncollectible Accounts to every Revenue Dollar is .0024.

HLP's average in this category over 13 months is .0003.

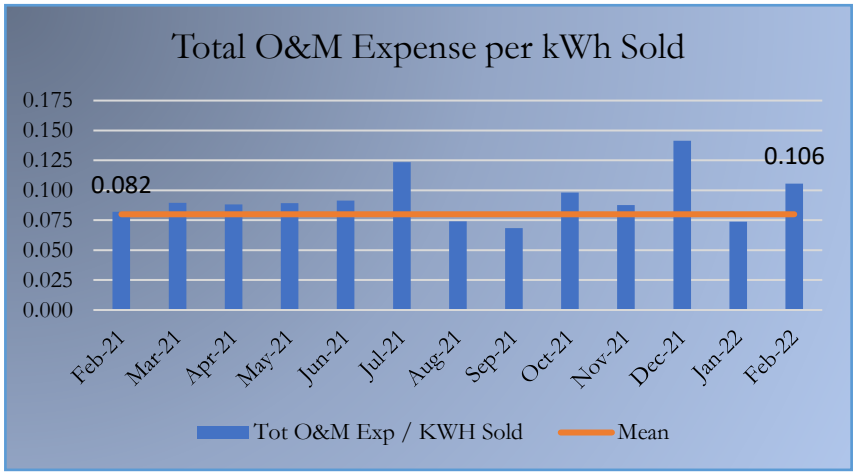




Heber Light & Power has had a gradual average increase to 405 in the ratio of retail customer to non-generation employees.

For utilities of similar size there is an average of 310 retail customers to every non-generation employee.

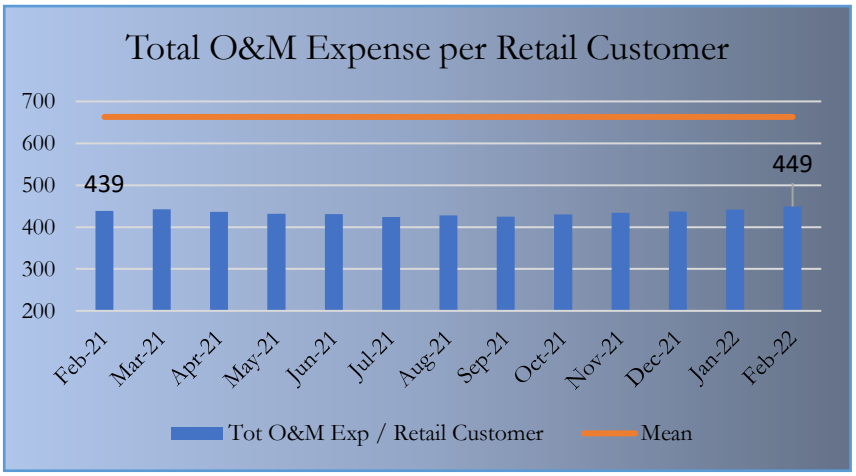
Heber Light & Power - Select Operating and Financial Ratios

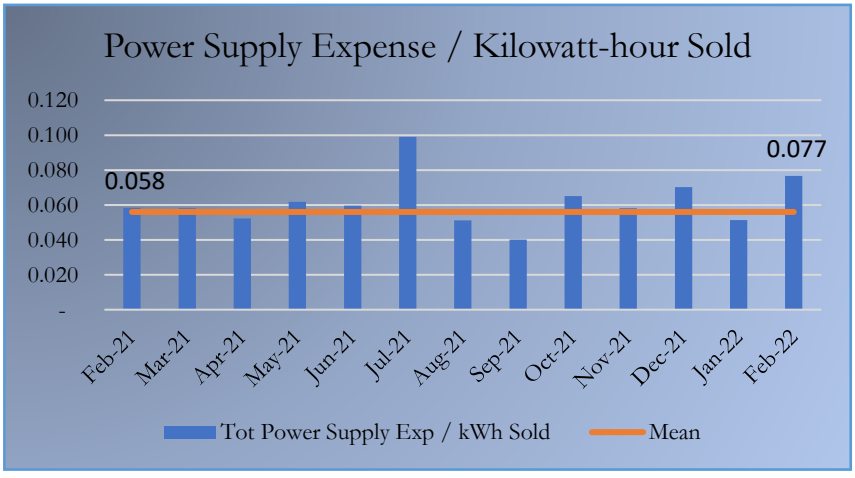


HLP's average Operation and Maintenance per kilowatt sold for the last 13 months is .093

.080 is the average for utilities of similar size.

HLP's average Operation and Maintenance expense per retail customer of 435 is consistently below the industry average of 663.

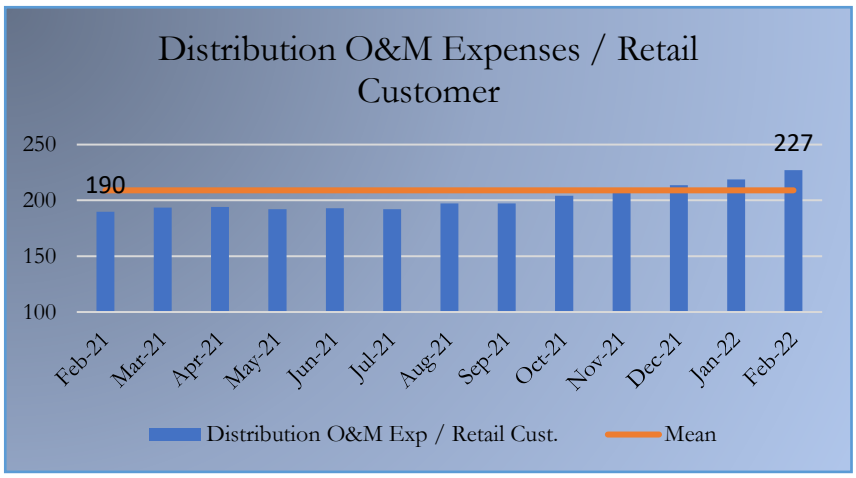




The average power supply expense to kilowatt-hour sold for the industry is .059.

HLP also has an average of .062 over the last 13 months.

Heber Light & Power - Select Operating and Financial Ratios

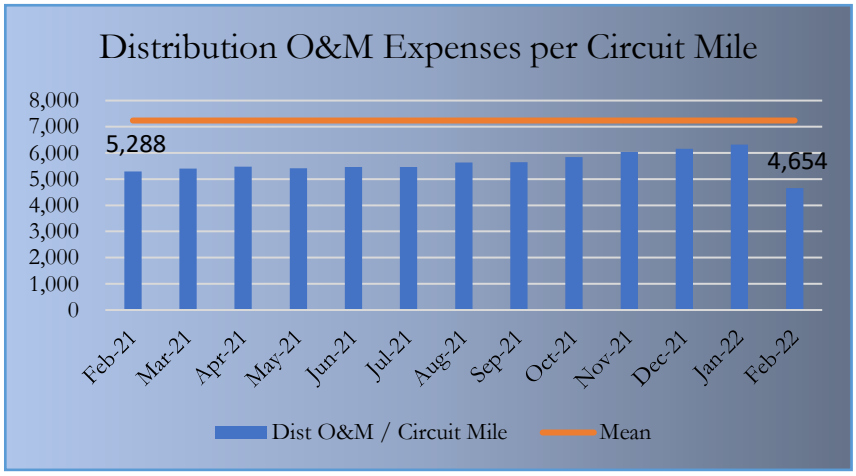


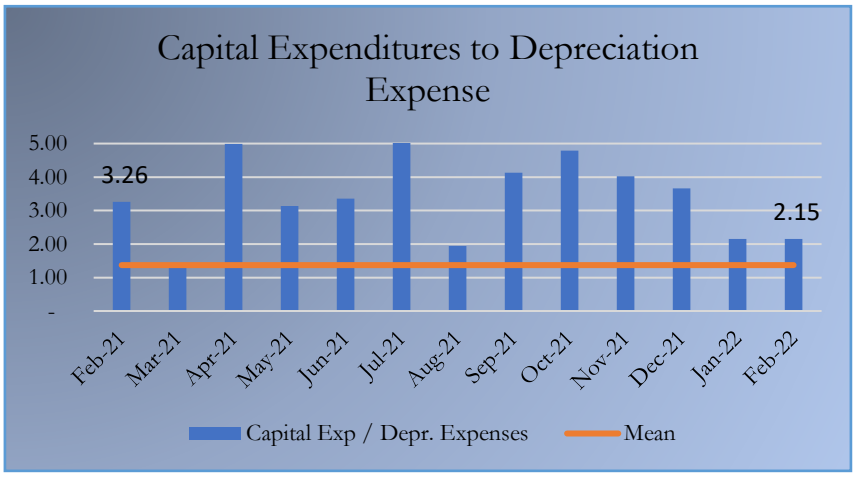
HLP averages $202 in operation and maintenance expenses to every retail Customer.

Compared to the industry average of $209 per retail customer.

HLP averages $5,599 in operation and maintenance expenses for every circuit mile.

Utilities that compare in size average $7,238 for every circuit mile.

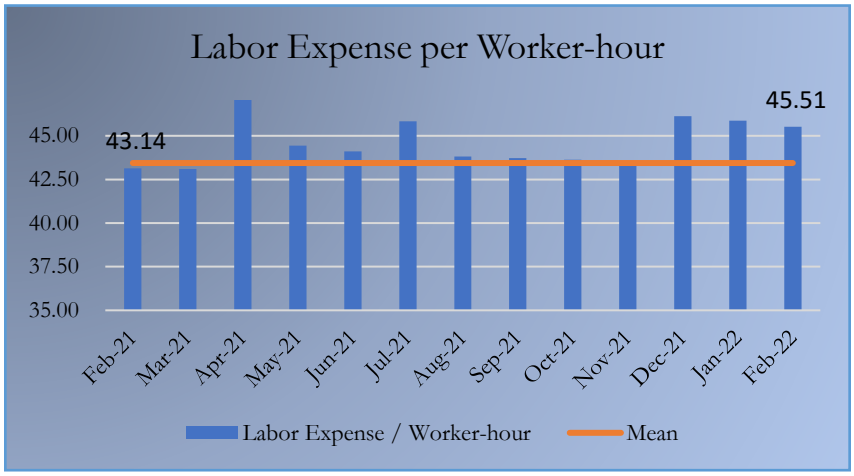




The industry average of capital expenditures to depreciation expense is 1.37

Heber Light & Power has an average of 3.41 over the past 13 months

Heber Light & Power - Select Operating and Financial Ratios

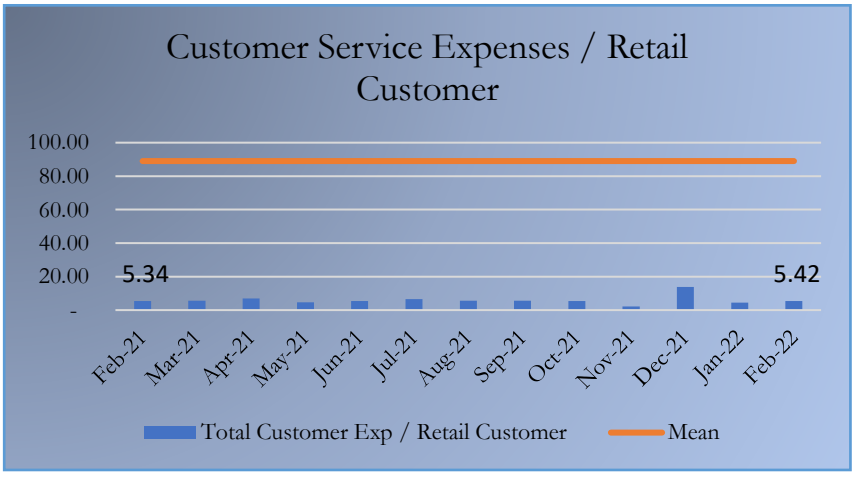


HLP average labor expense is $44.78 per worker-hour.

The industry average labor expense is $43.44 per worker-hour.

The industry average administration and general expense is $234 to every retail customer.

HLP has an average admin and general expense of $15.95 to every retail customer.



HLP has an average customer service cost of $5.93 for each retail customer.

The average cost for the industry is $89.

Cost of Service/Rate Proposal Schedule

May 16, 2022, 11:00 am	COS/Rate Proposal presented and discussed at Audit Committee Meeting (Utility Financial Solutions to attend virtually)
May 25, 2022, 4:00 pm	COS/Rate Proposal presented and discussed at Board Meeting (Utility Financial Solutions to attend virtually)
June 22, 2022, 6:00 pm	Public hearing on COS/Rate Proposal (Utility Financial Solutions to attend in person)
July 27, 2022, 4:00 pm	Board decision on rate proposal for implementation of new rates October 1.

Image shown may not reflect actual configuration

Cat® Energy Shift (ES)

1000 kW
3036 kWh
50 Hz 380-415 Volt
60 Hz 380-690 Volt

The Cat ES module is a scalable, rapidly deployable energy storage system. The energy storage system integrates with solar or other renewable sources to store energy from the overproduction of the renewable source for use when the renewable source is not available. Cat energy storage systems provide temporary backup power to facilities in the event of a power outage.

- Seamless mode transfer
- Automatic anti-islanding
- Grid forming
- Grid following
- Autonomous mode or Remote-Control mode
- Parallel ready – multiple modules may be used in parallel to increase total output up to 100+MW)

Features

Reliable, Modular and Customizable
The Cat ES module is a robust, scalable energy storage system. The module consists of a pre-engineered walk-in container that is easily installed on site. Multiple energy storage modules can be operated in parallel to provide increased power output and/or increase the battery kWh capacity.

Renewable Integration
The energy storage modules are designed to work with an array of renewable systems, including solar and wind. Seamless integration with the Cat Microgrid Master Controller (MMC) allows for maximum renewable penetration and full asset control. The grid forming Cat Bi-Directional Power (BDP) inverters allow generator sets to be completely switched off, further reducing fuel consumption and operating costs.

Grid Stabilization
The ES module also protects against many typical power problems, including power failure, voltage sags/surges, and under/over voltage conditions.

Cat Bi-Directional Power (BDP) Inverters
The Cat BDP inverters are the core to the energy storage system. Based on technology developed for Cat electric drive machines. The Cat BDP provides exceptional reliability, durability and features that include:

- Intelligent controls for the charging and discharging of the energy storage equipment.
- 2 per unit fault current capability
- Static VAR compensator
- Full four-quadrant output power factor control
- Patented Non-Linear droop control for ultra-fast response

Energy Storage
- Advanced lithium-ion batteries provide good energy density, high discharge/recharge efficiency, and high cycle life.

Standard Equipment
- Cat BDP250 bi-directional power inverters
- Energy storage batteries
- Color HMI touchscreen
- CSC certified ISO High Cube container
- Remote communications via Modbus TCP
- HVAC system to maintain optimal interior temperatures
- Interior AC lighting and convenience receptacles
- Fire suppression system

Applications
- Time shifting of renewable energy
- Renewable smoothing
- Peak shaving
- Grid firming/grid stabilization
- Generator set transient assist
- Facility backup
- Virtual Spinning reserve

Worldwide Product Support
Cat® dealers provide extensive post-sale support including maintenance and repair agreements. Cat dealers have over 1,800 dealer branch stores operating in 200 countries.

Technical Data

		ES3.0H1 MW
System Output Power		
Maximum Continuous at 1.0 PF	kW	1000
15 min Overload at 1.0 PF	kW	1000
10 min Overload at 1.0 PF	kW	1000
5 min Overload at 1.0 PF	kW	1000
1 min Maximum Rating at 1.0 PF	kW	1000
10 s Maximum Peak Power at 1.0 PF	kW	1500
Output Voltage	V	380-415 (50Hz) or 380-690 (60Hz)
Output Voltage THD		<3%
Energy (Nameplate Start of Life)	kWh	3036
Energy type		Li-Ion - Energy
Battery Chemistry		NMC
Inverter Model		BDP1000
Number of inverters		1
Dimensions		
Length	m (ft)	12.1 (40)
Width	m (ft)	2.4 (8)
Height	m (ft)	2.8 (9.5)
Weight	kg *(lbs)*	7,401 *16,320*
Ambient Temperature Capability	°C	-40 to +50
Average Parasitic Load		
At 0° / 40°C in standby operation (0% load)	kW	2.0/4.0
At 0° / 40°C in continuous operation (100% load)	kW	33.0/36.0
Shore Power Connection	V	230V/400V 50Hz or 208V/480V 60Hz
Features		
Microgrid Stabilization		Yes
Patented Non-Linear Droop Control		Yes
Seamless mode transfer		Yes
Islanding detection		Yes
Grid forming		Yes
Full Four Quadrant Power Factor Control		Yes
Static VAR compensator		Yes
2 Per Unit Fault Current Capability		Yes
Virtual Spinning Reserve (VSR) function		Yes
Plug-and-Play parallel ready		Yes
Intelligent Energy Storage Management		Yes
Human-Machine Interface		Yes
Fire Suppression System		Yes
Communications Protocols		Modbus TCP/IP

Picture shown may not reflect actual configuration.

Cat® BDP1000 Energy Storage Inverter

The Cat® BDP1000 (bi-directional power) energy storage inverter provides reliable control of the Energy Storage System (ESS). Integrated controls provide complete management of the charge and discharge of the ESS. The BDP1000 is a high-performance inverter designed with the flexibility to be used in both grid connected and off grid applications. Well suited for use in parallel with generators, photovoltaic, wind turbines and hydroelectric power sources.

Features

Functionality
Injects or absorbs real power and reactive power at the AC bus. Can be paired with varying sizes and types of energy storage devices.

Multiple Modes with Seamless Transfer
Seamless transfer between grid forming, grid firming and grid following mode (subject to grid and local load conditions).

Microgrid Transient Stability
Stabilizes a microgrid against transient events caused by step loads and fluctuating renewable power sources.

Patented Non-Linear Droop Control
- Ultra-fast response with reduced dead bands.
- Overall lower frequency deviation and improved power quality in off grid operation.

Energy Storage Management
Built-in controls for charging, discharging, equalization, and state-of-charge estimation for energy storage elements. Operational in Autonomous or Remote-Control modes (works in conjunction with supervisory controller).

Applicable Standards and Certifications
- UL Listed to the following standards (certification and mark pending)
  - UL 1741-2020
    - IEEE1547-2018
    - IEEE1547.1-2020
      - Voltage and Frequency Ride Through
      - Provide Reactive Power
      - Open Phase Detection and Anti-islanding
      - High Rate of Change of Frequency (ROCOF) ride through (> 100Hz/s)
    - UL1998
  - CSA C22.2 No. 107.1/16
  - $_{C}UL_{US}$ mark
- Compliance to:
  - IEC62909
  - IEC62477

Islanding Detection
Automatic islanding detection to meet anti- islanding UL1741/IEEE1547 and synchronization back to grid to guarantee continuous power to the load.

Touch Screen
User friendly touch-screen display offers real-time system information, configurable data logging, remote access, and more.

Parallel Ready
Plug-and-play paralleling with other power sources.

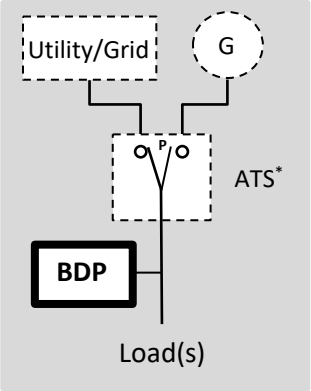
Technical Specifications¥

Configuration	
DC Input Voltage	800 VDC to 1000 VDC
Max. DC Input Current	1250A
DC Isolating Switch	Contactor and Manual Disconnect with Lockout Feature
Rated Output Power	1000 kVA
Rated Output Power 0.9 PF Rated Output Power 0.8 PF Rated Output Power 0.7 PF	900 kW [Reactive Power 440 kVAR] @ 850-950 DCV 800 kW [Reactive Power 596 kVAR] @ 850-950 DCV 700 kW [Reactive Power 710 kVAR] @ 885-950 DCV
Overload Capacity	150% for 10 sec (preliminary) 125% for 4 mins (preliminary)
Fault Current Capability	2 per unit (P.U.)
*Output Voltage Range (L-L) from transformer	380 - 600V
Output Frequency Range	50 or 60 Hz
Output Power Factor	Controllable from Supervisory Controller
Total Harmonic Distortion	<3%
AC Disconnect and Protection	Electrically Operated Breaker with ***LSI Trip Unit
**Peak Efficiency	98%
**CEC Weighted Efficiency	97% (preliminary)
Communication and Control Interface	Modbus TCP, SunSpec, others configurable on request and via MMC ††DNP3
HMI Interface	10 Inch Color HMI Touchscreen
Seamless Transition between Charging and Discharging	-1000 kW to 1000 kW (~0.6 sec)
Mode Switch from Grid follow to Grid form Total source transition time	within 30 ms (via modbus command) within 5 ms (via analog input)
Output Voltage	+5% / -10% Adjustable
AC Voltage Regulation	± 1%
Black Start Capability	Yes (built-in UPS module for control power)
Ambient Temperature	-40°C to + 50°C with Overload Operational (with BDP in conditioned space -20°C to + 30°C)
Protection	NEMA 1
Vibration	3.5G Peak with 1000 Cycles
Humidity	0-95%
Cooling	Closed-Loop Liquid Cooling

¥ Ensure compatibility of all microgrid equipment by referring to A&I guides (or equivalent) for generator sets, BDP inverters, PV inverters, switchgear, and controls. Contact your local Cat dealer for assistance selecting compatible equipment.
* Voltage is dependent on selection of Isolation Transformer
** Excluding isolation transformer
*** LSI (long-time, short-time and instantaneous)
†† Distributed Network Protocol

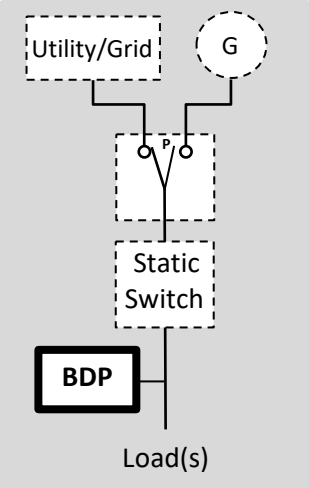
Potential Applications of BDP

ATS

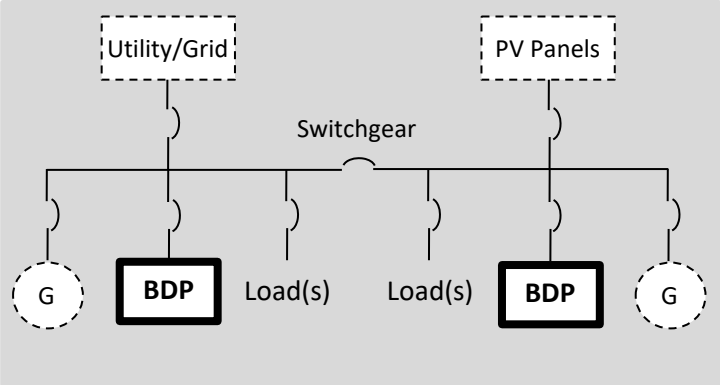


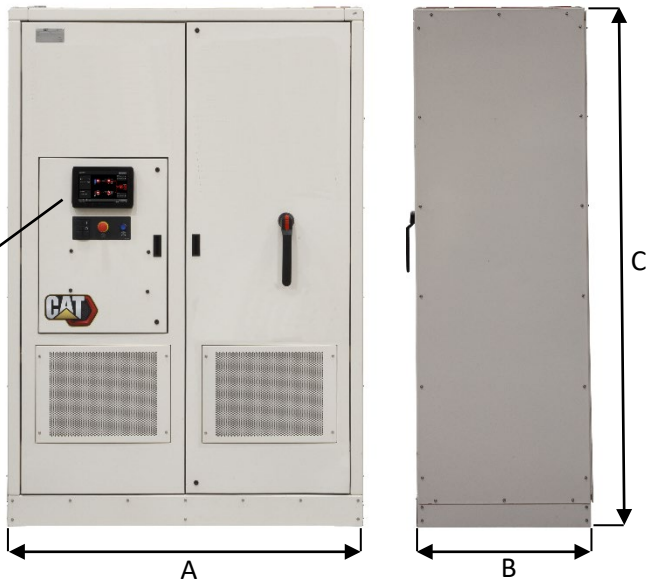
* Closed transition ATS

Static Switch



Common Bus





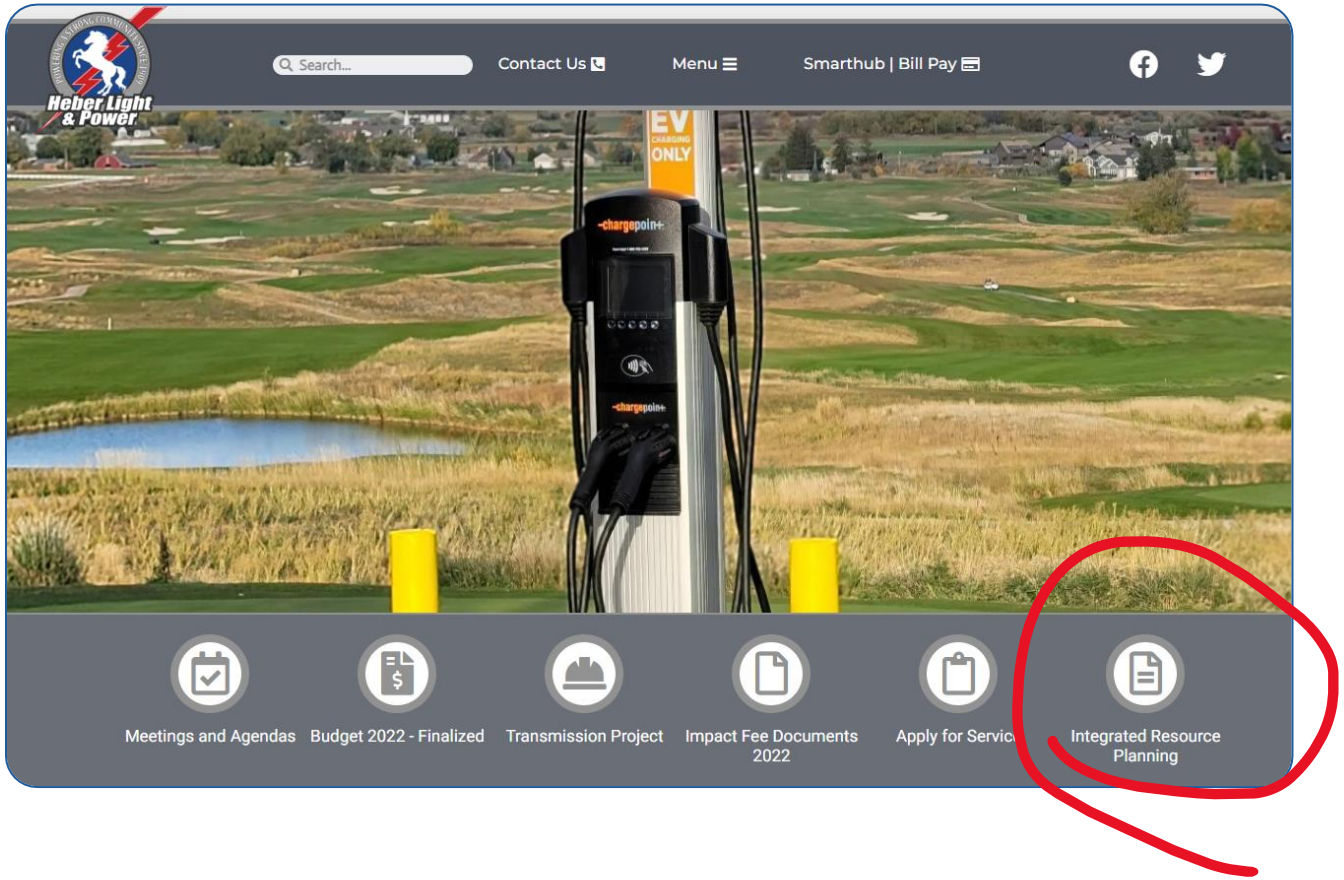
High-Resolution LCD	
Colors	16.7 million
Backlight	LED
Resolution 10”	1280 x 800

Dimensions			
A	B	C	Weight dry
mm (in)	mm (in)	mm (in)	kg (lbs)
1509 (59.4)	709 (27.9)	2190 (86.2)	1495 (3296)

www.cat.com/electricpower

March 2022 IRP Update

- IRP Webpage: https://www.heberpower.com/integrated-resource-plan



Introduction to Integrated Resource Planning

2022

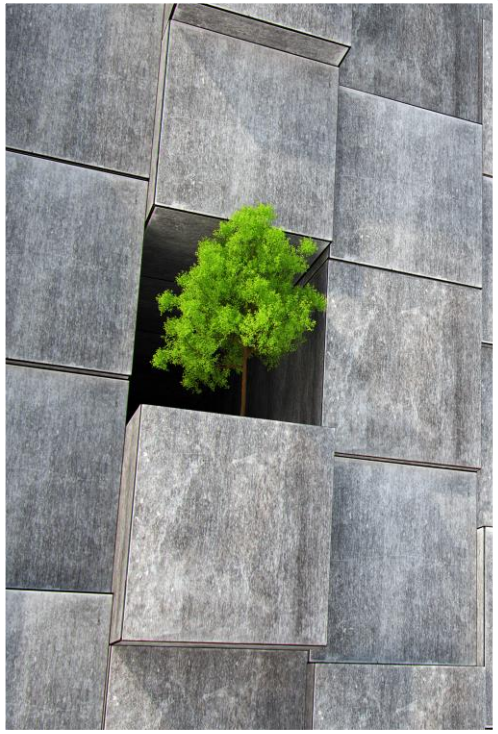
What is an Integrated Resource Plan?

- An IRP is an energy roadmap to the future. It defines a plan to meet the needs of our community now and tomorrow.

We are on track to meet our current IRP Goals

- New solar power purchase agreement with Steel One Solar slated to come online in 2023.
- Increased natural gas generation capacity to firm up intermittent renewable resources.
- Short-term market power purchases and Intermountain Power Plant call-backs serve as placeholders for new carbon-free resources and emerging technology.
- Grid-scale Battery Energy Storage System study began in 2022 and will be added to our system this year.
- Our net metering policy continues to support customers investments in rooftop solar.

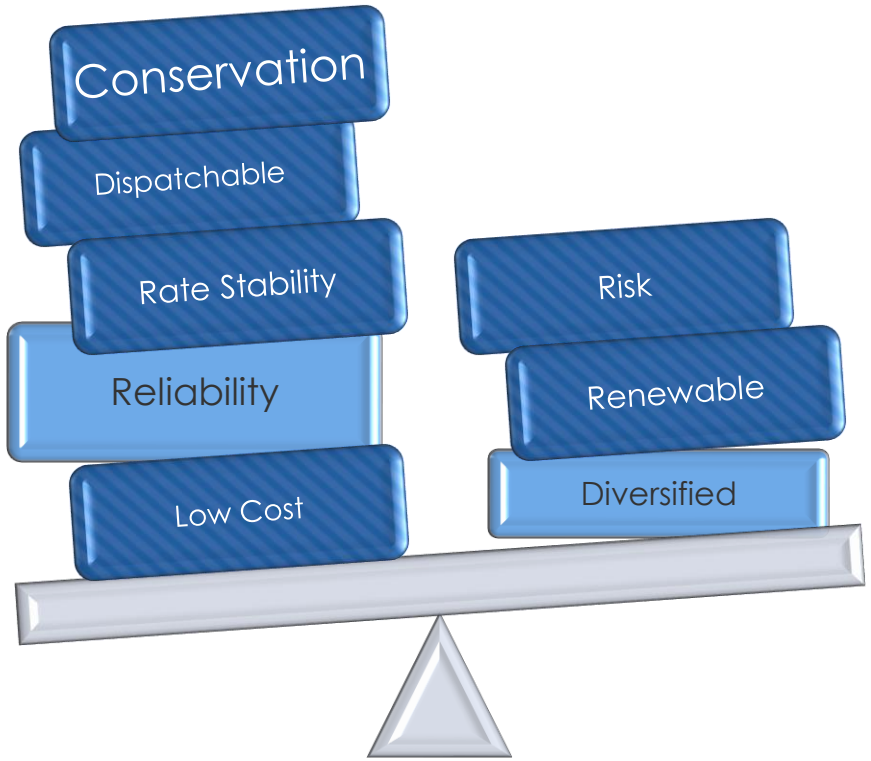
What challenges do we face moving forward?



- Drought conditions have drastically reduced available hydro-power generation and increased Federal Hydro-power rates.
- Unpredictable weather patterns impact market pricing.
- Exiting the Carbon Free Power Project increased our need for future resources.
- Continued population growth in our service territory increases energy requirements.
- Delays to our Second Point of Interconnect threaten reliability.
- Developing power market and changing regulations impact business decisions.

Why does an IRP matter?

- It takes a good plan that evolves with the community to supply safe, affordable, reliable power.
- Our IRP defines how we balance the goals of our company and stakeholders as we grow our energy resource portfolio.



Let’s work together to define our Energy Future.

There are lots of ways to get involved

Attend workshops

Take surveys

Send us an email

Meet one on one with staff

Check our website for IRP updates

CHECK BACK FOR WORKSHOP DATES AND TIMES, SURVEYS, AND MORE!

FOR MORE INFORMATION EMAIL: EBRANDT@HEBERPOWER.COM

More information coming soon!

Wholesale Power Update

March 2022

- February UAMPS bill is not final
- 2 market products replaced higher priced gas reducing power purchase cost
- Gas bill offset by a small amount of gas sold back at $4.08

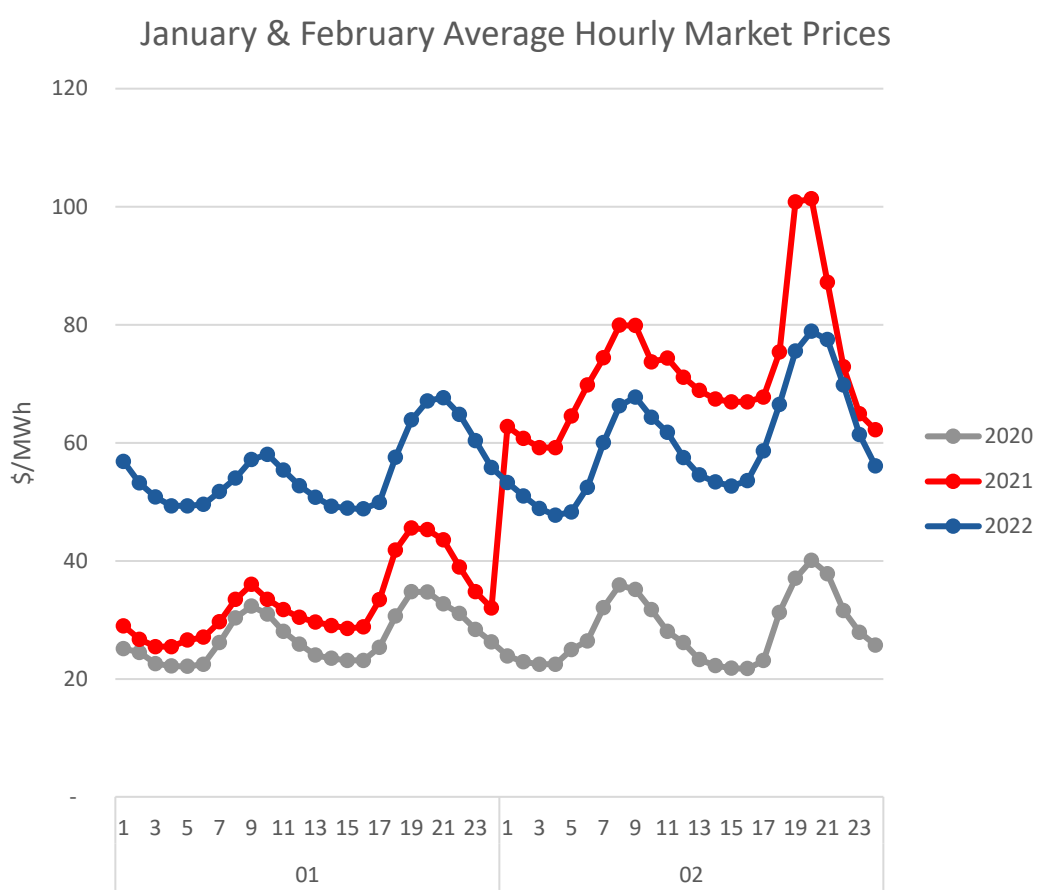
Wholesale Power Energy & Cost of Power Summary		
Power Purchases	**Jan**	**Feb**
Power Purchases Actual Cost ($)	991209	840794
Power Purchases Budget ($)	816148	879114
Power Purchases Reported Actuals ($)	798158	1159758
Gas Generation - Fuel Costs		
Natural Gas Actuals ($)	42747	33773
Natural Gas Budget ($)	130717	132519
Natural Gas Reported Actuals ($)	42747	43000
Sum Power Purchases & NatGas	**9%**	**-14%**
Actual Cost of Power (Power Purchases + NatGas) ($)	1033955	874567
Wholesale Power Budget (Power Purchases + NatGas) ($)	946865	1011633
$/MWh % Actuals to Budget	**3%**	**-16%**
$/MWh Actual Wholesale	52	51
$/MWh Budget	50	60
Energy % Actuals to Budget	**1%**	**-1%**
Energy % 2021 to 2022	**6%**	**4%**
Energy Purchase Actual (kWhs)	19889202	17245747
Energy Forecast (kWhs)	19702013	17383922
Energy Retail (kWhs)	19068600	18006366
Demand % +/-2021 to 2022	**11%**	**5%**
2022 Demand (MW)	36	33
2021 Demand (MW)	32	31
losses- Retail Sales to Wholesale Purchases	**-4%**	**4%**
Average Usage per Customer	**1452**	**1258**
Customer Count	13701	13713

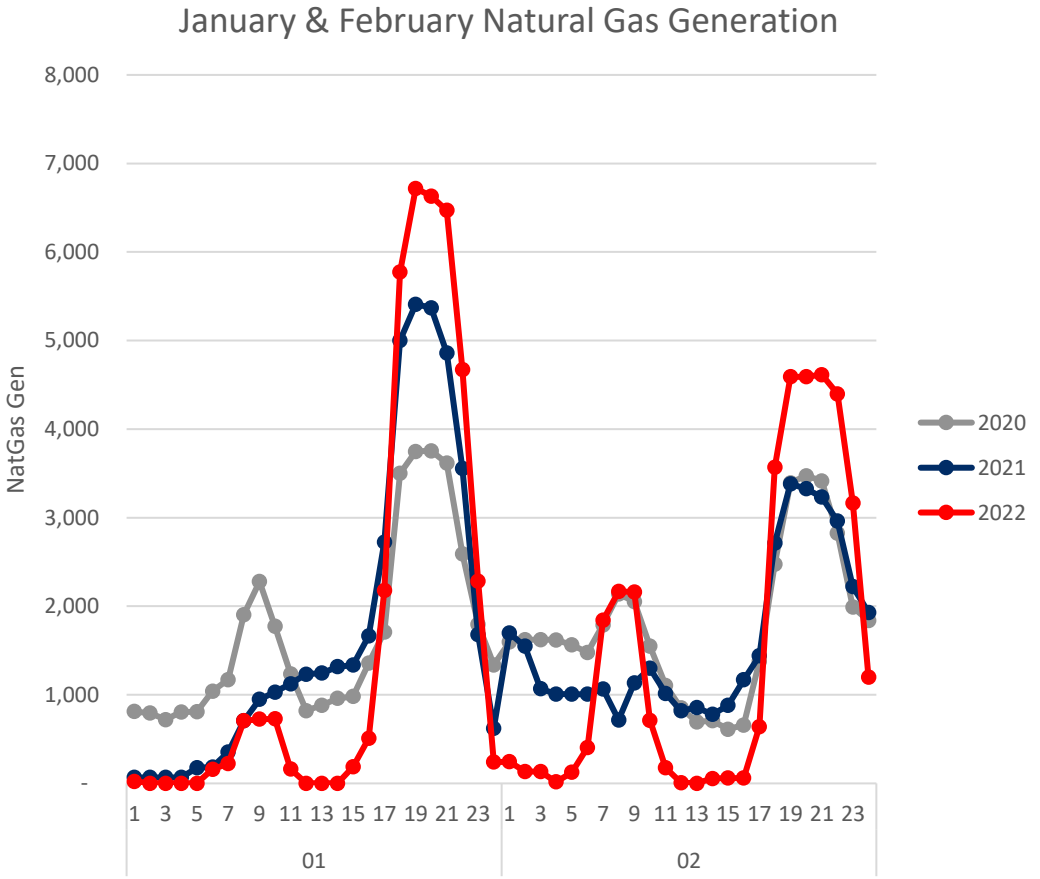
Budget Update

- What has changed?
- Red Mesa & Steel One Solar “Force Majeure” Delays
- Updated Market Prices
- IPP call-back reduction & reduced generation (15% CF to conserve coal)
- Federal & Local Hydro Power reductions and rate increases

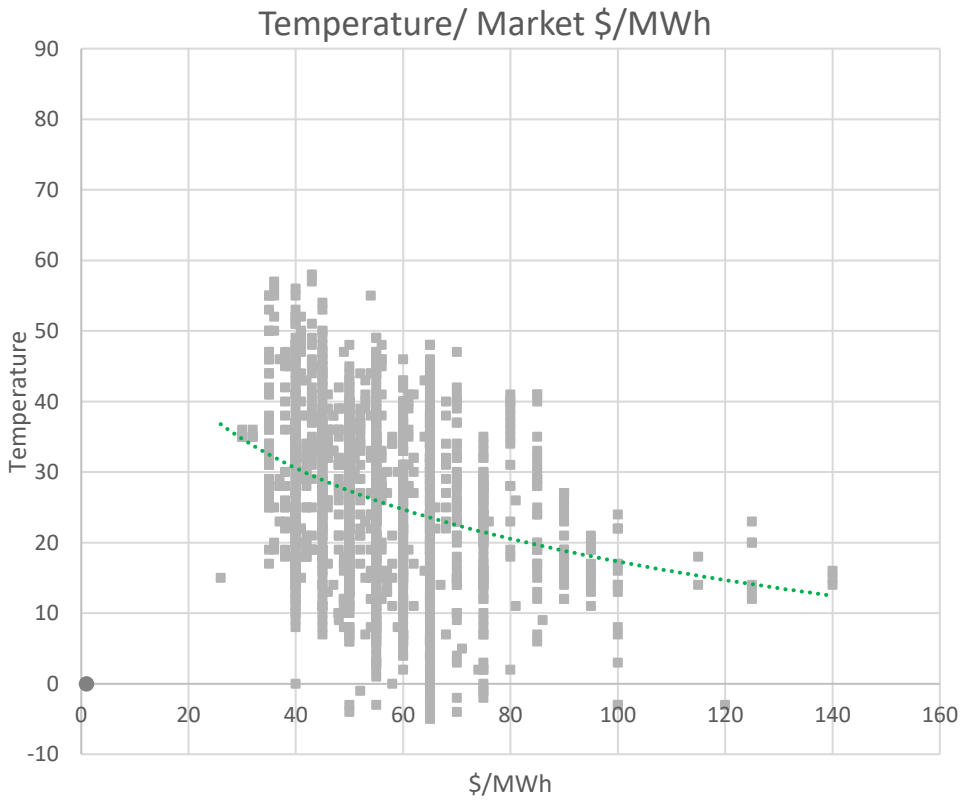
Month	2022 Budget	Update
Jan	$ 946,865	$ 1,033,955.00
Feb	$ 1,011,633	$ 874,567.00
Mar	$ 697,800	$ 597,175.72
Apr	$ 699,816	$ 562,723.93
May	$ 649,189	$ 595,875.92
June	$ 956,802	$ 953,322.28
Jul	$ 1,240,137	$ 2,081,567.65 *
Aug	$ 888,660	$ 1,430,229.35
Sep	$ 742,935	$ 967,451.74
Oct	$ 793,098	$ 660,153.65
Nov	$ 744,471	$ 744,585.98
Nov	$ 958,938	$ 1,049,158.31
SUM	$ 10,330,343	$ 11,550,766.53

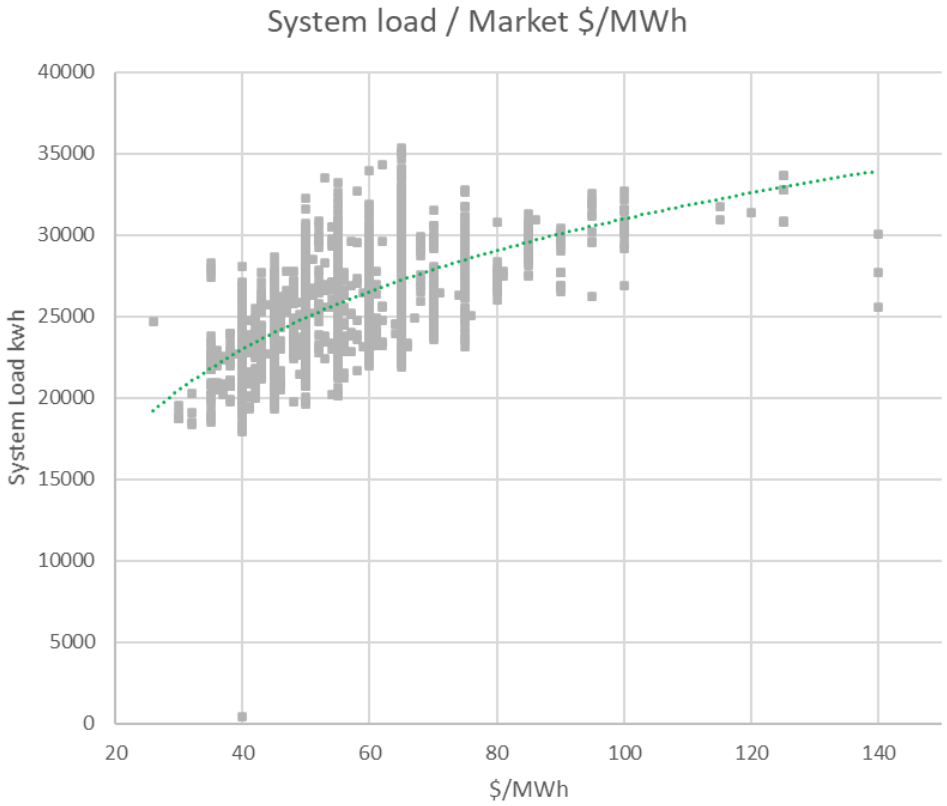
**Still seeking summer market options*


January & February Average Hourly Market Prices
$/MWh
120
100
80
60
40
20
-
1 3 5 7 9 11 13 15 17 19 21 23 1 3 5 7 9 11 13 15 17 19 21 23
01
02
2020
2021
2022


January & February Natural Gas Generation
NatGas Gen
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
-
1 3 5 7 9 11 13 15 17 19 21 23 1 3 5 7 9 11 13 15 17 19 21 23
01
02
2020
2021
2022

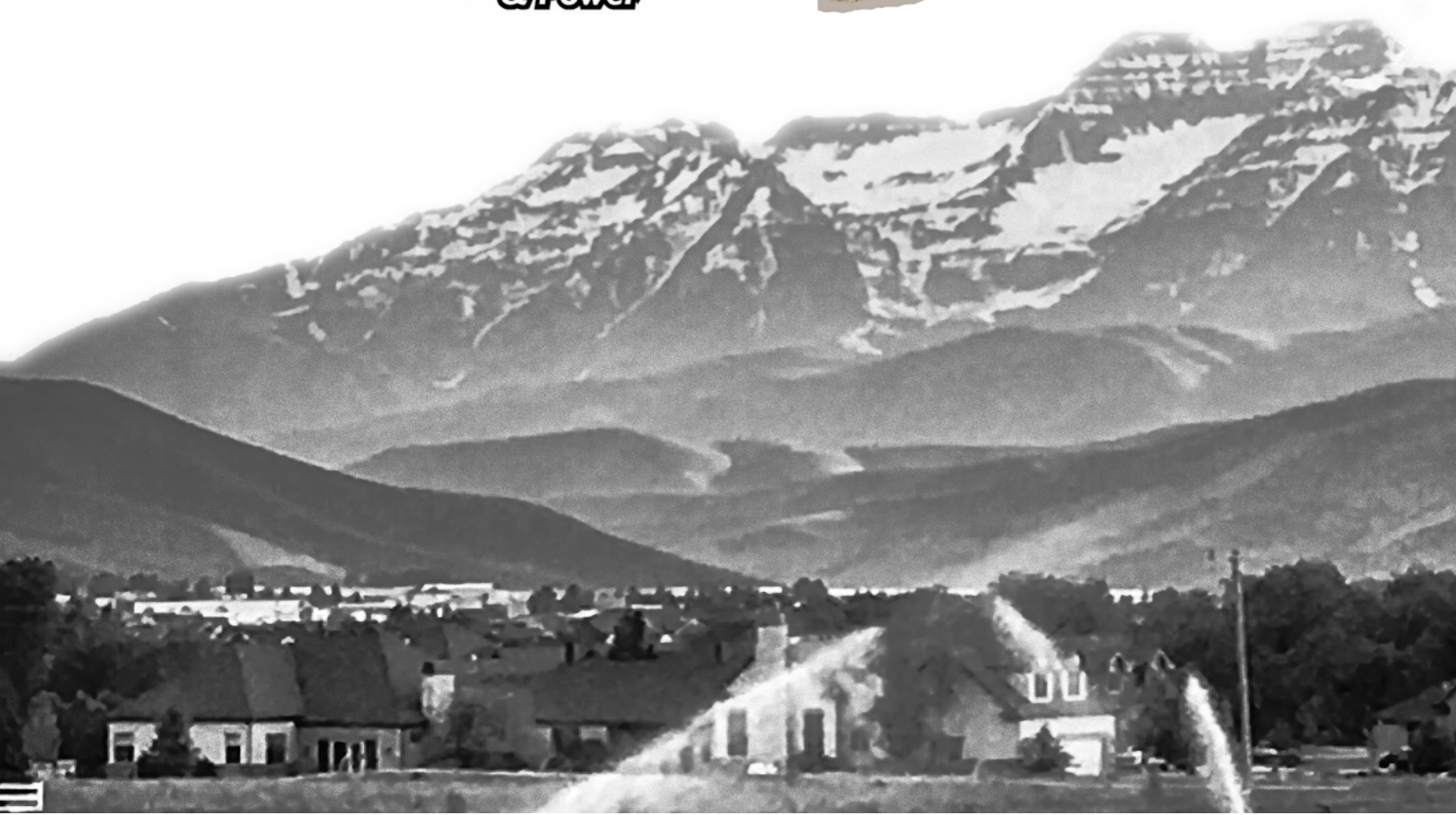
Winter 2022 Market Prices
Compared to Temperature & System Load





BUILDING AND SITE ANALYSIS

HEBER LIGHT AND POWER, HEBER CITY OPERATIONS SITE



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STATEMENT OF PURPOSE

The architectural firm, Lythgoe Design Group, inc., has been contracted with Heber Light and Power to perform an existing building and site analysis on their property located at 735 West 300 South, Heber City, UT 84032, hereafter called the Heber City Operations Site. The purpose of this document is to present the general information of the site and the buildings located at the Heber City Operations Site as well as Lythgoe Design Group's observations and findings. The observations and findings will be used to provide a critical, outside analysis and perspective of the Heber City Operations Site as well as suggested courses of action where appropriate.

ANALYSIS PRESENTATION AND FORMAT

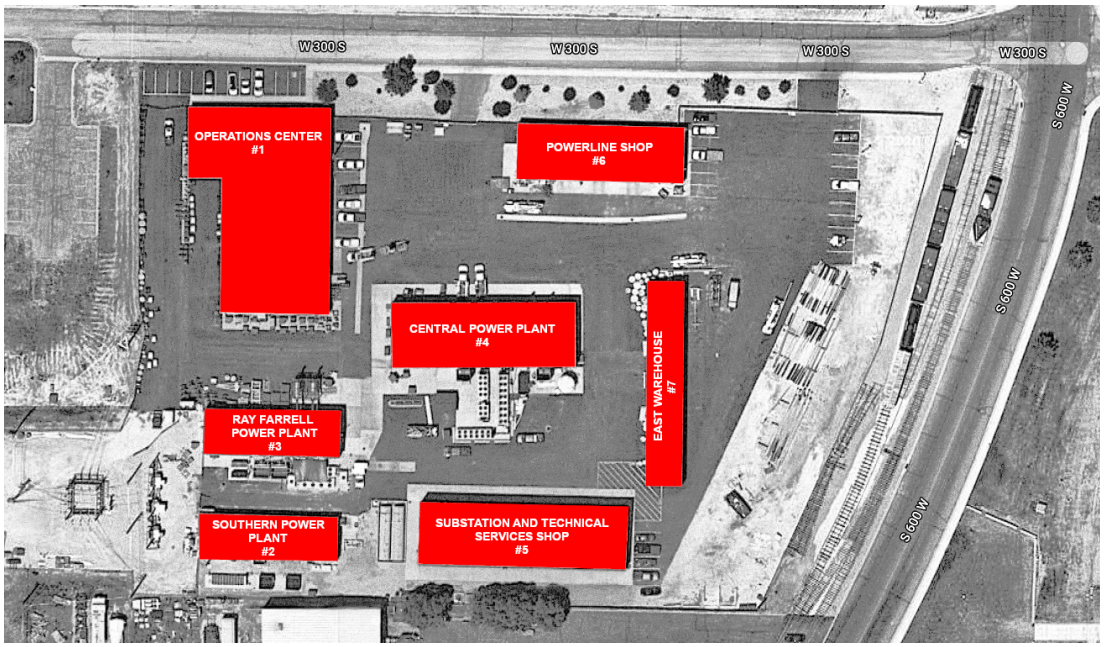
The executive summary will present the most important findings, observations, and proposals found and should serve as a general guide and condensed summary of the information contained later on in the analysis. Building information shall be presented in separate, dedicated sections with the following subsections: general building information, room/area analysis, building analysis, and building summary. The building summary subsection, located at the end of each building section, contains the most important information pertinent to that particular building and its associative areas. A SWOT (Strengths-Weaknesses-Opportunities-Threats) analysis shall also be provided. Miscellaneous site locations and areas will be presented in a similar manner, located in a separate section.

LYTHGOE DESIGN GROUP, INC.

Lythgoe Design Group, inc. is a sub-chapter S corporation located in the Heber Valley area. Since 1995, LDG has been offering high quality, personal design to both the high end residential and small commercial markets. Coming from a second generation construction family, Lane Lythgoe integrates both the artistic and technical skill sets by combining his formal education in Engineering (BS BYU) and Business (MBA, Phoenix) with his professional licenses in both Architecture (ut# 137121) and Construction (ut# 1465694). It is this combination that allows LDG to access, define, create, and solve design challenges in a multi disciplined environment. We look forward to working with you on your building project.

EXECUTIVE SUMMARY

After researching, and recently touring the Heber City Operations Site, Lythgoe Design Group, inc. analyzed the following buildings: the Operations Center, the Southern Power Plant, the Ray Farrell Power Plant, the Central Power Plant, the Substation and Technical Services Shop, the Power Line Shop, and the Eastern Warehouse. In addition, miscellaneous site locations, such as the Southeastern Material Storage Area and the Operation Center Laydown Area, were taken into consideration during analysis as well. A summary of the findings, observations, and proposals are as follows:



Operations Center - The architecture and general structure of the Operations Center is in great condition and should be kept and repurposed. Throughout the building, a general trend emerged of valuable warehouse space being cannibalized to make room for more office spaces, often on a case-by-case basis without forethought into future expansions. These case-by-case office space expansions often lead to redundant systems, such as heating and air solutions. While the repurposing of warehouse space is understandable with HL&P growth, warehouse efficiency is in decline. We propose that a new, dedicated office work space, built in mind for future expansion, be constructed and that current offices located in the Operations Center be reclaimed as warehouse space.

Southern Power Plant - The architecture and general structure of the Southern Power Plant is in good condition, especially considering its age and use. The power plant has fair expandability with empty bays for additional generators to accommodate future needs. The most pressing issue is the lack of proper fire suppression methods found within the building. A suitable fire suppression system should be installed as soon as possible to eliminate risk to structure, assets, and personnel within the Southern Power Plant.

Ray Farrell Power Plant - The architecture and general structure of the Ray Farrell Power Plant is in good condition. As with the Southern Power Plant, a critical item facing this building is the lack of proper fire suppression methods. A suitable fire suppression system should be installed as soon as possible to eliminate risk.

Central Power Plant - The architecture and general structure of the Central Power Plant is in great condition. The power plant has great expandability with empty bays for additional generators when the need arises. While there are minor improvements to be made, there are no pressing issues that need to be addressed in regards to this power plant.

Substation and Technical Services Shop - The architecture and general structure of the Substation and Technical Services Shop is in great condition, which should be expected given its age. While there are minor improvements to be made, such as modifying bathrooms to be ADA compliant and installing truck lifts, there are no pressing issues that need to be addressed in regards to this building.

Power Line Shop - The architecture and general structure of the Power Line Shop is, in general, in poor condition, which is in no small part due to its age. With current expansion and growth, operation space needs are excelling those available within this building. However, one of the largest issues with this building is that the facilities are poorly maintained, especially in the breakroom and bathrooms which has a huge impact on employee morale. We propose that the Power Line Shop be torn down and repurposed into a laydown area. A new facility to house Power Line Shop operations should be constructed with proper space for storage, training areas, quality breakrooms, and room for future growth.

Eastern Warehouse - The architecture and general structure of the Eastern Warehouse is in terrible condition, with little structural integrity. A large portion of the Eastern Warehouse is not built on sound foundation footings, which compromises its structural integrity, especially in the case of seismic disasters. All equipment and supplies that are stored there, as well as the health and safety of workers who utilize this facility, are at risk. We propose that this building be dismantled as soon as feasible and repurposed into a laydown area.

West Trail Area - An unused parcel of land located to the west of the campus that serves as a connection to the trail system. We propose that this area be expanded to the county complex, located to the west of the Heber City Operations Site.

East Laydown Area and Southeast Material Storage - Site locations on the east side of the campus. Both areas can be expanded if the parcel of land to the east can be acquired.

Due to the critical nature of Heber LIght & Power services to the Heber Valley and the long term sustainability of the community, it is also our recommendation that further structural and electrical studies need to be conducted to assess the integrity of buildings and the associated components in regards to natural or man-made disasters. While all plausible disasters should be considered, studies should focus on earthquakes and EMPs. EMPs, or Electromagnetic Pulses, are brief, but powerful, electromagnetic disturbances that can be caused by natural phenomena, such as lightning, or be man-made, such as a high altitude nuclear explosion. EMPs are known to disrupt or destroy sensitive electronic equipment. ("RED" addendum added 2020.6.24)

OPERATIONS CENTER

I. General Building Information

Number:	1
Location:	Northwestern most point of lot
Stories:	One
Square Footage:	13,990 sq. ft.
Age / History:	~1980 (40 years old), used to be a door factory before acquisition
Architecture:	• Metal framed, with standalone wood framing for office spaces • Brick and metal ribbed siding • Concrete slab flooring • 12' high metal ribbed roofing (redone 7 years ago)
Functions / Purpose:	Warehouse, Planning, Dispatching, HR, Legal Offices, Data Analytics, Visitation
Occupants:	Office and Administration Workers, Warehouse Workers
Observations:	• Architecture and structural elements of the building are in good condition. • Warehouse space is continually being repurposed into new office spaces for the growth of administration staff. Often these office spaces are being constructed on a case-by-case basis, so redundancy in systems such as the heating and air is high. • Because of the good condition of the building, and the need for dedicated office space, it might be best to relocate office workers to a new location and reclaim much needed warehouse space.

II. Room and Area Analysis

i. Entrance and Front Offices

Room / Area Number:	101
Location:	North side
Function / Purpose:	Entrance, Administration, Planning, Human Resources, Visitation, Document Handling
Occupants:	Office and Administration Workers, Planners, Assistant Planners, Operation Manager, HR Manager, Visitors
Finishes:	Dropped Panel Ceilings, Square-carpeted Flooring, White baseboard trim, gypsum painted wall
Equipment / Furniture:	Security lights, Exit signage, security cameras / CCTV, thermostats, computers, desks, white boards, Personal items
Observations:	• Planners meet with 15-20 visitors a week on an appointment-basis. • HR offices have special locks to protect employee information.
Proposal:	• Eliminate all offices from the existing building except those for direct management of warehouse staff and operations. • Relocate offices to new administration locations.

ii. Server Room

Room / Area Number:	102
Location:	Northern side, by HR on east side of entrance hallway
Function / Purpose:	Server housing for data storage
Occupants:	IT Workers
Finishes:	8' high dropped ceiling, painted gypsum walls, square carpeted floors
Equipment / Furniture:	Servers and related equipment
Observations:	• Previously an office that has since been retro-fitted.
Proposal:	• Eliminate server room from the existing building. • Relocate server room to be closer to other administration locations.

iii. Breakroom

Room / Area Number:	103
Location:	Northern side
Function / Purpose:	Breakroom for employees, R&R, meal preparation
Occupants:	Office workers, administration workers, warehouse workers
Finishes:	8' high gypsum ceiling, painted gypsum walls, metal flooring
Equipment / Furniture:	Stove, fridge, microwave, kitchen counters, coffee machine, notice board, copy machine, kitchen cabinets
Observations:	• No Fire Extinguisher. • Office equipment (copy machine) located inside the break room.
Proposal:	• Keep the breakroom for warehouse staff, update finishes.

iv. Bathrooms

Room / Area Number:	104
Location:	Northern side
Function / Purpose:	Restrooms
Occupants:	Office workers, administration workers, warehouse workers
Finishes:	8' high gypsum ceiling, painted gypsum walls, tiled floors
Equipment / Furniture:	Toilets, urinals, mirrors, soap dispensers, paper towel dispensers, sinks, cabinets,
Observations:	• Large handicap stalls are not ADA compliant, but can be remodeled to comply with ADA code requirements.
Proposal:	• Keep the breakroom bathrooms for warehouse staff. • Capture adjoining space near the large stalls to satisfy code requirements of ADA bathroom sizing regulations and install grab bar locations as necessary.

v. Conference Room

Room / Area Number:	105
Location:	Southern side
Function / Purpose:	Conference calls, team meetings
Occupants:	Office and administration workers
Finishes:	8′ high gypsum ceiling, painted gypsum walls, carpeted flooring
Equipment / Furniture:	Office chairs, conference table, projector, phones, whiteboards, cabinet storage
Observations:	• Used quite a bit. • While it is still functional, it is too small for conferences.
Proposal:	• Eliminate the conference room from the existing building. • Relocate conference room to new administration locations, preferably where there is more space.

vi. Dispatch

Room / Area Number:	106
Location:	Eastern side
Function / Purpose:	Receive and coordinate dispatch requests
Occupants:	Primary dispatchers
Finishes:	8′ high gypsum ceiling, painted gypsum walls, carpeted flooring
Equipment / Furniture:	Phones, computers, office chairs, maps, documents
Observations:	• During high dispatch volume times, or when the primary dispatch is unavailable, a secondary dispatcher, located in the back cubicles, will handle dispatch requests.
Proposal:	• Eliminate the dispatch room from the existing building. • Relocate dispatch room to new administration locations.

vii. Back Offices and Cubicles

Room / Area Number:	107
Location:	Southern side by the warehouse
Function / Purpose:	Office space for the attorney, the data analyst, and the secondary dispatchers
Occupants:	Office and administration workers, data analysts, secondary dispatchers, attorneys
Finishes:	8′ high gypsum ceiling, painted gypsum walls, carpeted flooring
Equipment / Furniture:	Legal documents, computers, office chairs, tables, cubicles, cabinets,
Observations:	• Law office is used 1-2 times a week, includes special locks to protect confidential information. • Data analyst and secondary dispatchers share cubicle space • Some gypsum has been removed from the walls -- exposing wood studs and wiring.
Proposal:	• Eliminate the back offices from the existing building. • Relocate back offices and cubicles to new administration locations.

viii. Warehouse

Room / Area Number:	108
Location:	Southern side
Function / Purpose:	Storage, maintenance
Occupants:	Warehouse workers
Finishes:	Concrete floors, insulated metal framing
Equipment / Furniture:	Warehouse supplies, forklifts, ladders, PCB transformers, tools, LED lights, storage racks
Observations:	• Warehouse space has been diminishing due to repurposing of space for offices during growth. • New heaters were installed a few years ago and insulation is good. • Concrete floors are in good condition, just need a power wash and a fresh epoxy finish.
Proposal:	• Keep and expand the warehouse by reclaiming space currently being used by administration and office workers on the north side of the building.

ix. PCB Containment Area

Room / Area Number:	109
Location:	Southwestern side
Function / Purpose:	PCB Transformers storage and containment
Occupants:	Warehouse workers
Finishes:	Concrete floors, insulated metal framing, plywood, ribbed metal siding
Equipment / Furniture:	PCB transformers, storage racks
Observations:	• PCB transformers are tested for high amounts of PCB (polychlorinated biphenyls) and bagged. • Transformers that fail the test (low PCB) are stored until enough have accumulated for environmental services to transport them to be recycled. Transformers that pass the test (high PCB) are immediately reported to environmental services (usually happens to older transformers, but is a rare occurrence).
Proposal:	• Keep and remodel PCB Containment Area to be a cleaner, less cluttered area to eliminate hazards of working with PCB transformers while in this space.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ Metal framing and building architecture are in great condition.
• [Offices]
  ○ Big expansion for administration and office worker roles.
• [Warehouse]
  ○ Insulation is in great condition.
  ○ New heaters.
	• [General]
	  ○ Valuable warehouse space is being repurposed into administration offices.
	• [Offices]
	  ○ Due to expansion of offices on a case-by-case basis, redundant heating and air systems are prevelent.
	• [Break Room]
	  ○ Break room space is being occupied by office equipment.
	• [Bathrooms]
	  ○ Bathrooms are not ADA compliant due to size requirements and grab bar locations.
	• [Warehouse]
	  ○ Valuable warehouse space is being repurposed into administration offices.
	• [PCB Containment Area]
	  ○ PCB Containment Area is unnecessarily cluttered and poses hazards to warehouse workers working in the vicinity.

OPPORTUNITIES	**THREATS**

• [General]
  ○ Opportunity to reclaim warehouse space and create a proper office space for administration and office workers.
• [Bathrooms]
  ○ Can be remodeled into ADA compliance by capturing adjoining spaces by the large stalls and installing grab bars in proper locations.
• [Conference Room]
  ○ Can be expanded by taking over adjoining spaces.
• [Warehouse]
  ○ Concrete flooring is in good condition and can be refurbished by a simple power wash and a fresh layer of epoxy.
	• [General]
	  ○ Other power company warehouse spaces contain only break rooms, bathrooms, and minimal office spaces for warehouse managers, with the majority of the space being dedicated to warehouse operations.
	• [Disaster]
	  ○ LOW TO MODERATE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be hampered. In the event of an EMP, computer and dispatch systems would be disrupted.
	• [Break Room]
	  ○ Fire safety violations, mainly due to lack of proper fire extinguisher placement.
	• [Bathrooms]
	  ○ Bathrooms are not ADA compliant due to size requirements and failure of proper grab bar locations.

IV. Building Summary

On a recent visit to the Operations Center, we found a metal framed building structure being utilized as a mixed purpose building with warehouse and office spaces. The architectural and structural integrity of the building was in great condition and recent remodels to the roofing and heaters add to the value of the building. However, a trend of repurposing valuable warehouse space into office work space was noticeable and being done on a case-by-case basis without thought into future expansions. The growth of administration and office spaces isn't in itself negative, but the function of the warehouse is steadily decreasing in efficiency due to the cannibalization of their previous space. With this in mind, we would recommend:

- All office spaces located in the north side of the building are removed with the exception of a break room, bathrooms, and an office for direct warehouse operations managerial staff.
- Relocate office and administration staff above to a new location.
- The bathrooms are expanded and retrofitted into ADA compliance.
- Warehouse space be expanded to reclaim the current, non-critical, office spaces.

POWER PLANT #1 - SOUTHERN POWER PLANT

I. General Building Information

Number:	2
Location:	Southwest of plot
Stories:	One
Square Footage:	3,533 sq. ft.
Age / History:	~1986 (34 years old)
Architecture:	• CMU w/ metal framing • CMU and metal ribbed siding • Concrete slab flooring • Metal roofing
Functions / Purpose:	Power plant, general technical operations
Occupants	Power plant workers
Observations:	• Architecture of the building is in generally good condition. • Currently, the power generators in this power plant are operated on an "as needed" basis during peak usage hours. Power can be expanded by installing an additional generator into the fourth generator bay. • There is a lack of fire suppression assemblies within this building.

II. Room and Area Analysis

i. Maintenance and Workshop Room

Room / Area Number:	201
Location:	East side
Function / Purpose:	Maintenance, mechanical and plumbing operations.
Occupants:	Power plant operators, generator technicians
Finishes:	CMU, exposed insulated metal roofing, concrete floor
Equipment / Furniture:	Engine oil tank w/ plumbing outlets, water cleaner and purifier, heaters, fluorescent lights, tools and hardware, pumps, electrical junction boxes, HVAC
Observations:	• Engine oil tank is directly plumbed into engines.
Proposal:	• Keep and expand in the future as necessary.

ii. Generator Bay

Room / Area Number:	202
Location:	Center of building
Function / Purpose:	Bay to house generators for power production
Occupants:	Power plant operators, generator technicians
Finishes:	CMU, exposed insulated metal roofing, concrete floor
Equipment / Furniture:	(1) 1.8MW generator, (2) 1.3MW generator, oxygen catalysts, CO scrubbers, fluorescent light fixtures, HVAC, emergency hand and eye wash station, general plumbing and electrical work
Observations:	• Generator bay has an empty space available for a fourth generator as needed in the future. • Minimal fire suppression methods within the current building. There are plans in the future to provide a nitrogen gas fire suppression system. • Power plant #1 generators operate on an "as needed" basis. All three generators typically run during peak hours between 5pm and 8pm. Power plant #1 generators average 2,000 hrs of use every year.
Proposal:	• Acquire a fourth generator when future needs demands it. • Install nitrogen or carbon-dioxide based fire suppression system as soon as possible to prevent fire hazards.

iii. Generator Technician's Office

Room / Area Number:	203
Location:	West side
Function / Purpose:	Generator operations, technician office, recreational room
Occupants:	Power plant workers, generator technicians
Finishes:	CMU, 8' high dropped ceiling tiles, carpet flooring
Equipment / Furniture:	Generator and power plant output controls, workout and recreational equipment, desks, chairs, whiteboards, heaters, personal effects, HVAC, emergency hand and eye wash station, MSDS, documents
Observations:	• During peak hours, the generator technician's office would be very loud and uncomfortable.
Proposal:	• Relocate generator technician's office to a better location away from the generator bay, but close enough to still supervise the power plant, or retrofit current generator technician's office to include noise dampening measures and more organizational space.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ Architecture and structure of the building is in generally good condition.
• [Generator Bay]
  ○ Additional bay open for future power generation expansion.
  ○ Generators, while a little older, are run for fewer hours compared to other generators on the site, prolonging their lifespan.
• [Technician's Office]
  ○ Generator technician is located close-by in case of emergency or immediate attention needed for the generators.
	• [General]
	  ○ Smaller than the other two power plants located on campus.
	  ○ Minimal to no fire suppression systems are found within the building.
	• [Technician's Office]
	  ○ Due to proximity to the generator bay, the technician's office is often unclean and noisy during peak hours.

OPPORTUNITIES	**THREATS**

• [Generator Bay]
  ○ Expand power generation in the future as the need arises.
	• [General]
	  ○ Minimal to no fire suppression methods located within the power plant introduces numerous health and safe risks, as well as code violations which could impact productivity.
	• [Disaster]
	  ○ MODERATE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be impacted. In the event of an EMP, all electronic equipment would be disrupted or damaged.

IV. Building Summary

On our visit to the Southern Power Plant during a recent visit, we found a CMU and metal framed building structure housing power generators, workspaces, and an office for a generator technician. The architectural and structural integrity of the building was in good condition given its age. In addition, generators housed in the Southern Power Plant are run on an "as needed" basis, prolonging their lifespan and there is unused generator space ready to be utilized when the need arises. It should be noted, however, that the working conditions in the generator technician's office are not ideal. Importantly, there are currently minimal to no fire suppression measures in place to protect the structure, assets, and personnel within the building in case of a fire. With this in mind, we would recommend the following:

- Fire suppression measures, such as industrial scale nitrogen gas or carbon dioxide gas systems, should be implemented as soon as possible to mitigate possible hazards in the future.
- Relocate and /or retrofit the offices of generator technicians to a cleaner, quieter working space on the campus, while maintaining sufficient proximity to respond to technical issues.

POWER PLANT #2 - RAY FARRELL POWER PLANT

I. General Building Information

Number:	3
Location:	Southwestern side, directly south of the Operations Center
Stories:	One
Square Footage:	4,156 sq. ft.
Age / History:	~1991 (29 years old)
Architecture:	• Wood framed structure • Metal ribbed siding • Concrete slab flooring • Metal roofing, redone in 2010
Functions / Purpose:	Power Plant, general technical operations
Occupants	Power plant workers, generator technicians
Observations:	• Roofing redone in 2010 and looks to be in great condition. • Architectural and structural elements look to be in good condition.

II. Room and Area Analysis

i. Generator Bay

Room / Area Number:	301
Location:	N/A
Function / Purpose:	Bay to house generators for power production
Occupants:	Power plant workers, generator technicians
Finishes:	Gypsum wall finish, concrete flooring, insulated exposed metal roofing and structural elements.
Equipment / Furniture:	(2) 750kW natural gas generator, (2) 1.8MW natural gas generator, engine oil tank w/ direct plumbing outlets, oxygen catalysts, CO scrubbers, fluorescent light fixtures, fire extinguishers, HVAC systems, emergency hand and eye wash station, general plumbing and electrical work
Observations:	• All generators present in this building utilize natural gas. • Minimal fire suppression methods within the current building. There are plans in the future to provide a nitrogen gas fire suppression system. • Attic space above the eastern part of the generator bay.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ The architecture and structure of the building look to be in good condition.
  ○ Roofing was completely redone only 10 years ago.
	• [General]
	  ○ Minimal to no fire suppression systems are found within the building.

OPPORTUNITIES	**THREATS**

• [General]
  ○ Attic space can be utilized for additional equipment operations or item storage.
	• [General]
	  ○ Minimal to no fire suppression methods located within the power plant introduces numerous health and safe risks, as well as code violations which could impact productivity.
	• [Disaster]
	  ○ MODERATE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be impacted. In the event of an EMP, all electronic equipment would be disrupted or damaged.

IV. Building Summary

On our visit to the Ray Farrell Power Plant during a recent visit, we found a wood framed building structure housing power generators with good architectural and structural integrity. However, there are currently minimal to no fire suppression measures currently in place to protect the structure, assets, and personnel within the building in case of a fire. With this in mind, we would recommend:

- Fire suppression measures, such as industrial scale nitrogen gas or carbon dioxide gas systems, should be implemented as soon as possible to mitigate possible hazards in the future.

POWER PLANT #3 - CENTRAL POWER PLANT

I. General Building Information

Number:	4
Location:	Center of the site
Stories:	One
Square Footage:	6,437 sq. ft.
Age / History:	~2005 (15 years old)
Architecture:	• Metal framing • Metal ribbed siding • Concrete slab flooring • Metal roofing
Functions / Purpose:	Power Plant, general technical operations
Occupants	Power plant workers, generator technicians
Observations:	• Architecture and structural elements of the building are in great condition. • Currently, the power generators in this power plant are the newest and most efficient generators on the campus. Power operations can be significantly expanded by installing additional generators into the fourth, fifth, and sixth bays.

II. Room and Area Analysis

i. Observation Room

Room / Area Number:	401
Location:	West side
Function / Purpose:	Control and monitoring, observation of generators,
Occupants:	Office and Administration Workers, Planners, Assistant Planners, Operation Manager, HR Manager, VIsitors
Finishes:	Gypsum wall finish, concrete flooring, ~15' high dropped ceiling tiles
Equipment / Furniture:	Generator and power plant output controls and monitoring devices, desks, fluorescent light fixtures, HVAC systems, general electrical wiring, documents
Observations:	• Observation windows are located on the east side of the room overseeing the generator bay. • A few ceiling tiles are missing and a few have acquired some water damage.
Proposal:	• Install missing ceiling tiles and replace damaged ceiling tiles.

ii. Generator Bay

Room / Area Number:	402
Location:	Center of building
Function / Purpose:	Bay to house generators for power production
Occupants:	Power plant workers, generator technicians
Finishes:	Concrete floors, exposed insulated metal roofing, walls with metal ribbed siding
Equipment / Furniture:	(1) 2MW generator, (1) 2.2MW generator, (1) 2.5MW generator, oxygen catalysts, CO scrubbers, carts, ladders, HVAC, emergency hand and eye wash stations, fans, chairs
Observations:	• Generator bay has 3 empty spaces available for generators as needed in the future. • This generator bay houses the newest, most efficient generators on site. • Power plant #3 generators average 5,000 hrs of use every year.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ Building architecture and structure are new and in great condition.
• [Generator Bay]
  ○ Clean and well organized.
  ○ Future proofed with empty bays open for additional generators in the future.
	• [General]
	  ○ Partial water damage in the observation and control room above sensitive equipment.

OPPORTUNITIES	**THREATS**

• [Generator Bay]
  ○ Expand power generation in the future as the need arises.
	• [Disaster]
	  ○ MODERATE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be impacted. In the event of an EMP, all electronic equipment would be disrupted or damaged.

IV. Building Summary

On our visit to the Central Power Plant during a recent visit, we found a metal framed building structure housing power generators with good architectural and structural integrity. The operations within this building are in generally great condition, however, some ceiling tiles in the observation room are missing or have water damage. As these ceiling tiles are located directly above sensitive electrical equipment, we would recommend the following:

- Replace missing and damaged ceiling tiles in the observation room and monitor for future damage.

SUBSTATION AND TECHNICAL SERVICES SHOP

I. General Building Information

Number: 5

Location: Southeast of plot

Stories: Two

Square Footage: 8,343 sq. ft.

Age / History: ~2012 (8 years old)

Architecture:
- Steel framed building
- Metal ribbed siding
- Concrete slab flooring
- Metal roofing

Functions / Purpose: Vehicle maintenance, equipment maintenance, metering servicing, capacitor servicing, substation documentation, substation management

Occupants: Mechanics, substation manager, technicians, FAA drone pilots

Observations:
- The building is very new and all architectural and structural elements are in great condition.
- This building contains a lot of bathrooms to meet personnel and code requirements.

II. Room and Area Analysis

i. Service Bays

Room / Area Number: 501

Location: Ground level - east side of building

Function / Purpose: Metering services, vehicle maintenance, equipment maintenance

Occupants: Technicians, mechanics

Finishes: Exposed metal framing and roofing with insulation, concrete floors, plywood finishes on bay separators and interior office and bathroom spaces

Equipment / Furniture: Metal storage shelves, LED lights, heaters, electric meters, tools and hardware, workbenches, chairs, emergency wash stations, HVAC, first aid station

Observations:
- Vehicle maintenance could be easier with truck lifts
- Bays also serve as parking for larger vehicles. Occasionally, large equipment is brought in for welding and maintenance. Brought in through large overhead doors.
- Metering technicians spend time at the meter and capacitor workbench maintaining and programming them for better power factors
- Some supplies are left on the floor due to limited storage capacity. Employees mention the need for more clean, organized storage and working space.

Proposal:
- If possible, install truck lifts for mechanics to more easily maintain vehicles.
- Construct a larger, more organized working space for meter servicing, capacitor servicing, and general supply storage.

ii. Substation Bay Offices and Bathrooms

Room / Area Number:	502
Location:	Ground level - east side of building
Function / Purpose:	Office space for mechanics and technicians, bathrooms
Occupants:	Technicians, mechanics
Finishes:	Gypsum wall finish, 8' high gypsum ceiling finish, concrete flooring
Equipment / Furniture:	Offices - chairs, desks, AC units, phones, personal effects Bathroom - toilets, sinks, soap dispensers, cleaning supplies,
Observations:	• Bathrooms look to be ADA compliant • There are a lot of bathrooms located within this building to comply with code and personnel requirements. • Offices are pretty basic, probably serving more as a short resting area for the mechanics and document storage than anything else.

iii. Substation Lower Offices and Bathrooms

Room / Area Number:	503
Location:	Ground level - west side of building
Function / Purpose:	Document storage, cubicle space for substation workers
Occupants:	Substation workers
Finishes:	Gypsum wall finish, 8' high gypsum ceiling finish, carpeted, bathroom floors are tiled
Equipment / Furniture:	Offices - desks, chairs, cubicles, documents, storage, cabinets, personal, effects Bathrooms - toilets, sinks, soap dispensers, grab bars, mirror
Observations:	• Bathrooms look to be ADA compliant • Substation workers leave a messy office environment. • Low levels of organization. • Two bathrooms are present, one mens' and one womens'. However, there is a lack of female personnel in this office space.
Proposal:	• Resign bathrooms as gender neutral. • General clean up and install better organizational storage for technical documents.

iv. Upper Level

Room / Area Number:	504
Location:	Upper level
Function / Purpose:	Training, breakroom, office space, drone storage
Occupants:	Substation workers, substation manager, FAA drone pilots
Finishes:	Office and Breakroom - gypsum wall finish, carpeted flooring, dropped ceiling tiles Bathroom - gypsum wall finish, tiled flooring, dropped ceiling tiles Kitchen - gypsum wall finish, tiled flooring, dropped ceiling tiles
Equipment / Furniture:	Office and Breakroom - conference table, chairs, desks, projector and screen, computers, drones Bathroom - toilet, sink Kitchen - cabinets, fridge, garbage bins, microwave, first aid station, sink, coffee machine
Observations:	• Bathrooms are not ADA compliant, grab bars are missing. • Drones could use separate, dedicated storage for safe keeping • A little messy and disorganized.
Proposal:	• Make bathrooms ADA compliant, install necessary grab bars and expand bathroom size if necessary. • Create dedicated storage for drones and batteries.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ Building architecture and structure are new and in great condition
• [Service Bays and Bathrooms]
  ○ A lot of bathrooms to satisfy needs of personnel and code requirements.
  ○ Offices for mechanics to utilize during work.
	• [General]
	  ○ Lack of organized storage.
	• [Offices]
	  ○ Unorganized and messy.
	• [Upper Bathrooms]
	  ○ Bathrooms are not ADA compliant due to failure of proper grab bar locations and possible sizing requirements.

OPPORTUNITIES	**THREATS**

• [Service Bays]
  ○ Install truck lifts for mechanics to better service vehicles.
• [Upper Level]
  ○ Build dedicated storage for drones and related equipment.
	• [Disaster]
	  ○ LOW TO MODERATE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be hampered. In the event of an EMP, metering and capacitor servicing will be impacted.
	• [Upper Bathrooms]
	  ○ Bathrooms are not ADA compliant due to failure of proper grab bar locations and possible sizing requirements.

IV. Building Summary

On our visit to the Substation and Technical Services Shop during a recent visit, we found a steel metal framed building structure. The building is new, being recently built in 2010 and houses maintenance and servicing operations, including metering services, capacitor services, and vehicle maintenance. While the building itself is in great condition, the workspaces often lack organized storage capacity and certain bathrooms within the building are not ADA compliant. Workflows of mechanics can also be optimized by installing truck lifts to speed up maintenance of vehicles. With this in mind, we would recommend the following:

- Install more organized storage solutions for workers to utilize.
- If possible, install truck lifts for mechanics to better service vehicles.
- Create organized, clean working spaces with plenty of storage for personnel to utilize.
- Rework upper level bathrooms to be ADA compliant by installing proper grab bars and expanding bathroom space if necessary for size requirements.

POWER LINE SHOP

I. General Building Information

Number:	6
Location:	Northeast of plot
Stories:	One
Square Footage:	6,500 sq. ft.
Age / History:	~1975 (45 years old)
Architecture:	• Steel metal framing • Metal ribbed siding • Concrete slab flooring • Metal roofing
Functions / Purpose:	Power line training, maintenance, servicing
Occupants	Power line workers, trainees, electricians, servicers
Observations:	• Architecture and structural elements of the building are in poor condition. • Majority of spaces are dirty, dimly lit, and worn-out. The breakroom and bathrooms are in especially poor condition and are a huge detriment to morale. • Roofing is in poor condition, and is scheduled to be redone within 5 years.

II. Room and Area Analysis

i. Power Line Shop and Training Area

Room / Area Number:	601
Location:	West side
Function / Purpose:	Worker dispatch, training, maintenance
Occupants:	Power line workers, trainees, electricians, servicers
Finishes:	Exposed steel metal framing and roofing with insulation, concrete flooring
Equipment / Furniture:	Service and dispatch vehicles, training power lines, metal racks, fluorescent lights, equipment storage
Observations:	• Outgrown space - limited working space available. • Practice lines are few and doesn't allow many opportunities for training in teams. • Roof is listed to be redone soon (within next 5 years).
Proposal:	• Remove this area and relocate it to a new space for with greater size and scope than currently present. • Include more practice lines for individual and team training.

ii. Meeting Area

Room / Area Number:	602
Location:	East side
Function / Purpose:	Meeting area
Occupants:	Power line workers, trainees, electricians, servicers
Finishes:	Mixed plywood and exposed insulated metal wall, exposed insulated metal roofing, concrete flooring
Equipment / Furniture:	Ceiling fans, fluorescent lights, table, chairs
Observations:	• Dimly light. • Not well furnished and not practical to hold meetings.
Proposal:	• Remove this area and relocate functions to a new facility with better equipment and a cleaner environment.

iii. Breakroom

Room / Area Number:	603
Location:	Northeast side
Function / Purpose:	Breakroom
Occupants:	Power line workers, trainees, electricians, servicers
Finishes:	Gypsum wall finish, 8' high gypsum ceiling finish, metal flooring
Equipment / Furniture:	TV, fridge, microwave, cabinets, trash bins, tables, chairs, bookcases, lockers
Observations:	• Very dirty and run down. • There are not enough lockers for every employee, so they have to share or find somewhere else to place their items. • Scores the lowest on the employee surveys and is a big drain on morale.
Proposal:	• Remove this area and relocate functions to a new facility with better equipment and a cleaner environment.

iv. Bathrooms

Room / Area Number:	604
Location:	Northeast side
Function / Purpose:	Bathroom
Occupants:	Power line workers, trainees, electricians, servicers
Finishes:	Gypsum wall finish, 8' high gypsum ceiling finish, polyvinyl flooring
Equipment / Furniture:	Shower, toilet, sink, urinal, soap dispenser, hygiene items, cleaning items
Observations:	• All fixtures, furniture, and equipment are very dirty and used. • No proper storage for hygiene or cleaning items, so they are scattered across the bathroom. • Scores the lowest on the employee surveys and is a big drain on morale.
Proposal:	• Remove this area and relocate functions to a new facility with better equipment and a cleaner environment.

III. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ None.
	• [General]
	  ○ The building is old and in poor architectural condition.
	  ○ The majority of spaces within the building are dirty, old, dimly lit, and worn-out.
	• [Meeting Area]
	  ○ Devoid of necessary equipment and furnishings to hold productive meetings.
	• [Breakroom]
	  ○ Scores the lowest on employee satisfaction surveys and is a drain on morale for hard-working men and women.
	  ○ Insufficient number of lockers for personnel, forcing them to double-up or to clutter up other spaces with their personal items.
	• [Bathroom]
	  ○ Dirty and does not include storage for personal hygiene products, thus scattering them about the space.
	  ○ Dimly lit.

OPPORTUNITIES	**THREATS**

• [General]
  ○ There is an opportunity to scrap or completely remodel the building now before the roof is redone, pushing the issue further down the timeline.
	• [General]
	  ○ Lowers morale and does not encourage personnel to rest.
	  ○ Lack of proper storage incentivizes the cluttering up spaces that need to be kept clear for their functions.
	• [Disaster]
	  ○ HIGH - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, emergency operations will be impaired or non functioning. In the event of an EMP, electronic equipment will be disrupted. In the event of an earthquake with magnitude 6 or greater, the building is at high risk of major damage or collapse.
	• [Breakroom and Bathrooms]
	  ○ Dirty environment makes it susceptible to infestations of insects and vermin.

IV. Building Summary

On our visit to the Power Line Shop during a recent visit, we found an older steel metal framed building structure with poor architectural elements. The primary issues surrounding this building are its age and condition. While the building is older, the larger issue is that facilities are poorly maintained, lack storage for employees and equipment, and are too cramped for needed training due to growth. Given the age and condition of the building, we would recommend the following:

- The power line shop is torn down and turned into needed laydown area.
- A new facility be constructed for the powerline shop with the needed storage, training areas, and quality breakrooms and bathrooms for personnel.

EAST WAREHOUSE

I. General Building Information

Number:	7
Location:	East of plot
Stories:	One
Square Footage:	4,194 sq. ft.
Age / History:	~1970 (50 years old), built on the foundation of the old pea cannery when it burned down
Architecture:	• Wood framed building • Metal ribbed siding • Concrete slab flooring • Metal roofing • No foundation footing is located on the east side of the building
Functions / Purpose:	Miscellaneous storage
Occupants	General workers
Observations:	• The warehouse is filled with miscellaneous items that workers couldn't or didn't want to find a place for. • The building has no insulation or heating equipment, making it ill-suited for temperature sensitive items that might be stored there. • With no foundation footing on the east side, the building is a seismic hazard and endangers all personnel who go in there as well as the item stored in there.

II. Building Analysis

SWOT ANALYSIS

STRENGTHS	WEAKNESSES

• [General]
  ○ Useful for miscellaneous storage.
	• [General]
	  ○ Due to the lack of proper structural foundation work, it poses a significant and immediate safety risk for all personnel that utilize this space.

OPPORTUNITIES	**THREATS**

• [General]
  ○ The space that this building occupies would be a great location for laydown.
	• [General]
	  ○ The lack of structural elements are a violation of building, health, and safety codes.
	• [Disaster]
	  ○ SEVERE - Due to the building's structure and equipment, if impacted by a natural or man-made disaster, building operations will be permanently suspended. In the event of an earthquake with magnitude 6 or greater, the building will be destroyed along with any equipment it was housing.

III. Building Summary

With the above in mind, we would recommend:

- The Eastern Warehouse be immediately torn down and repurposed into laydown area.

MISCELLANEOUS SITE LOCATIONS

I. Site Analysis

i. Operations Center Laydown Area

Area Number:	801
Location:	East side, located by the operations center
Function / Purpose:	Outdoor storage area of equipment and supplies
Equipment:	Transformers and other equipment and supplies
Observations:	• Laydown Area is in short supply due to company growth. • Equipment has around a 6 week turnover period, so supplies do not stay in the laydown area for long.
Proposal:	• If any building spaces are to be removed soon and new facilities constructed, new prime laydown area could be sectioned off. This would alleviate a shortage of space caused by growth of operations.

ii. Diesel Tanks

Area Number:	802
Location:	South side, located between the Southern Power Plant and the Substation and Technical Services Shop
Function / Purpose:	Storage of diesel used in emergency diesel generators
Equipment:	(2) 15,000 gallon storage tanks, concrete secondary enclosure - located above ground
Observations:	• Redundant storage of diesel in case of with the tanks (primary self containment) and the concrete enclosure (secondary self containment). • Currently, there are no diesel generators on this property, but diesel is kept for emergency purposes. • There is an agreement with a field supplier to rotate out old diesel fuel for new diesel to prevent it becoming too dirty.
Proposal:	• Maintain current status, expand diesel storage capacity as necessary in the future.

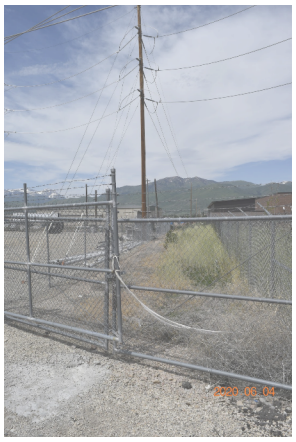
iii. High Pressure Gas Line

Area Number:	803
Location:	Southwest side, located east of the Southern Power Plant
Function / Purpose:	Supply natural gas lines across campus, reducing high pressure natural gas to lower pressures
Equipment:	Gas line
Observations:	• All generators currently on site run off of natural gas.
Proposal:	• Maintain current status, expand as necessary in the future.

iv. Power Plant Transformers

Area Number:	804
Location:	West side, located west of the Southern Power Plant
Function / Purpose:	Stepping down their dedicated power plant voltage
Equipment:	Three transformers, each with its own dedicated power plant, with two installed in 1980 and one installed recently. One de-energized transformer on standby for emergencies.
Observations:	• A transformer on this scale takes ~18 months to de-energize.
Proposal:	• Maintain current status, expand as necessary in the future.

v. West Trail and Acres



Area Number:	805
Location:	West side
Function / Purpose:	Access from Southfield park to east ballpark
Equipment:	N/A
Observations:	• Area dedicated for trail system connection.
Proposal:	• Expand the trail to the county complex.

vi. Urea Tanks

Area Number:	806
Location:	Center of campus, south of Central Power Plant
Function / Purpose:	Store and inject urea into diesel engines to eliminate NOx emissions.
Equipment:	Storage tanks
Observations:	• Urea injection is only useful for diesel engines, natural gas engines don't emit enough NOx emissions.
Proposal:	• Maintain current status, expand as necessary in the future.

vii. East Laydown Area

Area Number:	807
Location:	East side
Function / Purpose:	Outdoor storage area of equipment and supplies
Equipment:	Steel, timber, building supplies, miscellaneous equipment and supplies
Observations:	• Limited space to expand eastward without acquisition of additional land.
Proposal:	• Negotiate the purchase of the land east of the laydown area to expand needed laydown operations.

viii. Southeast Site Material Storage and Transport Area

Area Number:	808
Location:	Southwest side, located south of east laydown area
Function / Purpose:	Material storage and transport
Equipment / Materials:	Tractors, dumpsters, gravel, sand
Observations:	• Additional gravel and sand is often needed on transformer installation job sites, so workers bring extra for fill and cut landscaping.
Proposal:	• If land is acquired to the east, operations can be expanded.

ADDENDUM ANALYSIS

I. Executive Summary

After discussions with Heber Light & Power board members and employees, it was determined that further studies would need to be conducted to address observations and proposals in the previous building and site analysis report. Until operations could be expanded, current buildings would need to be remodeled to satisfy needs. Ultimately, the Operations Center, located on the north side of campus, was chosen to be the first to be updated because it houses critical operations, such as dispatch and warehouse storage. Other locations were determined to be impractical and expensive

A new analysis was performed on the Operations Center to see where improvements could be made. The analysis was conducted with four criteria in mind: efficiency of operations, safety, health/wellbeing, and accommodations/compliance. Using the analysis as a baseline, a conceptual floor plan of the Operations Center remodel was created along with its estimated cost.

II. Introduction and Purpose of Addendum

i. Introduction

The purpose of this building and site analysis addendum is to further discuss the needs and analysis of the Operations Center building located on the north side of the Heber Light and Power campus. This analysis was determined to be necessary after discussions with board members and employees at Heber Light and Power about the role the Operations Center would play in the future operations.

ii. Overview of History, Selection, and Scope

After the previous Building and Site Analysis report of the Heber Light and Power campus, discussions took place between Lythgoe Design Group, inc. and Heber Light and Power about how critical proposals and suggestions brought up in that report could be addressed. Of the different suggestions and proposals discussed, it was determined that, until a future expansion of the Heber Light and Power campus could be completed, different operations would need to be remodeled or improved. The operations needing improvement include improvement of office spaces, improvement of dispatch stations and offices, and relocation/improvement of board "war" rooms. However, the most important aspect of operations improvement was the better accommodations and work environment for employees, particularly those with disabilities.

There were a few buildings that were considered for remodeling to better improve the operations of Heber Light and Power. However, it was ultimately chosen that the Operations Center, located on the north side of campus, would be the primary target of improvement. This was considered after analyzing each building for their current purposes and ease of remodeling. The Substation and Technical Services Shop, located on the south side of campus, was also heavily considered. However, the Substation and Technical Services Shop was built without thought given to accessibility and remodeling the building to fit the purposes described above would be both impractical and expensive. The Substation and Technical Services Shop does not have adequate square footage to develop a breakroom, multiple offices, dispatch center, and war room. In addition, the Substation and Technical Services Shop would need to be remodeled on two levels, where expensive solutions would need to be taken for ADA compliance.

III. Operations Center Analysis

i. Overview of New Analysis

While the previous analysis provided broad insight into the overall design and quality of the Operations Center, this new analysis will focus more heavily on specifics and the satisfaction of certain criteria. The Operations Center was evaluated on the criteria of (I) Efficiency of Operation, (II) Safety, (III) Health and Wellbeing, and (IV) Accommodations and Compliance. These criteria were applied to each existing space/operation located within the Operations Center to see where improvement was needed. It is also of note that these criteria often influence one another, and a case can often be made that improvement to one will bring about improvement in all four.

ii. Entrance and Front Offices

<table>
<tr>
<td>

EFFICIENCY OF OPERATION

- No dedicated reception area
  - Visitors have no clear place to get information.
  - Visitors and even HL&P personnel will disturb the work of other personnel as they try and find someone with the information they need.
- No visual sightline to the north or east of the campus.
  - This makes it difficult to oversee and supervise operations.
- No dedicated waiting area
  - Visitors must stand and/or block lanes of traffic through the building when they enter.
- Insufficient lighting
  - HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.
  - Eye strain and fatigue will affect work performance.

</td>
<td>

SAFETY

- Egress issues
  - Southern egress travel ways must pass through warehouse space in order to exit the building.
  - Opens up concerns with compliance with fire and emergency safety codes.

</td>
</tr>
<tr>
<td>

HEALTH AND WELLBEING

- Insufficient lighting
  - HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.
- Outdated, lackluster, and unpleasant interior design
  - The comfortability of an employee's working space greatly influences their disposition, which, in turn, greatly influences their work performance.
  - Retention of employees is greatly dependent on how they feel about their working conditions. Poor working conditions will lead to greater loss of quality employees.

</td>
<td>

ACCOMMODATIONS AND COMPLIANCE

- Many elements are not ADA compliant.
  - Parking spaces are not ADA compliant
  - Building walkup and entrance doors are not ADA compliant
  - Seating is not provided for disabled visitors
  - Non-ADA compliance has disastrous effects on operations.
  - Personnel and visitors who are disabled find it very difficult to navigate the building.
  - Personnel find it very difficult to perform their work.
  - Opens HL&P up to civil lawsuits.
- Egress issues
  - Southern egress travel ways must pass through warehouse space in order to exit the building.
  - Opens up concerns with compliance with fire and emergency safety codes.

</td>
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</table>

iii. Server Room

EFFICIENCY OF OPERATION	SAFETY
● Insufficient lighting ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time. ○ Eye strain and fatigue will affect work performance. ● Inadequate organization ○ Locating equipment and supplies is made unnecessarily difficult, wasting time and leading to work inefficiency. ● Equipment is susceptible to damage in case of emergencies, such as earthquakes ○ Damaged equipment will hamper the ability of HL&P to respond in emergency situations.	● Higher voltage lines are used with server room equipment ○ Care must be taken to ensure that higher voltage lines are secure and safe, particularly during emergency operations.
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● Insufficient lighting ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.	● ADA compliance issues ○ Server room has not been designed in a way for disabled IT personnel to work within the space. ○ Opens HL&P up to civil lawsuits.

iv. Breakroom

EFFICIENCY OF OPERATION	SAFETY
● Equipment, cabinets, and appliances are worn and outdated. ○ New, more efficient Energy Star appliances could be used instead.	● Bathrooms are directly accessible from breakroom ○ There might be health and safety concerns surrounding the proximity of these two spaces.
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● Insufficient lighting ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time. ● Outdated, lackluster, and unpleasant interior design ○ The comfortability of an employee's working space greatly influences their disposition, which, in turn, greatly influences their work performance. ○ Retention of employees is greatly dependent on how they feel about their working conditions. Poor working conditions will lead to greater loss of quality employees.	● Kitchen layout is not compliant with ADA standards ○ Personnel and visitors who are disabled find it very difficult to navigate the breakroom. ○ Cabinets, sinks, appliances, etc. should be updated to be more easily accessible and usable for those with disabilities.

v. Bathrooms

EFFICIENCY OF OPERATION	SAFETY
● Equipment and appliances are worn and outdated. ○ New, more efficient low-flow plumbing fixtures and appliances could be used instead.	● No immediate concerns
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● No immediate concerns	● Bathroom is not compliant with ADA standards ○ Personnel and visitors who are disabled find it very difficult to navigate the bathroom. ○ Fixtures, Sinks, appliances, etc. should be updated to be more easily accessible and usable for those with disabilities according to ADA standards. ○ Opens HL&P up to civil lawsuits.

vi. Conference Room

EFFICIENCY OF OPERATION	SAFETY
● Personnel have mentioned that the conference room is not being utilized as it should be. ○ Larger conferences are taking place in other locations, often in places without disabled access. ○ Redundant conference room spaces should be consolidated into one large conference "war" room.	● No immediate concerns.
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● Insufficient lighting ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time. ● Outdated, lackluster, and unpleasant interior design ○ The comfortability of an employee's working space greatly influences their disposition, which, in turn, greatly influences their work performance. ○ Retention of employees is greatly dependent on how they feel about their working conditions. Poor working conditions will lead to greater loss of quality employees.	● Conference spaces should be consolidated to one location which is accessible to all.

vii. Dispatch

EFFICIENCY OF OPERATION	SAFETY

• Room is far too small for operation needs
  ○ Room is small and does not have enough organizational storage for operational needs
• The Dispatch room is missing necessary access and features to help their personnel
  ○ A localized break area, accessible without keying in, should be available
  ○ A localized bathroom should be readily available.
  ○ Windows and glass to better monitor operations on the campus
  ○ Equipment and room layout is not ergonomic
• Equipment is not properly secured in case of emergency / earthquake
  ○ Creates issues with operation in case of emergency.
	• Many operations on the HL&P rely on dispatchers to be on their "A" game. With current conditions, dispatchers are needlessly stressful working environments, posing a danger to other HL&P operations.

HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**

• Insufficient lighting
  ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.
• Outdated, lackluster, and unpleasant interior design
  ○ The comfortability of an employee's working space greatly influences their disposition, which, in turn, greatly influences their work performance.
  ○ Retention of employees is greatly dependent on how they feel about their working conditions. Poor working conditions will lead to greater loss of quality employees.
	• Dispatch is not ADA compliant
	  ○ Dispatch has not been designed in such a way for disabled operators to easily move and work within their environment.
	  ○ Too small and cramped to navigate

viii. Back Offices and Cubicles

EFFICIENCY OF OPERATION	SAFETY
• Better accommodations than most other areas.	• No immediate concerns.
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**

• Insufficient lighting
  ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.
• Outdated, lackluster, and unpleasant interior design
  ○ The comfortability of an employee's working space greatly influences their disposition, which, in turn, greatly influences their work performance.
  ○ Retention of employees is greatly dependent on how they feel about their working conditions. Poor working conditions will lead to greater loss of quality employees.
	• There are certain equipment and spaces where disabled access is difficult.

ix. Warehouse

EFFICIENCY OF OPERATION	SAFETY

● Warehouse is overloaded to the point that storage needs to be done outside and in other locations.
● Lacks efficient work flow
  ○ Aisles are not aligned properly and jig-jog
● Insufficient lighting
● Surfaces need to be cleaned
  ○ Floors need to be resurfaced with epoxy coating.
● Sensitive equipment is being stored in old, dusty environments
● Racks are not secured in case of an emergency and/or earthquake.
	● Sensitive and dangerous equipment is being stored in old, dusty environments.

HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● Insufficient lighting ○ HL&P personnel and visitors suffer from eye strain/fatigue when within the building for extended periods of time.	● No immediate concerns.

x. PCB Containment Area

EFFICIENCY OF OPERATION	SAFETY
● As PCBs could be stored in other locations, the containment area is a wasted space that could be used for other purposes, such as offices.	● PCBs are located within a building that also houses offices and other human occupancy envelopes. ○ PCBs should be located in a different storage location.
HEALTH AND WELLBEING	**ACCOMMODATIONS AND COMPLIANCE**
● PCBs are located within a building that also houses offices and other human occupancy envelopes. ○ PCBs should be located in a different storage location.	● No immediate concerns.

IV. Operations Center Remodel

i. Remodel Overview

To begin the conceptual design of the Operations Center remodel, an existing floor plan of the building would need to be made first. Lythgoe Design Group, inc. field-measured the building and made details and notes of the existing structural members and design elements. After acquiring the measurements, a computer model was made to better understand and design using the building's spatial features. This computer model was used in meetings with management and different departments to discuss improvements in their operations. The following section contains a conceptual floor plan using Lythgoe Design Group, inc.'s needs analysis and the input of Heber Light and Power management and employees.

ii. Remodel Floor Plan and Technical Information

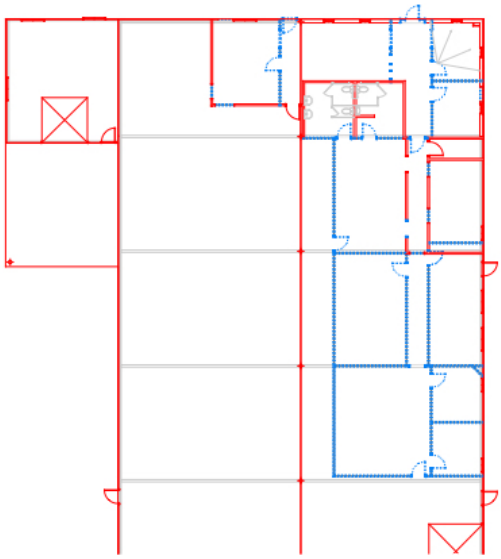


Figure A1. Conceptual Demo Floor Plan - Structures to remain highlighted red, structures to be demolished and removed highlighted in blue.

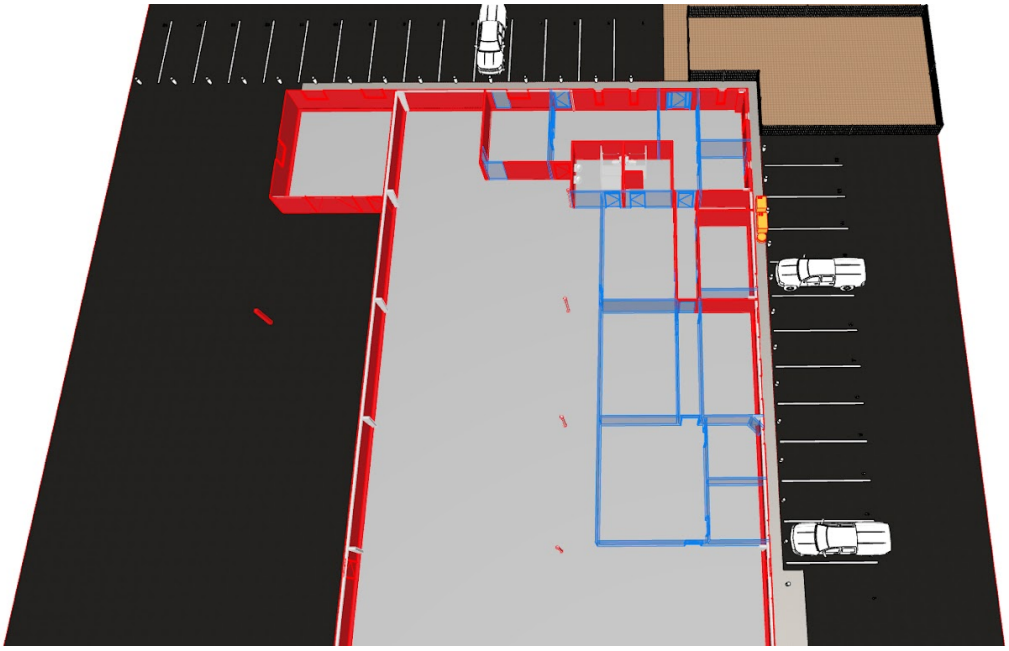


Figure A2. Demo Floor Plan 3D Perspective - Three dimensional view of Figure A1.

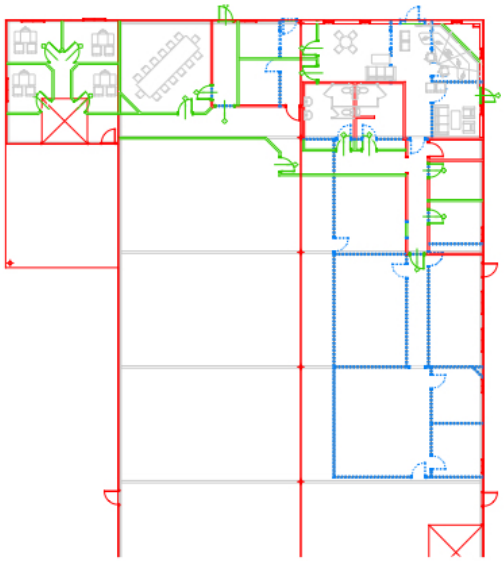


Figure A3. Conceptual Demo Floor Plan with New Structures - Structures to remain highlighted red, structures to be demolished highlighted blue, new structures highlighted green.

Figure A4. Demo Floor Plan with New Elements 3D Perspective - Three dimensional view of Figure A3.

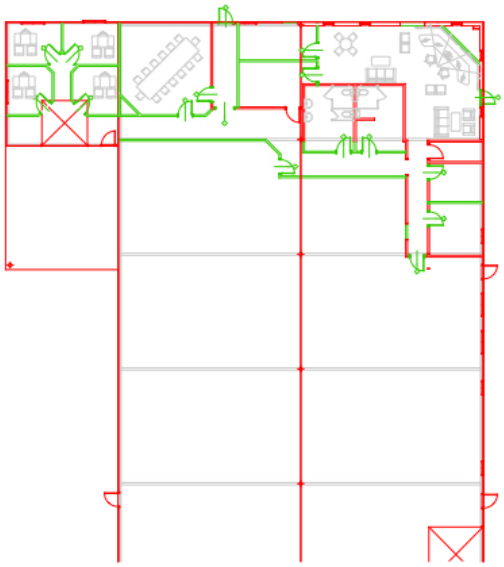


Figure A5. Conceptual New Floor Plan - Structures to remain highlighted in red, new structures highlighted in green.

Figure A6. New Floor Plan 3D Perspective - Three dimensional view of Figure A5.

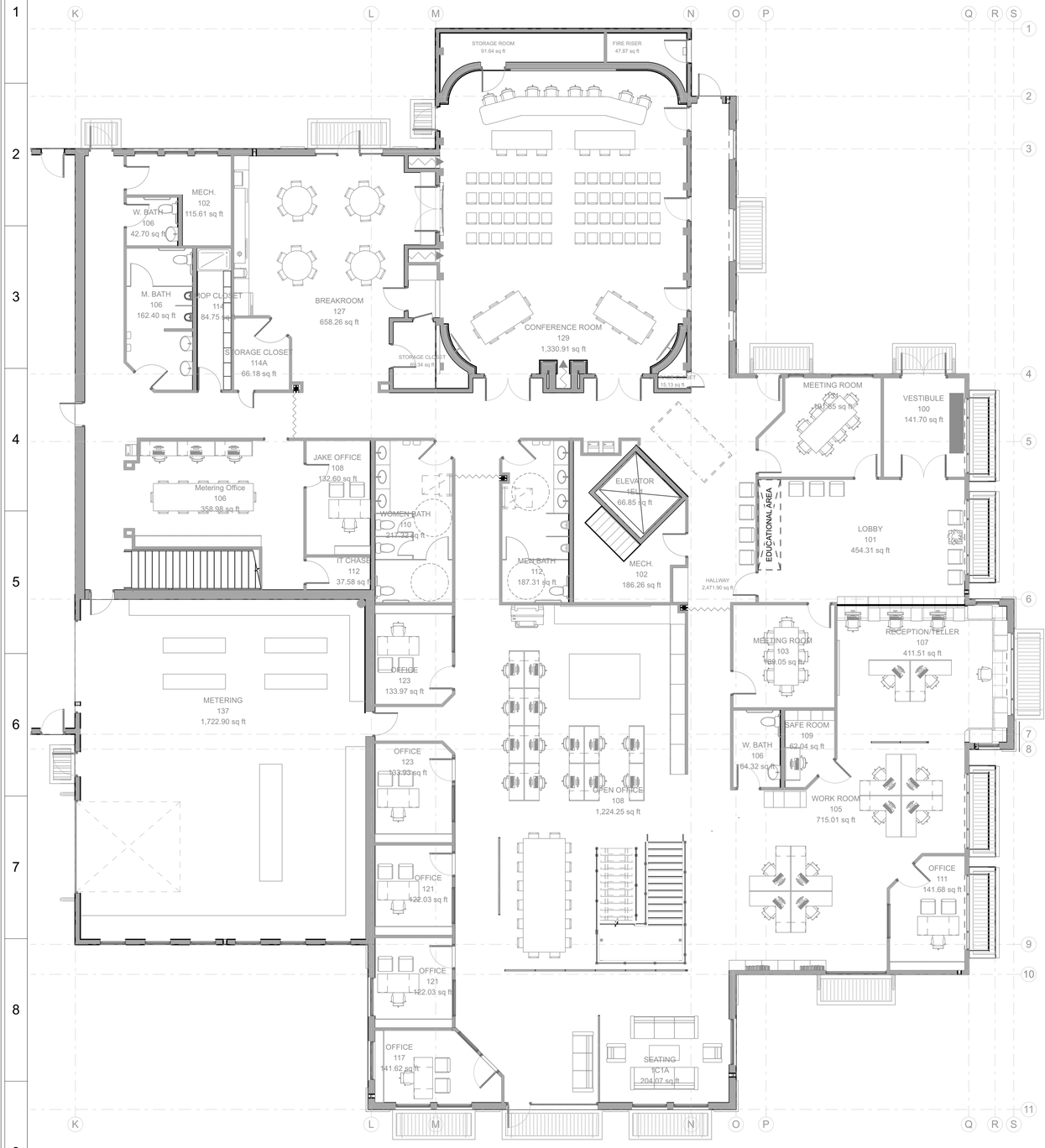
iii. Cost Estimate

Based on the conceptual floor plan above, as well as input from Heber Light & Power personnel, the following is an estimated cost calculation of the proposed Operations Center remodel.

HL&P; Command Center (REMODEL) Estimated Cost Calculation

Function of Space	Square Footage (SF)	Price Per Square Foot ($ / SF)	Estimated Cost ($)
Entire building SF	12,750.00 SF	$0.00 / SF	$0.00
Demolition SF	5,200.00 SF	$15.00 / SF	$78,000.00
Remodel SF	3,340.00 SF	$110.00 / SF	$367,400.00
Contigency & soft costs	3,340.00 SF	$10.00 / SF	$33,400.00

TOTAL ESTIMATED COST	$478,800.00



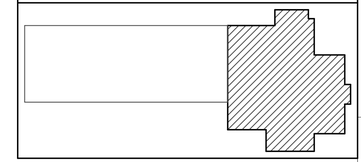
9A ANNOTATION PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING LEGEND

MAIN LEVEL - ADMIN



INFORMATION CLAUSE:

If any information is incorrect or in ommission it shall be brought to the attention of the architect prior to the bid opening for clarification which shall be issued by addendum. Otherwise these documents shall be considered complete by the Contractor. No additional compensation shall be awarded to the contractor for inaccurate or ommissed information resulting in changes necessary to facilitate the proper construction of this project.

0" 1"

Bar is 1" on original plans, if not 1" on this sheet adjust scale accordingly.

CONSULTING ENGINEER

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email: lane4064@gmail.com
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Lythgoe Design Group, inc.
Architecture - Planning - Design/Build

HEBER LIGHT AND POWER

500 W. 300 S. Heber Utah 84032

PROJECT DESCRIPTION: New Commercial Building

DATE: 2/17/22

PROJECT #: LDG2088

REVISIONS

#	DATE	DESCRIPTION

ANNOTATION PLAN MAIN LEVEL

A101

PROJECT UPDATE ON: 2/17/22

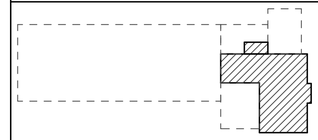
9A ANNOTATION PLAN - UPPER LEVEL

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING LEGEND

UPPER LEVEL - ADMIN



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Lythgoe Design Group, inc.
Architecture - Planning - Design/Build

HEBER LIGHT AND POWER

500 W. 300 S. Heber Utah 84032

PROJECT DESCRIPTION: New Commercial Building

PROJECT #: LDG2088

DATE: 2/17/22

REVISIONS

#	DATE	DESCRIPTION

ANNOTATION PLAN UPPER LEVEL

A102

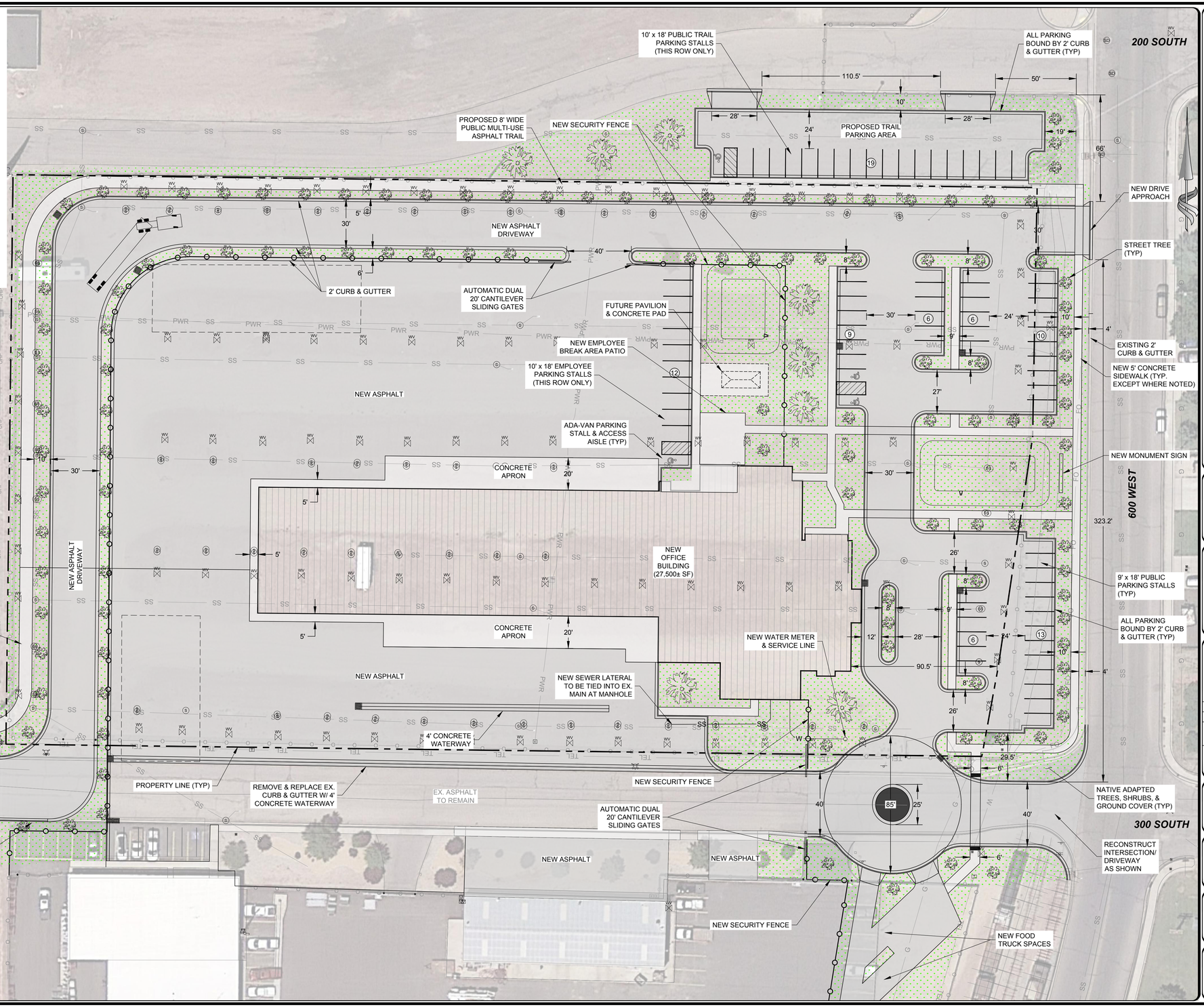
PROJECT UPDATE ON: 2/17/22

PROPERTY DATA:

ADDRESS:	300 SOUTH 600 WEST HEBER, UT 84032
PARCEL #:	00-0005-8599
AREA:	5.06 ACRES
ZONING:	PUBLIC FACILITIES ZONE
FLOOD ZONE:	ZONE X (0.2% CHANCE)

ZONING DATA:

LAND USES:	PUBLIC UTILITY
DENSITY:	N/A (NON-RES.)
OPEN SPACE REQ'D:	N/A FOR ZONE
OPEN SPACE PROVIDED:	
LANDSCAPE REQ'D:	
1 TREE PER 25' OF FRONTAGE	
485' / 25' = 19.4, USE 20 TREES	
LANDSCAPE PROVIDED:	20 TREES
VEHICLE STALLS REQ'D:	
4 PER 1,000 SF NET BLDG. AREA	
11,051 / 1,000 x 4 = 44.2, USE 45	
VEHICLE STALLS PROVIDED:	12 EMPLOYEE
	50 PUBLIC
ADA STALLS REQ'D:	3
ADA STALL PROVIDED:	3



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CONSTRUCTION NOTES

Know what's **below.** **Call** 811 **before you dig.**

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UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

epic ENGINEERING
50 EAST 100 SOUTH
HEBER CITY, UT 84032

REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	FEB. 2022
PROJECT #	21SM3273.18

DRAFT NOT FOR CONSTRUCTION

SCALES

HORIZ: 1" = 30'
VERT: N/A
(24" x 36" SHEET)

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

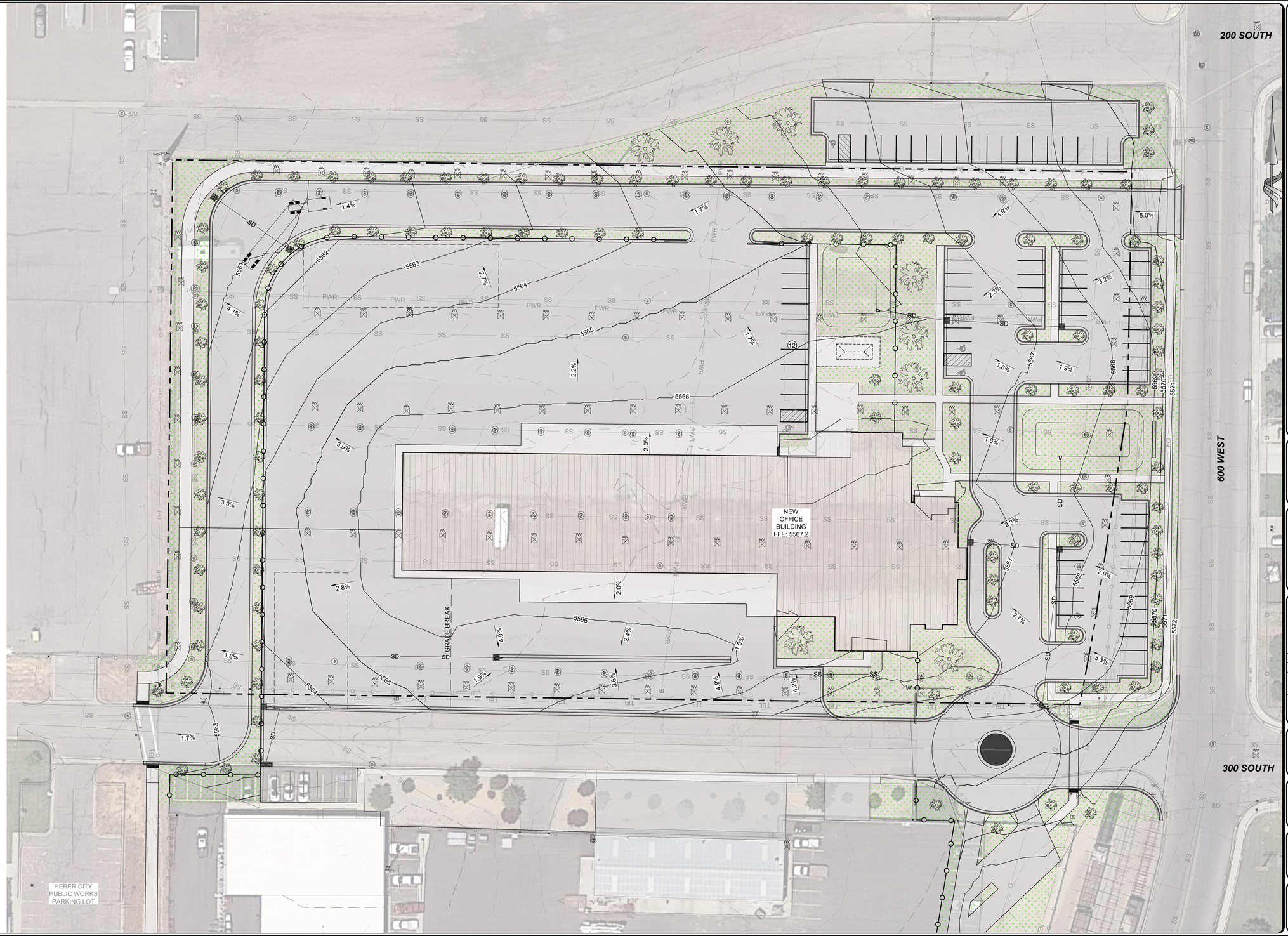
PROJECT NAME:

HEBER LIGHT & POWER - ADMIN. BUILDING

SHEET TITLE:

SITE PLAN

PLAN SET:	SHEET
PRELIIM	C1.1



CONSTRUCTION NOTES

EARTHWORK ESTIMATE:

CUT: 2700 CY
FILL: 8200 CY
NET: 5500 CY (FILL)

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HEBER CITY, UT 84032

REVISIONS

DRAWN:	ATM
DESIGNER:	ATM
REVIEWED:	DIO
DATE	FEB. 2022
PROJECT #	21SM3273.18

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BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

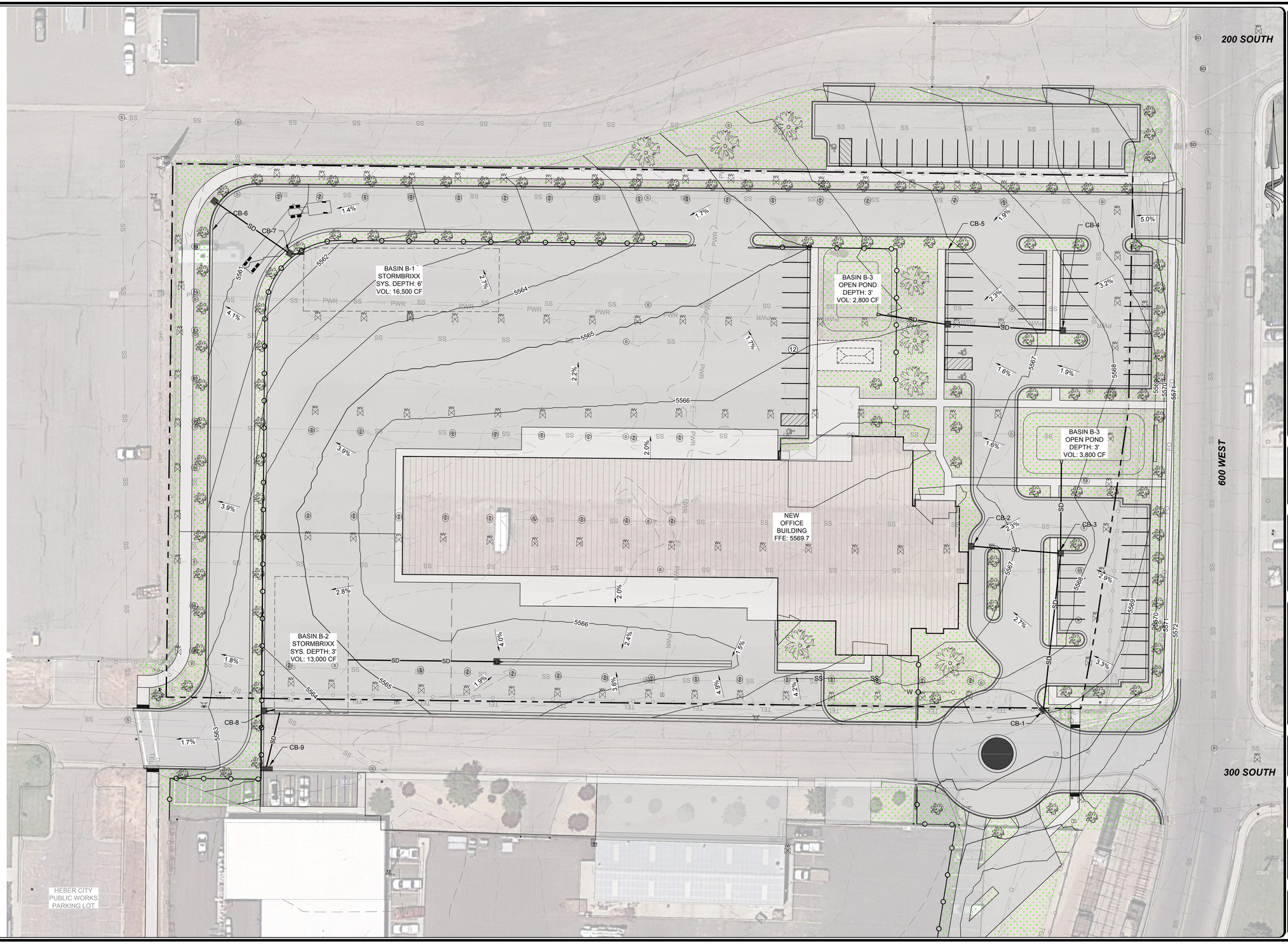
HEBER LIGHT & POWER - ADMIN. BUILDING

SHEET TITLE:

GRADING PLAN

PLAN SET:	SHEET
PRELIIM	C1.2

N:\PROJECTS\2021 SM PROJECTS\Heber Light & Power - Site Expansion & New Bldg\DWG\Arch\DESIGN BASE HLP Site Expansion.dwg



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HEBER CITY, UT 84032

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PROJECT #	21SM3273.18

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VERT: N/A
(24" x 36" SHEET)

0 1"
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:

HEBER LIGHT & POWER - ADMIN. BUILDING

SHEET TITLE:

DRAINAGE PLAN

PLAN SET:	SHEET
PRELIIM	C1.3