



Lehi City Council Meeting Agenda October 28, 2025

6:00 PM - Lehi City Council Chambers (153 N. 100 E., Lehi, Utah)

Pre-Council, 6:00 p.m.

1. Welcome and Opening Comment
2. Presentations and Reports
3. Agenda Questions
The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.
4. Administrative Report
5. Mayor and Council Reports
Calendar items and outside Committee reports
6. Possible consideration of a motion to hold a Closed Meeting for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance
2. Presentations and Reports
 - 2.1. Epilepsy Awareness Proclamation
[Epilepsy Awareness Month Proclamation 2025.docx](#)
3. 20 Minute Citizen Input
(for public comments on items not listed on the agenda. Comments limited to 3 minutes per person with a time limit not to exceed 20 minutes for this item.)
4. Consent Agenda

4.3. Approve Surplus Items

[Fleet Surplus.docx](#)

Regular Agenda

5. Consideration of Resolution #2025-75, granting SummitIG Utah a nonexclusive franchise to operate a telecommunications network in Lehi City pursuant to a franchise agreement specifying SummitIG Utah's rights and duties under the franchise.

[Agreement-SummitIG Utah LLC Telecommunications Franchise \(final\).docx](#)

[Res 2025-75.docx](#)

6. Budget Amendment

- a. Public Hearing

- b. Consideration of Resolution #2025-76 approving a budget amendment to the FY 2026 Budget.

[Res 2025-76.docx](#)

[FY26 Amendment #1.pdf](#)

7. Power Systems Impact Fee Amendment

- a. Public Hearing

- b. Consideration of Ordinance #64-2025 adopting an Impact Fee Facilities Plan, an Impact Fee Analysis, and Amending Impact Fees for Power.

[Lehi Power IFA 2025.pdf](#)

[Lehi Power IFFP.pdf](#)

[Impact Fees Exhibit.pdf](#)

[Ord 64-2025.docx](#)

8. Consideration of Resolution #2025-77 approving the UAMPS Fremont Solar Project Agreement.

[Fremont Solar and Battery Executive Summary _ Final.pdf](#)

[Fremont Solar and Battery Talking Points _ Final.pdf](#)

[FirmPowerSupplyAgrResolution _ FremontSolar_ Lehi.pdf](#)

9. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 385-201-2269
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Presentations and Reports

Subject:

Epilepsy Awareness Proclamation

Suggested Action:

Attachments:

[Epilepsy Awareness Month Proclamation 2025.docx](#)



Proclamation

EPILEPSY AWARENESS MONTH NOVEMBER 2025

Whereas, epilepsy is an incurable brain disorder that causes people to have recurring seizures;

Whereas, epilepsy is the third most common neurological condition, and one in twenty-six people in the United States will develop epilepsy in his or her lifetime due to genetics, traumatic brain injury, illness, unknown causes, and more;

Whereas, epilepsy afflicts 3.4 millions Americans, with nearly 34, 000 of them being Utahns. Millions more are affected, such as families, caregivers, friends, teachers, and more.

Whereas, a widespread lack of understanding and knowledge about epilepsy often cause people, particularly children and youth, to fear, isolate, stigmatize, and bully their peers who are afflicted with epilepsy and other seizure disorders; and

Whereas, the city of Lehi joins ‘November 2025 as Epilepsy Awareness Month’, a global, national, and state effort to increase awareness, educate residents of Lehi about epilepsy, and lend support to people with epilepsy and their families in order to improve their quality of life.

Now, therefore, by proclamation of Mayor Mark Johnson and City Council members Paige Albrecht, Chris Condie, Paul Hancock, Heather Newall, and Michelle Stallings.

Dated this 28th day of October, 2025

Mark Johnson, Mayor

Attest:

Teisha Wilson, City Recorder

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Consent Agenda

Subject:

Approve Surplus Items

Suggested Action:

Attachments:

[Fleet Surplus.docx](#)

Fleet Surplus

October 28, 2025

E-50-2	1614	2018	Ford	Escape
PZ-1-2	1342	2005	Chevrolet	Malibu
I-12-2	1517	2007	Chevrolet	Colorado
FS-1-2	1517	2005	Chevrolet	Colorado
PI-7-2	1527	2018	Ford	F150 XLT
W-14-2	1527	2016	Ford	F150
I-16-2	1526	2018	Ford	F150 Extended

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Consideration of Resolution #2025-75, granting SummitIG Utah a nonexclusive franchise to operate a telecommunications network in Lehi City pursuant to a franchise agreement specifying SummitIG Utah's rights and duties under the franchise.

Suggested Action:

Attachments:

[Agreement-SummitIG Utah LLC Telecommunications Franchise \(final\).docx](#)

[Res 2025-75.docx](#)

LEHI CITY AND SUMMITIG UTAH, LLC
TELECOMMUNICATIONS FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT (hereinafter "Agreement") is entered into as of the _____ day of _____, 2025, by and between the City of Lehi, Utah (hereinafter "City"), a municipal corporation and political subdivision of the State of Utah, with principal offices at 153 North 100 East, Lehi, Utah, and SummitIG Utah, LLC, a Delaware limited liability company, (hereinafter "Company"), with its principal offices at 22365 Broderick Drive, Suite 250, Sterling, Virginia 20166. City and Company are herein collectively referred to as "Parties" and separately as "Party".

WITNESSETH:

WHEREAS, the Company desires to provide internet and/or telecommunications services within the City and in connection therewith to establish a telecommunications network in, under, along, over and across present and future rights-of-way of the City, consisting of telecommunication lines, cables, and all necessary appurtenances ("System"); and

WHEREAS, Lehi City Code Title 8 Chapter 1 "Telecommunications Use of Rights-of-Way" provides for the use of the City's rights of way for the installation, construction, and maintenance of systems in the City's rights-of-way; and

WHEREAS, the City, in exercise of its management of public rights-of-way, believes that it is in the best interest of the public to provide the Company a nonexclusive franchise to operate a telecommunications network in the city.

WHEREAS, the City and Company have negotiated an arrangement whereby the Company may provide its services within the city pursuant to the terms and conditions outlined in this Agreement and in Lehi City Code Title 8 Chapter 1, and subject to the further reasonable regulation under its police and other regulatory power;

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the Parties contained herein, and for other good and valuable consideration, the City and the Company agree as follows:

ARTICLE 1

FRANCHISE AGREEMENT AND ORDINANCE

1.1 Agreement. Upon approval by the City Council and execution by the Parties, this Franchise Agreement shall be deemed to constitute a contract by and between the City and Company.

1.2 Ordinance. The City has adopted the Telecommunications Use of Rights-of-Way Ordinance which is and incorporated herein by reference. The Company acknowledges that it has had an opportunity to read and become familiar with the Telecommunications Use of Rights-of-Way Ordinance. The Parties agree that the provisions and requirements of the Telecommunications Use of Rights-of-Way Ordinance are material terms of this Agreement. Each Party hereby agrees to be contractually bound to comply with the terms of the Telecommunications Use of Rights-of-Way Ordinance, provided, however, that in the event of a conflict between the terms of this Franchise Agreement and the Telecommunications Use of Right-of-Way Ordinance, this Franchise Agreement shall control. The definitions in the Telecommunications Use of Rights-of-Way Ordinance shall apply herein unless a different or more specific meaning is indicated in this Agreement. Words, terms, and phrases which are not specifically defined herein, but are defined in 47 U.S.C. Section 153, or its successor, shall have the technical meaning provided by that section as of the date of this Agreement. Nothing in this Section shall be deemed to require the Company to comply with any provision of the Telecommunications Use of Rights-of-Way Ordinance which is determined to be unlawful, beyond the scope of the City's authority, or pre-empted by federal law.

1.3 Ordinance Amendments. The City reserves the right to amend the Telecommunications Use of Rights-of-Way Ordinance at any time provided, however,

that the City shall not enact any amendments to the Telecommunications Rights-of-Way Ordinance, except as set forth in Article 5 below, that will adversely impact Company without allowing Company thirty (30) days (or such longer time as Company reasonably requests in writing if thirty (30) days is insufficient) in which to comply with the amendment. The City shall give Company notice and an opportunity to be heard concerning any proposed amendments. If there is any inconsistency between Company's rights and obligations under the Telecommunications Use of Rights-of-Way Ordinance as amended and this Agreement, the provisions of this Agreement shall govern during its term. Otherwise, the Company agrees to comply with any such amendments.

1.4 Grant of Franchise. The Telecommunications Franchise provided hereby shall confer upon the Company the nonexclusive right, privilege, and franchise to install, repair, maintain, remove, operate, upgrade, abandon and replace its telecommunications system on the surface of, and any space above or below, any public right of way including, but not limited to, public utility easements, utility strips, or rights of way dedicated for compatible uses present and future in the city in order to provide services. The franchise does not grant to the Company the right, privilege or authority to use easements granted to the City by private property owners for a specific purpose that does not expressly include a telecommunications system without Company receiving the express written permission of the private property owner; or to engage community antenna (or cable) television business; although, nothing contained herein shall preclude the Company from (i) permitting those with a cable franchise who are lawfully engaged in such business to utilize the Company's System within the City for such purposes, or (ii) from providing such service in the future if an appropriate franchise is obtained and all other legal requirements have been satisfied.

1.5 Grant Limited to Occupation. Nothing contained herein shall be construed to grant or convey any right, title, or interest in City's Public Ways to Company, nor shall anything contained herein constitute a warranty of title.

1.6 Licenses. The Company acknowledges that it has obtained the necessary approvals, licenses or permits required by federal and state law to provide

telecommunication services consistent with the provisions of this Agreement and with the Telecommunications Rights-of-Way Ordinance.

1.7 Financial Capability. Company warrants that it has the financial capability to construct, maintain, and operate a telecommunications network and to otherwise comply with the provisions of this Agreement.

1.8 Relationship. Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the Parties, and neither Party is authorized to, nor shall either Party act toward third persons or the public in a manner that would indicate any such relationship.

1.9 Pole Attachments/Conduit. The Franchise does not grant Company the right to use City poles, conduit, or other facilities. The use of such facilities shall be governed by a separate joint facilities agreement.

ARTICLE 2 FRANCHISE FEE

2.1 Franchise Fee. (a) For and in consideration of the Franchise, and as fair and reasonable compensation for the use by the Company of the City's Right-of-Way, the Company agrees to pay an annual franchise fee of 3.5% of gross receipts (the "Franchise Fee"), an amount equal to the municipal telecommunications license tax (the "Municipal Telecommunications Tax") authorized pursuant to the Utah Municipal Telecommunications License Tax Act, Title 10, Chapter 1, Part 4, Utah Code Annotated 1953, as amended (the "Municipal Telecommunications Tax Act"), and imposed and levied pursuant to Utah State Code, Title 3, Chapter 10. Such Franchise Fee shall be calculated in the manner provided in the Municipal Telecommunications Tax Act, and shall be paid by the Company to the Utah State Tax Commission, as agent for the City under an Interlocal Cooperation Agreement by and among the City, the Utah State Tax Commission, and others, at the times and in the manner prescribed in the Municipal Telecommunications Tax Act, and any rules and regulations promulgated thereunder. All payments shall be made to the Utah State Tax Commission, whose current address is as follows:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84134

Payments are due to the Utah State Tax Commission within forty-five (45) days after receipt by Company. Compliance by the Company with the terms and provisions of the Municipal Telecommunications License Tax Act, and any rules and regulations promulgated thereunder, shall satisfy all requirements of this Agreement with respect to the calculation and payment of the Franchise Fee.

(b) The City and the Company agree to negotiate in good faith any amendments to this Agreement as shall be necessary to accommodate the change in the Franchise Fee, including payment provisions; provided such new or changed provisions shall conform substantially with the provisions contained in any permits held by other similarly situated companies.

(c) Reserved.

2.2 Equal Treatment. City agrees that if any service forming part of the base for calculating the franchise fee under this Agreement is, or becomes, subject to competition from a third party, the City will either impose and collect from such third party a fee or tax on Gross Revenues from such competing service in the same percentage specified herein, plus the percentage specified as a utility revenue tax or license fee in the then current ordinances of the City, or waive collection of the fee provided for herein that are subject to such competition.

ARTICLE 3 TERM AND RENEWAL

3.1 Term and Renewal. The franchise granted to Company shall be for a period of fifteen (15) years commencing on the date first set forth above in this Agreement, unless this Franchise be sooner terminated as herein provided. At the end of the initial fifteen (15) year term of this Agreement, the franchise granted herein may be renewed by the Company upon the same terms and conditions as contained in this Agreement for an additional five (5) year term, by providing to the City's representative designated herein written notice of the Company's intent to renew not less than ninety (90) calendar days before the expiration of the initial franchise term. If Utah Code § 10-1-403, is changed, the parties shall amend, upon its renewal, this Agreement to conform to the new statutory limit.

3.2 Rights of Company Upon Expiration or Revocation. Upon expiration of the Franchise granted herein, whether by lapse of time, by agreement between the Company and the City, or by revocation or forfeiture, the Company shall have the right to remove from the Rights-of-Way any and all of its System, but in such event, it shall be the duty of the Company, immediately upon such removal, to restore the Rights-of Way from which such System is removed to as good condition as the same was immediately before the removal was effected.

3.3 Rights of City Upon Expiration or Revocation. Subject to applicable federal and state law, upon expiration of the term of this Franchise, forfeiture, or lawful revocation of this Franchise, and if no renewal, replacement or extension thereof is agreed upon, Company may, at the discretion of the City Council, be required, in part or entirely, to remove all its wires, poles, fixtures, and other facilities or equipment installed or used in the enjoyment of the Franchise or the Parties may mutually agree to abandon Company's facilities in place. Alternatively, the removal, or sale of such facilities and equipment may be directed, limited, or conditioned by the City by agreement or through means of other lawful municipal power or right. The City may continue to invoke any or all provisions of this Franchise against Company or any successor entity enjoying de facto franchise privileges after expiration or revocation. The City and the Company will work together to take all other actions deemed necessary and proper by the City to accommodate the transition to any successor as may be in the best interest of the City or its inhabitants and the Company.

ARTICLE 4

USE AND RELOCATION OF FACILITIES IN THE PUBLIC RIGHT-OF-WAY.

4.1 Franchise Rights to Use the Public Right-of-Way. The Company shall have the right to use the public right-of-way within the City to construct and maintain its network subject to the conditions set forth in this Agreement, including the provisions of Chapter 8.1; provided, however, that the Company shall not, pursuant to this Agreement, place any new poles, mains, cables, structures, pipes, conduits, or wires on, over, under, within any right-of-way, City park, pleasure ground, or other

recreational area currently existing or developed in the future without a permit from the City. Nothing contained herein shall preclude the City from granting a revocable permit for such purpose. Company specifically understands and acknowledges that certain City easements and rights-of-way may be prescriptive in nature, and that nothing in this Franchise extends permission to use the easement or right-of-way beyond the extent that the City may have acquired, and such easements and rights-of-way may be subject to third party prior or after-acquired interests. Company is cautioned to examine each individual easement and right-of-way and the legal arrangement between the City and adjacent property owners. The City assumes no duty or obligation to defend any interest in any easement or right-of-way and Company remains solely responsible to make any arrangements required as a result of other persons claiming an interest in the City easement or right-of-way.

4.2 Company Duty to Relocate; Subordination to City Use. Whenever the City, for any lawful public purpose, shall require the relocation or reinstallation of any property of the Company or its successors in any of the streets, alleys, rights-of-way, or public property of the City, it shall be the obligation of the Company, upon notice of such requirement and written demand made of the Company, to remove and relocate or reinstall such facilities as may be reasonably necessary to meet the requirements of the City. Such relocation, removal, or reinstallation by the Company shall commence no more than thirty (30) days after of receipt of a written demand; be at no cost to the City; and accomplished no more than ninety (90) days from the receipt of a written demand. Company and its successors and assigns may maintain and operate such facilities, with the necessary appurtenances, in the new location or locations without additional payment, if the new location is a public place. Any money and all rights to reimbursement from the State of Utah or the federal government to which the Company may be entitled for work done by Company pursuant to this paragraph shall be the property of the Company. The City shall assign or otherwise transfer to the Company all rights the City may have to recover costs for such work performed by the Company and shall reasonably cooperate with the Company's efforts to obtain reimbursement. In the event the City has required the Company to relocate its facilities to accommodate a private third party, such third party shall be required to pay the costs of relocation and the Company may require such payment in advance prior to relocating its facilities. Notwithstanding anything to the contrary herein, the Company's use of the right-of-way

shall in all matters be subordinate to the City's use of the right-of-way for any public purpose. The City and Company shall coordinate the placement of their respective facilities and improvements in a manner which aims to reasonable minimize adverse impact on each other. Where placement is not otherwise regulated, the facilities shall be placed with adequate clearance from such public improvements so as not to materially and adversely impact or be impacted by such public improvements.

4.3 Duty to Obtain Approval to Move Company Property; Emergency.

Except as otherwise provided herein, the City, without the prior written approval of the Company, shall not intentionally alter, remove, relocate, or otherwise interfere with any Company facilities. However, if it becomes necessary in the reasonable and informed judgment of the City to cut, move, remove, or damage any of the cables, appliances, or other fixtures of the Company because of a fire, emergency, disaster, or imminent threat thereof, these acts may be done without prior written approval of the Company. The City will provide the Company notice of its actions as soon as reasonably practicable and permit the Company to make necessary repairs promptly and without unreasonable delay. If the City requests emergency funding reimbursement from federal, state or other governmental sources, and/or if the City requests monetary damages from one or more third party causers of the emergency situation, the City shall include in its request the costs incurred by the Company to repair facilities damaged by the City in responding to the emergency. Any funds received by the City in relation to the damage of Company's facilities shall be paid to the Company within thirty (30) days of receipt of the funds.

4.4 Location to Minimize Interference. All lines, poles, towers, pipes, conduits, equipment, property, structures, and assets of the Company shall be located so as to minimize interference with the use of streets, alleys, rights-of-way, and public property by others and shall reasonably avoid interference with the rights of owners of property that abuts any of said streets, alleys, rights-of-way, or public property.

4.5 Repair of Damage. If during the course of work on its facilities, the Company causes actual and documented damage to or alters any street, alley, right-of-way, sidewalk, utility, public improvement, or other public property, the Company (at its own cost and expense and in a manner approved by the City) shall promptly and

completely restore such street, alley, right-of-way, sidewalk, utility, public improvement or other public property to its previous condition immediately preceding such damage, in accordance with applicable City ordinances, policies, and regulations relating to repair work of similar character to the reasonable satisfaction of the City. Except in case of emergency, the Company, prior to commencing work in the public way, street, or public property, shall make application for a permit to perform such work from the City Engineer or other department or division designated by the City. Such permit shall not be unreasonably withheld. The Company shall abide by all reasonable regulations and requirements of the City for such work.

4.6 Guarantee of Repairs. For a period of one year following the completion of the repair work performed pursuant to Section 4.5 the Company shall maintain, repair, and keep in good condition those portions of said streets, alleys, rights-of-way, or public property restored, repaired, or replaced to the satisfaction of the City, except to the extent damage is caused to such portions of said streets, alleys, right-of-way, or public property by a third party or the City.

4.7 Safety Standards. The Company's work, while in progress, shall be properly protected at all times with suitable barricades, flags, lights, flares, or other devices as are reasonably required by applicable safety regulations, or standards imposed by law including, but not limited to signing in conformance with the Federal and State of Utah manuals on Uniform Traffic Control Devices.

4.8 Supervision by the City.

- a. The Company shall construct, operate, and maintain the network within the City in strict compliance with all laws, ordinances, rules, and regulations of the City and any other agency having jurisdiction over the operations of the Company.
- b. The Company's network and all parts thereof within the City shall be subject to the right of periodic inspection by the City; provided that such inspection shall be conducted at reasonable times and upon advance reasonable notice to the Company.

4.9 Company's Duty to Remove Its Network.

- a. The Company shall promptly remove, at its own cost and expense, from any public property within the City, all or any part of the network when one or more of the following conditions occur:
 - (1) The Company ceases to utilize or operate the network for a continuous period of (12) twelve months, and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such cessation, except when the cessation of service is a direct result of a natural or man-made disaster;
 - (2) The Company fails to construct said network as herein provided within three (3) years after the full execution of this Franchise Agreement, and does not respond to written notice from the City within thirty (30) days after receiving such notice following any such failure.
 - (3) The Franchise is terminated or revoked pursuant to notice as provided herein.
 - (4) The Franchise expires pursuant to this Agreement.
- b. The removal of any or all of the network by the Company that requires trenching or other opening of the City's streets shall be done only after the Company obtains prior written notice and approval from the City.
- c. The Company shall receive notice, in writing from the City, setting forth one or more of the occurrences specified in Subsection 4.9 (a) above and shall have ninety (90) calendar days (or other period of time as the Parties may mutually agree to be acceptable for the required work) from the date upon which said notice is received to remove or abandon such facilities.

4.10 Notice of Closure of Streets. Except in cases of emergency, the Company shall notify the City not less than three (3) working days in advance of any construction, reconstruction, repair, or relocation of facilities which would require any street closure which reduces traffic flow to less than two lanes of moving traffic. Except in the event of an emergency, as reasonably determined by the Company, no such closure shall take place without prior authorization from the City. In addition, all work performed in the traveled way or which in any way impacts vehicular or pedestrian traffic shall be properly signed, barricaded, and otherwise protected as required by Section 4.7, above.

4.11 Agreement to Abide Construction and Technical Requirements. In addition to the provisions of this Article 4, Company expressly agrees to comply with all other provisions of Lehi City Code governing the construction and technical requirements of the System.

ARTICLE 5 POLICE POWERS

5. Police Powers. The City expressly reserves, and the Company expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

ARTICLE 6 SEVERABILITY

6. Severability. If any section, sentence, paragraph, term or provision of this Agreement or the Telecommunications Rights-of-Way Ordinance is for any reason determined to be or rendered illegal, invalid or superseded by other lawful authority, including any state or federal, legislative, regulatory or administrative authority having jurisdiction thereof, or is determined to be unconstitutional, illegal or invalid by any

court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision, all of which shall remain in full force and effect for the term of this Agreement or any renewal or renewals thereof. Provided that if the invalidated portion is considered a material consideration for entering into this Agreement, the Parties will negotiate, in good faith, an amendment to this Agreement. As used herein, "material consideration" for the City is Company's payment of Municipal Telecommunications Tax during the term of this Agreement and the City's ability to manage the Rights-of-Way in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance. For the Company, "material consideration" is its ability to use the Rights-of-Way for internet and telecommunication purposes in a manner similar to that provided in this Agreement, the Telecommunications Rights-of-Way Ordinance, and the City's excavation ordinance.

ARTICLE 7

EARLY TERMINATION, REVOCATION OF FRANCHISE AND OTHER REMEDIES

7.1 Grounds for Termination. The City may terminate or revoke this Agreement and all rights and privileges herein provided for any of the following reasons:

(a) The Company fails to timely pay or provide the consideration as required under Article 2 of this Agreement and does not correct such failure within thirty (30) calendar days after receipt of written notice by the City of such failure;

(b) The Company, by act or omission, materially violates a material duty herein set forth in any particular within the Company's control, and with respect to which redress is not otherwise herein provided. In such event, the City, acting by or through its City Council, may reasonably determine, after hearing, that such failure is of a material nature, and thereupon, after written notice giving the Company notice of such determination, the Company, within sixty (60) calendar

days of receipt of such notice, shall commence efforts to remedy the conditions identified in the notice and shall have ninety (90) calendar days from the date it receives notice, or such other time as may be mutually agreed upon, to remedy the conditions. After the expiration of the applicable period and failure to correct such conditions, the City may declare the franchise forfeited and this Agreement terminated, and thereupon, the Company shall have no further rights or authority hereunder; provided, however, that any such declaration of forfeiture and termination shall be subject to judicial review as provided by law, and provided further, that in the event such failure is of such nature that it cannot be reasonably corrected within the 90-day time period provided above, the City shall provide additional time for the reasonable correction of such alleged failure if the reason for the noncompliance was not the intentional or negligent act or omission of the Company; if Company is currently serving as Lehi City's incumbent local exchange carrier, Company will be allowed to continue operation while the issue is being negotiated in good faith; or

(c) The Company becomes insolvent, unable or unwilling to pay its debts; is adjudged bankrupt; or all or part of its facilities should be sold under an instrument to secure a debt and is not redeemed by the Company within sixty (60) days.

(d) In furtherance of the Company policy or through acts or omissions done within the scope and course of employment, a director or officer of the Company knowingly engages in conduct or makes a material misrepresentation with or to the City that is fraudulent or in violation of a felony criminal statute of the State of Utah.

7.2 Reserved Rights. Nothing contained herein shall be deemed to preclude the Company from pursuing any legal or equitable rights or remedies it may have to challenge the action of the City.

7.3 Remedies at Law. In the event the Company or the City fails to fulfill any of its respective obligations under this Agreement, the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other, in

addition to any other remedy provided herein or by law; provided, however, that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

7.4 Third Party Beneficiaries. The benefits and protection provided by this Agreement shall inure solely to the benefit of the City and the Company. This Agreement shall not be deemed to create any right in any person who is not a party and shall not be construed in any respect to be a contract in whole or in part for the benefit of any third party (other than the permitted successors and assigns of a party hereto).

ARTICLE 8 NOTICES

8.1 City Designee and Address. The Mayor or his/her designee(s) shall serve as the City's representative regarding administration of this Agreement. Unless otherwise specified herein or in the Telecommunications Use of Rights-of-Way Ordinance, all notices from the Company to the City pursuant to or concerning this Agreement, shall be delivered to the Mayor at 153 North 100 East, Lehi, Utah 84043, or such other officer and address as the City may designate by written notice to the Company.

8.2 Company Designee and Address. Unless otherwise specified herein or in the Telecommunications Use of Rights-of-Way Ordinance, all notices from the City to the Company pursuant to or concerning this Agreement, shall be delivered to:

SummitIG Utah, LLC
Attention: General Counsel
22365 Broderick Drive, Suite 250
Sterling, VA 20166

With an electronic copy to: legal@summitig.com

with a copy to such other offices as the Company may designate by written notice to the City.

8.3 Failure of Designee. The failure or omission of the City's or Company's representative to act shall not constitute any waiver or estoppel by the City or Company.

ARTICLE 9 INSURANCE AND INDEMNIFICATION

9.1 No Liability. Except as otherwise specifically provided herein, the City shall in no way be liable or responsible for any loss or damage to property, including financial or other business loss (whether direct, indirect, or consequential), or any injury to or death of any person that may occur in the construction, operation, or maintenance by the Company of its lines and appurtenances hereunder, except to the extent of the City's negligence or willful misconduct. Notwithstanding any other provision of this Agreement, in no event shall either Party be liable for any consequential, special, incidental, punitive, indirect or similar damages.

9.2 Company Indemnification of City. The Company shall indemnify, and at the City's option defend, and hold the City, its officers, agents and employees thereof, harmless from and against any and all claims, suits, actions, liability and judgments for damages or otherwise harmless from and against claims, demands, liens, and all liability or damage of whatsoever kind to the extent arising from the exercise by the Company of the related rights, or from the operations of the Company within the City, and shall pay the costs of defense plus reasonable attorneys' fees. Said indemnification shall include, but not be limited to, the Company's negligent acts or omissions pursuant to its use of the rights and privileges of this Agreement, including construction, operation, and maintenance of telecommunications lines and appurtenances, whether or not any such use, act, or omission complained of is authorized, allowed, or prohibited by this Agreement.

9.3 Notice of Indemnification. The Company shall give prompt written notice to the Company of any claim, demand, or lien that may result in a lawsuit against the City. The City shall (a) give prompt written notice to the Company of any claim, demand, or lien with respect to which the City seeks indemnification hereunder; and (b)

unless, in the City's judgment, a conflict of interest may exist between the City and the Company with respect to such claim, demand, or lien, permit the Company to assume the defense of such claim, demand, or lien with counsel satisfactory to the City. If such defense is not assumed by the Company, the Company shall not be subject to any liability for any settlement made without its consent. Notwithstanding any provision hereof to the contrary, the Company shall not be obligated to indemnify, defend, or hold the City harmless to the extent any claim, demand, or lien arises out of or in connection with a breach by the City of any obligation under this Agreement or any negligent or otherwise tortious act or failure to act of the City or any of its officers or employees or agents.

9.4 Insurance. Company shall procure and maintain insurance against claims for injuries to persons or damages to property which may arise from, or in connection with, the exercise of the rights, privileges, and authority granted hereunder to Company, its agents, representatives, or employees. Company shall provide to the City for its inspection an insurance certificate listing the City as an additional insured as its respective interests may appear prior to the commencement of any work or installation of any telecommunication facilities. Such insurance certificate shall evidence: i) Commercial General Liability insurance and/or umbrella/excess insurance written on an occurrence basis, arising out of claims for bodily injury (including death), property damage, products liability, completed operations liability, personal injury, advertising injury, damage to premises rented to you, with not less than \$3,300,000 per occurrence and \$3,300,000 aggregate, with the contractor listing the City as Additional Insured for ongoing and completed operations, on a primary and non-contributory basis, with rights of subrogation against the city waived; ii) automobile liability insurance for owned, non-owned, and hired vehicles with a limit inclusive of umbrella or excess liability coverage of not less than \$500,000 for each person and \$1,000,000 for each incident; and workers' compensation coverage with limits prescribed by statute.

The insurance policies required by this section shall be maintained by Company throughout the term of this Agreement and during such other periods as Company is operating without a franchise or is engaged in the removal of its telecommunications system. Payment of deductibles and self-insured retentions shall be the sole responsibility of Company. The insurance certificate required by this section shall contain a clause stating that the coverage shall apply separately to each insured against

whom a claim is made or against whom a suit is brought. Company's insurance shall be primary insurance with respect to the City. Any insurance maintained by the City, its officers, officials, employees, consultants, agents, and volunteers shall be in addition to Company's insurance and shall not contribute with it. The policy or policies of insurance shall be maintained by the Company in full force and effect during the entire term of the Franchise. Each policy of insurance shall contain a statement on its face that the insurer will not cancel the policy or fail to renew the policy, whether for nonpayment of premium, or otherwise, and whether at the request of the Company or for other reasons, except after thirty (30) calendar days advance written notice mailed by the insurer to the City, and that such notice shall be transmitted postage prepaid.

9.5 City's Right to Intervene. In any suit in which the City is named as a party and seeks indemnification from the Company, and in which the City in its own reasonable discretion believes that a conflict of interest with Company exists, the City shall have the right to provide its own defense in connection with the same. In such event, in addition to being reimbursed for any such judgment that may be rendered against the City which is subject to indemnification hereunder, together with all court costs incurred therein, the Company shall reimburse the City for all reasonable attorney's fees, including those employed by the City in such case or cases, as well as all reasonable expenses incurred by the City by reason of undertaking the defense of such suit or suits, whether such suit or suits are successfully defended, settled, compromised, or fully adjudicated against the City.

9.6 No Creation of a Private Cause of Action. The provisions set forth herein are not intended to create liability for the benefit of third parties but is solely for the benefit of the Company and the City. In the event any claim is made against the City that falls under these indemnity provisions and a Court of competent jurisdiction should adjudge, by final decree, that the City is liable therefore, the Company shall indemnify and hold the City harmless of and from any such judgment or liability, including any court costs, expenses, and attorney fees incurred by the City in defense thereof. Nothing herein shall be deemed to prevent the parties indemnified and held harmless herein from participating in the defense of any litigation by their own counsel at their own expense. Such participation shall not under any circumstances relieve the Company from its duty of defense against liability or paying any judgment entered against such party.

9.7 Performance Bonds and Other Surety. To ensure completion of the Company's performance of its obligations hereunder, Company shall furnish to the City a performance bond in the amount of fifty thousand dollars (\$50,000.00 USD) from an insurer or guarantor that is acceptable to the City during the time period that Company is actively installing the System.

ARTICLE 10 REMEDIES

10.1 Duty to Perform. The Company and the City agree to take all reasonable and necessary actions to assure that the terms of this Agreement are performed.

10.2 Remedies at Law. In the event the Company or the City fail to fulfill any of their respective obligations under this Agreement the City or the Company, whichever the case may be, shall have a breach of contract claim and remedy against the other in addition to any other remedy provided by law, provided that no remedy that would have the effect of amending the specific provisions of this Agreement shall become effective without such action that would be necessary to formally amend the Agreement.

10.3 Force Majeure. The Company shall not be held in default or noncompliance with the provisions of the Franchise, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, power outages, or other events reasonably beyond its ability to control, but the Company shall not be relieved of any of its obligations to comply promptly with any provision of this Franchise contract by reason of any failure of the City to enforce prompt compliance. Nothing herein shall be construed as to imply that City waives any right, payment, or performance based on future legislation where said legislation impairs this contract in violation of the United States or Utah Constitutions.

ARTICLE 11 TRANSFER OF FRANCHISE

11.1 Written Approval Required. The Company shall not transfer or assign the Franchise or any rights under this Agreement to another entity, unless the City shall

first give its approval in writing, which approval shall not be unreasonably withheld or delayed; provided however, that the Company may fully assign the Franchise to its corporate parent, a corporate affiliate or a subsidiary, and also that inclusion of the Franchise as property subject to the liens of the Company's mortgages or other security interests shall not constitute a transfer or assignment. Any attempted assignment or transfer other than those permitted under this section without such prior written consent shall constitute a default of the Franchise. In the event of such a default, City shall proceed according to the procedure set forth in this ordinance, and any applicable state or federal law.

11.2 Procedure for Obtaining Approval for Transfer. At least ninety (90) calendar days before a proposed assignment or transfer of Company's franchise is scheduled to become effective (other than those permitted assignment listed in Section 11.1), Company shall petition in writing for the City Council's written consent for such a proposed assignment or transfer. The City will not unreasonably withhold its consent to such an assignment or transfer. However, in making such a determination, the City Council may consider the following:

- (a) experience of proposed assignee or transferee (including conducting an investigation of proposed assignee or transferee's service record in other communities);
 - (1) qualifications of proposed assignee or transferee;
 - (2) legal integrity of proposed assignee or transferee;
 - (3) financial ability and stability of the proposed assignee or transferee;
 - (4) the corporate connection, if any, between the Company, and proposed assignee or transferee;
 - (5) any other aspect of the proposed assignee's or transferee's background which could affect the health, safety, and welfare of the citizenry of the City as it relates to the operation of telecommunications network.

11.3 Certification of Assignee. Before an assignment or transfer is approved by the City Council, the proposed assignee or transferee shall execute an affidavit, acknowledging that it has read, understood, and intends to abide by the applicable Franchise agreement and Franchise Ordinance.

11.4 Effect of Approval. In the event of any approved assignment or transfer, the assignee or transferee shall assume all obligations and liabilities of Company, except an assignment or transfer shall not relieve the Company of its liabilities under the Franchise agreement until the assignment actually takes place, or unless specifically relieved by federal, or state law, or unless specifically relieved by the City Council at the time an assignment or transfer is approved.

11.5 Transfer Upon Revocation by City. Company and City agree that in the case of a lawful revocation of the Franchise, at Company's request, which shall be made in its sole discretion, Company shall be given a reasonable opportunity to effectuate a transfer of its network to a qualified third party, unless the Parties have mutually agreed that Company's network may be abandoned in place. City further agrees that during such a period of time, it shall authorize the Company to operate pursuant to the terms of its prior Franchise; however, in no event shall such authorization exceed a period greater than six (6) months from the effective date of such revocation. If at the end of that time, Company is unsuccessful in procuring a qualified transferee or assignee of its network which is reasonably acceptable to the City, Company and City may avail themselves of any rights they may have pursuant to federal or state law; it being further agreed that Company's continued operation of its network during the six (6) month period shall not be deemed to be a waiver, nor an extinguishment, of any rights of either the City or the Company. Notwithstanding anything to the contrary set forth herein, neither City nor Company shall be required to violate federal or state law.

11.6 Abandonment of Facilities by Company. The Company, with the consent of the City, may by written statement abandon any underground facilities in place, subject to the requirements of the City. In such an event, the abandoned network shall become the property of the City, and the Company shall have no further responsibilities or obligations concerning those facilities.

ARTICLE 12

ACCEPTANCE BY THE COMPANY OF FRANCHISE

12.1 Company Duty to Approve Franchise Agreement. If the Company has not duly executed this Agreement prior to the City Council's adoption of the corresponding Ordinance, within sixty (60) calendar days after the effective date of the City Council's adoption of the Ordinance, the Company shall execute this Agreement and file an

unqualified acceptance of the Ordinance in writing with the City Recorder of the City in a form approved by the City Attorney; otherwise, this Agreement and any ordinance adopted relating thereto and all rights granted hereunder shall be null and void.

ARTICLE 13

GENERAL PROVISIONS

13.1 Parties Representations. The Parties represent that (a) when executed by their respective Parties, this Agreement shall constitute legal and binding obligations of the Parties; and (b) that each Party has complied with all relevant statutes, ordinances, resolutions, by-laws and other legal requirements applicable to their operation in entering into this Agreement; and (c) each Party represents to the other that the person signing on its behalf has the legal right and authority to execute, enter into and bind such party to the commitments and obligations set forth herein.

13.2 Governing Law. This Agreement shall be interpreted pursuant to Utah law.

13.3 Time of Essence. Time shall be of the essence of this Agreement.

13.4 Interpretation of Agreement. The invalidity of any portion of this Agreement shall not prevent the remainder from being carried into effect. Whenever the context of any provision shall require it, the singular number shall be held to include the plural number, and vice versa, and the use of any gender shall include any other and all genders. The paragraphs and section headings in this Agreement are for convenience only and do not constitute a part of the provisions hereof.

13.5 No Presumption. All Parties have participated in preparing this Agreement. Therefore, the Parties stipulate that any court interpreting or construing the Agreement shall not apply the rule of construction that the Agreement should be more strictly construed against the drafting Party.

13.6 Entire Agreement and Amendments. This Agreement and all attachments hereto constitute and represent the entire agreement and understanding between the Parties hereto and replaces any previous agreement, understanding or negotiation between the Parties with respect to the subject matter hereof, and may be modified or amended, supplemented, or changed only by the written agreement of the Parties, including the formal approval of the City Council. No oral modifications or amendments shall be effective.

13.7 Binding Agreement. This Agreement shall be binding upon the heirs, successors, administrators and assigns of each of the Parties.

IN WITNESS HEREOF, the Parties have executed this Agreement as of the Effective Date in duplicate, each of which shall be deemed an original.

LEHI CITY CORPORATION:

Date: _____

Mark Johnson, Mayor

ATTEST:

Date: _____

Teisha Wilson, City Recorder

SummitIG Utah, LLC

Date: _____ By: _____

STATE OF _____)

)ss.

COUNTY OF _____)

On this ____ day of _____, 2025, before me, a Notary Public in and for said State, personally appeared Sunny Kumar, known or identified to me to be the Chief Executive Officer of SummitIG Utah, LLC, a Delaware limited liability company, and the person whose name is subscribed to the within instrument, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year first above written.

Notary Public for _____
Residing at: _____
My commission expires: _____



RESOLUTION 2025-75

A RESOLUTION GRANTING SUMMITIG UTAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A NONEXCLUSIVE FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK IN LEHI CITY PURSUANT TO A FRANCHISE AGREEMENT SPECIFYING SUMMITIG UTAH'S RIGHTS AND DUTIES UNDER THE FRANCHISE

WHEREAS, federal and state law, and Title 8 Chapter 1 of the Lehi City Code provide for the operation of a telecommunications network in the City of Lehi, Utah by franchise agreement; and,

WHEREAS, Lehi City and SummitIG Utah, LLC ("SummitIG") desire to enter into a nonexclusive franchise agreement granting to SummitIG the right and privilege to operate a telecommunications network in Lehi, Utah; and,

WHEREAS, Lehi City and SummitIG have negotiated a nonexclusive franchise agreement setting forth SummitIG's rights and duties with respect to its operation of a telecommunications network in Lehi, Utah (a copy of which is attached hereto as "Exhibit A"); and,

WHEREAS, on the 28th day of October, 2025, the Municipal Council held a duly noticed public meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) that it should approve the attached Franchise Agreement and thereby grant to SummitIG a franchise to operate a telecommunications network in Lehi, Utah; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the Municipal Council of Lehi City, Utah, as follows:

PART I:

The attached Franchise Agreement between Lehi City and SummitIG is hereby approved; the mayor is authorized to execute the Agreement on behalf of Lehi City; and SummitIG is granted a franchise to operate a telecommunications network in Lehi, Utah, pursuant to the Franchise Agreement.

PART II:

This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City this 28th day of October, 2025.

ATTEST:

Mark Johnson, Mayor

Teisha Wilson, City Recorder

EXHIBIT "A"

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Budget Amendment

- a. Public Hearing
- b. Consideration of Resolution #2025-76 approving a budget amendment to the FY 2026 Budget.

Suggested Action:

Attachments:

[Res 2025-76.docx](#)

[FY26 Amendment #1.pdf](#)



RESOLUTION NO. 2025-76

A RESOLUTION AMENDING THE BUDGET FOR THE CITY OF LEHI FOR FISCAL YEAR 2026 (JULY 1, 2025 – JUNE 30, 2026).

WHEREAS, the City of Lehi has previously adopted a budget for Fiscal Year 2026; and

WHEREAS, for the purpose of amending the Fiscal Year 2026 Budget, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah;

Section 1. Lehi City Budget. The Lehi city budget for fiscal year 2026 shall be amended according to the attached detail identified as “Attachment A”

Section 2. This resolution shall take effect immediately upon its adoption.

Approved and Adopted by the City Council of Lehi City this 28th day of October, 2025.

Mayor Mark Johnson
Lehi City

Attest:

Marilyn Banasky, City Recorder



ANNUAL OPERATING AND CAPITAL BUDGET

Budget Amendment #1

FISCAL YEAR 2025-2026

Lehi City
Budget Amendment #1
Fiscal Year 2025-26
October 2025

Amendment 1a – Capital Project Carryovers

- These projects were budgeted in the previous year. Since they were not complete as of June, they are being carried over to FY2026.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Class C	Road Maintenance	1,700,000	100,000	1,800,000	Fund Balance
Class C	ADA Sidewalks	750,000	75,000	825,000	Fund Balance
Class C	Signal Lights	300,000	225,000	525,000	Fund Balance
Sewer	Main Line Rehab	90,000	310,000	400,000	Fund Balance
Storm Drain	Drainage – Mellor Rhoades Culvert	233,991	403,291	637,282	Fund Balance
Local Building Authority	City Hall	10,000,000	6,175,000	10,175,000	Bond/Fund Balance

Amendment 1b – Insurance Claims

- Some large insurance claims were realized in FY2025. Funds need to be transferred into Risk Management to fund these claims.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Risk	Claims	40,000	550,000	590,000	Reserves – Fund 32

Amendment 1c – Fire Grant

- Funds were raised to cover the cost of mental health care for firefighters. Funds have been received, but expenditure needs to be authorized by the Council.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General	Fire – Miscellaneous	245,360	82,000	327,360	Grant

Amendment 1d – Power Land Purchase

- Property adjacent to the Power building was purchased for potential expansion.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
Power	Property Purchase	0	2,800,000	0	Reserves

Amendment 1e – Library Start Up Books

- Interest has accrued in the Francis Coomer Library Trust Fund. This interest will be used to expand the collection in the new library.

Fund	Account	Current Budget	New Allocation	Amended Budget	Funding Source
General – Library	Book Purchases	225,000	50,000	275,000	Trust Fund

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Power Systems Impact Fee Amendment

a. Public Hearing

b. Consideration of Ordinance #64-2025 adopting an Impact Fee Facilities Plan, an Impact Fee Analysis, and Amending Impact Fees for Power.

Suggested Action:

Attachments:

[Lehi Power IFA 2025.pdf](#)

[Lehi Power IFFP.pdf](#)

[Impact Fees Exhibit.pdf](#)

[Ord 64-2025.docx](#)



LEHI CITY

DRAFT
Electric Power
Impact Fee Analysis

July 2025



ZIONS PUBLIC FINANCE, INC.

Contents

Contents	1
Executive Summary	2
Level of Service Standards	2
Power Service Area	2
Existing Excess Capacity	2
New Construction Costs	3
Electric Power Impact Fee Calculation	3
Non-Standard Demand Adjustments	4
Chapter 1: Overview of the Electric Power Impact Fees	4
Summary	4
Costs to be Included in the Impact Fee	4
Utah Code Legal Requirements	5
Notice of Intent to Prepare Impact Fee Analysis	5
Preparation of Impact Fee Analysis	5
Certification of Impact Fee Analysis	6
Chapter 2: Impact From Growth Upon the City's Facilities and Level of Service	7
Service Area	7
Electric Power Demands	7
Existing and Proposed LOS Analysis	7
Excess Capacity	8
Chapter 4: System Improvements Required from Development Activity	8
Future 10-Year Electric Power Capital Projects	8
Chapter 5: Proportionate Share Analysis	9
Maximum Legal Electric Power Fees	9
Existing Excess Capacity	9
Interest Cost on Bonds	10
New Construction	11
Consultant Fees	11
Summary of Gross Cost per KVA	11
Summary of Fees	13
Non-Standard Demand Adjustments	15
Certification	16

EXECUTIVE SUMMARY

Lehi City (“City”) commissioned Active Power Engineering LLC to draft the City’s 10-Year Capital Facilities Plan and Impact Fee Facilities Plan (IFFP) and Zions Public Finance, Inc. (ZPFI) to draft an Electric Power Impact Fee Analysis (IFA) in accordance with Utah law. An impact fee is a payment of money imposed upon new development activity to mitigate the impact of new development on public infrastructure.

The recommended impact fee structure presented in this analysis has been prepared to satisfy the Impact Fees Act, Utah Code Ann. § 11-36a-101 et. seq., and represents the maximum impact fees that the City may assess. The City will be required to use revenue sources other than impact fees to fund any projects identified in the IFFP that constitute repair and replacement, cure any existing deficiencies, or increase the level of service for existing users.

Level of Service Standards

The IFFP provides the following service levels for loading and voltage design criteria:

The system loading criteria that the Lehi City Power Department has historically used in designing and expanding the power system is to limit loading to 60 percent of the total rated capacity on substation transformers and main line feeder conductors. This ensures that there is sufficient reserve capacity built in the system to maintain service during the loss of a substation transformer or feeder while in the peak load season.

The system voltage design criteria of the Lehi City Power Department are to maintain voltage within a range of +/- 5% in normal operation, and within a range of -10% to +5% during short-term emergency operation.¹

Power Service Area

The Service Area covers the boundaries of Lehi City.

Existing Excess Capacity

The City has existing transformer assets that were acquired at an actual cost of \$30,025,566.² Based on load factors, the IFFP estimates that there is 31.0 percent of capacity to be consumed over the next 10 years.³ This equates to a buy-in actual cost of \$9,314,419.

The City has existing feeder assets that were acquired at an actual cost of \$10,217,157.⁴ Based on load factors, the IFFP estimates that there is 28.3 percent of capacity to be consumed over the next 10 years.⁵ This equates to a buy-in actual cost of \$2,889,499.

¹ Lehi City Power 10-Year Capital Facility Plan, p 6.

² City Asset List

³ Active Power Engineering, LLC

⁴ City Asset List

⁵ Active Power Engineering, LLC

The City has existing power building assets that were acquired at an actual cost of \$10,255,457.⁶ Based on load factors, the IFFP estimates that there is 36.4 percent of capacity to be consumed over the next 10 years.⁷ This equates to a buy-in actual cost of \$3,733,554.

New Construction Costs

The IFFP identifies a total of \$26,477,100 in new construction costs; new development is responsible for \$20,226,760 of these costs.⁸ The existing fund balance of \$7,675,364 can be used to offset a portion of the costs benefitting existing development, thereby reducing their obligation to \$12,551,396.

Electric Power Impact Fee Calculation

The impact fee calculation shown in Table 1 below results in a gross fee of \$366.40 per KVA before credits are made for outstanding Series 2018 Electric Revenue bond.

TABLE 1: PROPORTIONATE SHARE

Description	Amount
Existing Excess Capacity - Transformers	\$112.01
Existing Excess Capacity - Feeders	\$34.75
Existing Excess Capacity - Power Building	\$44.90
Interest Cost Allocation	\$23.43
New Construction	\$243.23
Consultants	\$0.38
Impact Fee Fund Balance	(\$92.30)
Total Cost per KVA	\$366.40

The Series 2018 Electric Revenue bonds, with principal of \$15,640,000 and a premium of \$2,520,914 were issued to pay for the power building (56 percent at \$10,170,112) and transformers (44 percent at \$7,990,802). Bond credits are shown in Table 2, resulting in the maximum cost per KVA.

TABLE 2: MAXIMUM FEE PER KVA BY YEAR

Outstanding Bond	Gross Fee Before Credits	NPV* - Building	NPV* - Transformer	Cost per KVA
2025	\$366.40	(\$23.03)	(\$28.22)	\$315.15
2026	\$366.40	(\$21.22)	(\$26.00)	\$319.19
2027	\$366.40	(\$19.45)	(\$23.82)	\$323.13
2028	\$366.40	(\$17.71)	(\$21.69)	\$327.00
2029	\$366.40	(\$16.00)	(\$19.60)	\$330.80
2030	\$366.40	(\$14.33)	(\$17.55)	\$334.52
2031	\$366.40	(\$12.68)	(\$15.53)	\$338.19
2032	\$366.40	(\$11.05)	(\$13.54)	\$341.81
2033	\$366.40	(\$9.45)	(\$11.57)	\$345.38

⁶ City Asset List

⁷ Active Power Engineering, LLC

⁸ IFFP, p.

Outstanding Bond	Gross Fee Before Credits	NPV* - Building	NPV* - Transformer	Cost per KVA
2034	\$366.40	(\$7.86)	(\$9.63)	\$348.92
2035	\$366.40	(\$6.27)	(\$7.69)	\$352.44
2036	\$366.40	(\$4.70)	(\$5.76)	\$355.93
2037	\$366.40	(\$3.14)	(\$3.84)	\$359.42
2038	\$366.40	(\$1.57)	(\$1.92)	\$362.91

**NPV = net present value discounted at 5 percent*

Maximum fees are calculated by multiplying the KVA maximum cost by the peak demand ratios of various customer classes and service sizes as shown later in this IFA.

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure. The non-standard demand adjustment would be made by multiplying the proper customer class and service size by the cost per KVA as shown in Table 2.

CHAPTER 1: OVERVIEW OF THE ELECTRIC POWER IMPACT FEES

Summary

An impact fee is intended to recover the City's costs of building electric power capacity from new residential or non-residential development rather than passing these growth-related costs on to existing users through rates.

The Utah Impact Fees Act allows only certain costs to be included in an impact fee so that only the fair cost of expansionary projects or existing unused capacity paid by the City is assessed through an impact fee. Eligible costs include future projects, historic costs of existing assets that still have capacity available to serve growth, future or outstanding debt related to these eligible projects, and certain professional expenses related to planning for growth. Project improvements that only serve a specific development or subdivision cannot be included. System improvements that cure a deficiency or enhance the Level of Service (LOS) cannot be included without an appropriate credit.

The impact fee analysis provides documentation of a fair comparison, or rational nexus, between the impact fee charged to new development and the demands that new growth will have on the system.

Costs to be Included in the Impact Fee

The impact fees proposed in this analysis are calculated based upon:

- Buy-in to existing excess capacity;
- New capital infrastructure that will serve new development; and

- Professional and planning expenses related to the construction of system improvements that will serve new development.

The costs that cannot be included in the impact fee are as follows:

- Projects that cure system deficiencies for existing users;
- Operations and maintenance costs;
- Costs of facilities funded by grants or other funds that the City does not have to repay;
- Interest costs related to outstanding or future bonds that have been issued to fund non-impact fee eligible projects such as repair and replacement and curing deficiency; and
- Costs of reconstruction of facilities that do not have capacity to serve new growth.

Utah Code Legal Requirements

Utah law requires that entities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that entities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis:

- (1) An impact fee analysis shall:
 - (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
 - (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
 - (c) demonstrate how the anticipated impacts described in subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
 - (d) estimate the proportionate share of:
 - (i) the costs for existing capacity that will be recouped; and
 - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
 - (e) identify how the impact fee was calculated.

- (2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
 - (b) the cost of system improvements for each public facility;
 - (c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
 - (d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
 - (e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
 - (f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
 - (g) extraordinary costs, if any, in servicing the newly-developed properties; and
 - (h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

CHAPTER 2: IMPACT FROM GROWTH UPON THE CITY'S FACILITIES AND LEVEL OF SERVICE

Utah Code 11-36a-304(1)(a)

Service Area

The service area includes all areas within Lehi City's boundaries.

Electric Power Demands

The table below shows customer, MW and KVA growth projections as obtained from the City's IFFP.

TABLE 3: GROWTH IN DEMAND

	Customers	MW	Convert to KVA
2024	26,917	138	145,263.16
2025	27,765	144.39	151,989.49
2026	28,639	151.08	159,027.27
2027	29,542	158.07	166,390.94
2028	30,472	165.39	174,095.58
2029	31,432	173.05	182,156.97
2030	32,422	181.06	190,591.65
2031	33,443	189.45	199,416.89
2032	34,497	198.22	208,650.77
2033	35,584	207.40	218,312.23
2034		217	228,421.05
Growth 2024-2034	9,489	79	83,158

Source: IFFP, p.3; ZPFI

Existing and Proposed LOS Analysis

The level of service designated for the electric power system has been established by the City to provide adequate electric power capacity.

TABLE 4: EXISTING AND PROPOSED SERVICE LEVELS

Element	Normal System	During Emergency ("N-1" Contingency)
Substation Transformer Loading	60%	100%
Main Line Feeder Loading	60%	100%
Main Tie or Main Branch Line Loading	60%	100%
Voltage	+/-5%	+/-5%-10%
Load Balance	Imbalance <20%	n/a

Source: IFFP, p. 6

Excess Capacity

With anticipated growth of 83,158 KVAs over the 10-year time frame of this study (2024-2034), the IFFP identifies excess capacity as follows in existing transformers, feeders and the building.

TABLE 5: EXISTING EXCESS CAPACITY

Timeframe	Excess Capacity Consumed, 2024-2034	Actual Cost of Capacity 2024-2034
Transformer	31.0%	\$9,314,419
Feeder	28.3%	\$2,889,499
Building	36.4%	\$3,733,554

Source: IFFP, p. 4-2

CHAPTER 4: SYSTEM IMPROVEMENTS REQUIRED FROM DEVELOPMENT ACTIVITY

Utah Code 11-36a-304(1)(b)(c)

Future 10-Year Electric Power Capital Projects

The City intends to build the following projects within the impact fee planning horizon to serve the demands of new growth.

TABLE 6: IMPACT-FEE ELIGIBLE CAPITAL PROJECTS

Project #	Description	Cost	Impact Fee Eligible
1	Balance 311 - Airport Rd. and Cedar Hollow Rd.	\$45,400	\$8,940
2	Balance 521/823-1500 N 1200 E	\$410,300	\$261,360
3	Rebuild 312 Mainline	\$300,000	\$130,200
4	Build 811 Ties on Triumph Blvd.	\$94,700	\$10,130
5	Switching on 513 and 811	\$0	\$0
6	Switching on 712	\$0	\$0
7	Reconductor/Rebuild 321	\$173,100	\$75,130
8	Reconductor/Rebuild 512	\$646,400	\$208,790
9	Build Skye Sub	\$5,849,300	\$5,849,300
10	Reconductor/Rebuild 612	\$270,000	\$155,520
11	Replace Carter 12	\$2,317,600	\$771,760
12	Reconductor/Rebuild 322	\$39,000	\$16,930
13	North Point Feeder Extension to 723	\$584,000	\$584,000
14	Extend 322/923 Across River on 1500 N	\$653,300	\$283,530
15	Extend 924 to Main St. on Willow Park Rd.	\$130,300	\$130,300
16	Recond/Rebuild 523 750 kcmil UG Mainline	\$205,900	\$49,830
17	Recond/Rebuild 522 750 kcmil UG Mainline	\$192,400	\$46,560
P-1	New North Substations's 4 Feeders	\$1,456,000	\$1,456,000

Project #	Description	Cost	Impact Fee Eligible
P-2	Rebuild Feeder 1011 4/0 ACSR at Pioneer Crossing	\$211,100	\$91,620
P-3	Install Feeder 1012	\$659,200	\$659,200
P-4	Build Cold Springs Substation with Feeders	\$6,326,600	\$6,326,600
P-5	Build 2.75 mile 138 KV Transmission Loop (for "N-1" restoration)	\$5,454,900	\$2,967,470
Lehi-1	Extend Feeder 812 along Bull River Rd. & across SR-92	\$107,400	\$0
Lehi-2	Reconductor 521 along 900 North	\$275,200	\$119,440
Lehi - 3	Tie 322 from Trinnaman Ln. to State St.	\$75,000	\$24,150
Total		\$26,477,100	\$20,226,760

Source: IFFP Project List

CHAPTER 5: PROPORTIONATE SHARE ANALYSIS

The Impact Fees Act requires the Impact Fee Analysis to estimate the proportionate share of the future and historic cost of existing system improvements that benefit new growth that can be recouped through impact fees. The impact fee for existing assets must be based on the actual costs while the fees for construction of new facilities must be based on reasonable future costs of the system. This chapter will show that the proposed impact fee for system improvements is reasonably related to the impact on the electric power system from future development activity.

Maximum Legal Electric Power Fees

Existing Excess Capacity

The existing excess capacity to be consumed between 2024-2034 is \$9,314,419 for transformers, \$2,889,499 for feeders and \$3,733,554 for the power building. With projected growth of 83,158 KVAs between 2024 and 2034, the buy-in cost per KVA is \$112.01 for transformers, \$34.75 for the feeder system and \$44.90 for the electric power building.

TABLE 7: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO TRANSFORMERS

Transformer	Amount
Existing Eligible Transformer Assets	\$30,025,566
Transformer Rating MVA	447.00
Transformer Rating for Normal Load (MVA)	268.20
2023 Recorded Load	139.20
Remaining Transformer Capacity Available	128.98
Remaining Capacity Available	48.1%
10-Year MVA Demand Growth	83.2
% Growth of Remaining Transformer Capacity	64.5%
% of Normal Capacity Rating to 10-Year Demand	31.0%
Existing Capacity to 10-Year Growth	\$9,314,419
KVA growth, 2024-2034	83,158

Transformer	Amount
Transformer Cost per KVA	\$112.01

TABLE 8: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO FEEDERS

Feeder	Amount
Existing Eligible Feeder Assets	\$10,217,157
Circuit Rating (Amps)	25,700
Feeder Rating for Normal Load (60% amps)	13,620
2023 Recorded Amps	6,555.50
Remaining Feeder Capacity Available (amps)	7,063.00
Remaining Normal Capacity	51.86%
Convert to MVA	152.6
10-Year MVA Demand Growth	83.2
% Growth of Remaining Feeder Capacity	54.5%
% of Normal Capacity Rating to 10-Year Demand	28.3%
Existing Capacity to 10-Year Growth	\$2,889,499
KVA growth, 2024-2034	83,158
Feeder Cost per KVA	\$34.75

TABLE 9: PROPORTIONATE SHARE ANALYSIS-EXCESS CAPACITY BUY-IN TO BUILDINGS

Buildings	Amount
Power Dept. Building	\$10,255,457.42
Capacity Year	2034
MW in 2024	138
MW in 2034	217
Growth in MW, 2024-2034	79
Capacity Consumed, 2024-2034	36.4%
Cost Consumed, 2024-2034	\$3,733,553.62
KVA growth, 2024-2034	83,158
Power Building Cost per KVA	\$44.90

Interest Cost on Bonds

A portion of the interest on the outstanding Series 2018 Electric Revenue bond can be added to the cost of new development. The portion of the bond allocated to the power building is \$10,170,112 (56 percent of the total bond). Of this amount, existing development is responsible for 63.6 percent⁹ of building costs (\$6,521,904) which leaves \$3,648,208 as costs attributable to new development.

In the case of the transformers, the total actual cost is \$30,025,566. The bond cost allocated to transformers is \$7,990,802 or 44 percent of the Series 2018 bond. The transformer cost allocated to

⁹ Calculated as the ratio of total MW in 2024 (138) divided by the total MW at capacity of the building (217) which is expected in 2034. The total building cost was \$10,255,457.

existing development is 51.9 percent¹⁰ or \$15,585,978. This is more than the bond allocation to transformers of \$7,990,802. Therefore, no interest charge has been added for new development for transformers as it is assumed that all bond costs for transformers benefit existing development.

TABLE 10: PROPORTIONATE SHARE ANALYSIS-INTEREST COST ON SERIES 2018 ELECTRIC REVENUE BOND

Description	Amount
New Growth - Bond Principal Building	\$3,648,208
New Growth - Bond Principal Transformer	\$0
Total Interest	\$9,699,720
New Growth as % of Total Bond	20.1%
Interest Cost to New Growth	\$1,948,503
Growth in KVAs, 2024-2034	83,158
Interest Cost per KVA	\$23.43

New Construction

Table 6 summarizes the cost of future system improvements to be constructed between 2024 and 2034 and what portion of these costs is attributable to 10-year growth. The total projected cost of new collection facilities is \$26,477,100, with \$20,226,760 of these costs attributable to the demands of new development between 2024 and 2034.

TABLE 11: PROPORTIONATE SHARE ANALYSIS- NEW CONSTRUCTION

NEW CONSTRUCTION COSTS	Amount
Impact-Fee Eligible Costs	\$20,226,760
KVA growth, 2024-2034	83,158
New Construction Cost per KVA	\$243.23

Consultant Fees

The Impact Fees Act allows for fees charged to include the reimbursement of engineering and consultant costs incurred in the preparation of Impact Fee Facilities Plans and Impact Fee Analyses.

TABLE 12: PROPORTIONATE SHARE ANALYSIS – CONSULTANT FEES

Consultant Costs	Amount
Consultant Costs	\$31,760
KVA growth, 2024-2034	83,158
Consultant Cost per KVA	\$0.38

Summary of Gross Cost per KVA

The gross impact fee is the impact calculated before a credit is made for the portion of the outstanding Series 2018 bond that benefits existing development.

¹⁰ Calculated as the 2023 recorded load (139.20 MVA) compared to the transformer rating for a normal load (268.20 MVA).

TABLE 13: PROPORTIONATE SHARE ANALYSIS- GROSS COST PER KVA

SUMMARY	Amount
Existing Excess Capacity - Transformers	\$112.01
Existing Excess Capacity - Feeders	\$34.75
Existing Excess Capacity - Power Building	\$44.90
Interest Cost Allocation	\$23.43
New Construction	\$243.23
Consultants	\$0.38
Impact Fee Fund Balance	(\$92.30)
Total Cost per KVA	\$366.40

CREDITS FOR OUTSTANDING SERIES 2018 ELECTRIC REVENUE BOND

The IFFP identifies 56 percent of the bond for building payments. Existing development is responsible for 63.6 percent of the building bond costs.¹¹ A credit must be made for the portion of the bond costs benefitting existing development so that new development does not pay twice.

TABLE 14: CREDITS FOR EXISTING DEVELOPMENT SHARE OF BUILDING COSTS ON SERIES 2018 BOND

	P+I	Building Payment	Cost to Existing	KVAs	Cost per KVA	NPV*
2025	\$1,256,250	\$703,500	\$451,141	151,989	\$2.97	\$23.03
2026	\$1,254,500	\$702,520	\$450,513	159,027	\$2.83	\$21.22
2027	\$1,256,250	\$703,500	\$451,141	166,391	\$2.71	\$19.45
2028	\$1,256,250	\$703,500	\$451,141	174,096	\$2.59	\$17.71
2029	\$1,254,500	\$702,520	\$450,513	182,157	\$2.47	\$16.00
2030	\$1,256,000	\$703,360	\$451,052	190,592	\$2.37	\$14.33
2031	\$1,255,500	\$703,080	\$450,872	199,417	\$2.26	\$12.68
2032	\$1,253,000	\$701,680	\$449,974	208,651	\$2.16	\$11.05
2033	\$1,253,500	\$701,960	\$450,154	218,312	\$2.06	\$9.45
2034	\$1,256,750	\$703,780	\$451,321	228,421	\$1.98	\$7.86
2035	\$1,252,500	\$701,400	\$449,795	238,998	\$1.88	\$6.27
2036	\$1,256,000	\$703,360	\$451,052	250,065	\$1.80	\$4.70
2037	\$1,256,750	\$703,780	\$451,321	261,644	\$1.72	\$3.14
2038	\$1,254,750	\$702,660	\$450,603	273,759	\$1.65	\$1.57

*NPV = net present value discounted at 5 percent

The IFFP identifies 44 percent of the bond, or \$7,990,802 for transformer payments. Existing development is responsible for 100 percent of the bond costs because total transformer costs are \$30,025,566 and

¹¹ Calculated as the amount of the bond to the existing building (\$6,521,904) divided by the building bond amount of \$10,170,112. The amount of the bond to the existing building (\$6,521,904) is calculated by multiplying the cost of the power building (\$10,255,457) by 63.6 percent. The 63.6 percent is calculated by dividing the present demand of 138 MW by a capacity of 217 MWs in 2034.

existing development is responsible for 51.9 percent of the transformer costs or \$15,585,978 which is more than the total amount of the bond allocated for transformers.¹²

TABLE 15: CREDITS FOR EXISTING DEVELOPMENT SHARE OF TRANSFORMER COSTS ON 2018 BOND

Year	P+I	Transformer Cost	KVAs	Cost per KVA	NPV
2025	\$1,256,250	\$552,750	151,989.49	\$3.64	\$28.22
2026	\$1,254,500	\$551,980	159,027.27	\$3.47	\$26.00
2027	\$1,256,250	\$552,750	166,390.94	\$3.32	\$23.82
2028	\$1,256,250	\$552,750	174,095.58	\$3.17	\$21.69
2029	\$1,254,500	\$551,980	182,156.97	\$3.03	\$19.60
2030	\$1,256,000	\$552,640	190,591.65	\$2.90	\$17.55
2031	\$1,255,500	\$552,420	199,416.89	\$2.77	\$15.53
2032	\$1,253,000	\$551,320	208,650.77	\$2.64	\$13.54
2033	\$1,253,500	\$551,540	218,312.23	\$2.53	\$11.57
2034	\$1,256,750	\$552,970	228,421.05	\$2.42	\$9.63
2035	\$1,252,500	\$551,100	238,997.96	\$2.31	\$7.69
2036	\$1,256,000	\$552,640	250,064.62	\$2.21	\$5.76
2037	\$1,256,750	\$552,970	261,643.72	\$2.11	\$3.84
2038	\$1,254,750	\$552,090	273,758.99	\$2.02	\$1.92

Summary of Fees

The cost per KVA is calculated by subtracting the credit amount per year from the gross fee calculated in Table 13 above.

TABLE 16: COST PER KVA BY YEAR

Outstanding Bond	Gross Fee Before Credits	NPV* - Building	NPV* - Transformer	Cost per KVA
2025	\$366.40	(\$23.03)	(\$28.22)	\$315.15
2026	\$366.40	(\$21.22)	(\$26.00)	\$319.19
2027	\$366.40	(\$19.45)	(\$23.82)	\$323.13
2028	\$366.40	(\$17.71)	(\$21.69)	\$327.00
2029	\$366.40	(\$16.00)	(\$19.60)	\$330.80
2030	\$366.40	(\$14.33)	(\$17.55)	\$334.52
2031	\$366.40	(\$12.68)	(\$15.53)	\$338.19
2032	\$366.40	(\$11.05)	(\$13.54)	\$341.81
2033	\$366.40	(\$9.45)	(\$11.57)	\$345.38
2034	\$366.40	(\$7.86)	(\$9.63)	\$348.92
2035	\$366.40	(\$6.27)	(\$7.69)	\$352.44

¹² Existing excess capacity is calculated as 48.1 percent (128.98 MVA/268.20 MVA transformer rating for normal load). Therefore, existing development is responsible for 100.0-48.1 percent of the total load.

Outstanding Bond	Gross Fee Before Credits	NPV* - Building	NPV* - Transformer	Cost per KVA
2036	\$366.40	(\$4.70)	(\$5.76)	\$355.93
2037	\$366.40	(\$3.14)	(\$3.84)	\$359.42
2038	\$366.40	(\$1.57)	(\$1.92)	\$362.91

*NPV = net present value discounted at 5 percent

TABLE 17: MAXIMUM FEES BY CUSTOMER CLASS AND SERVICE SIZE 2025

AMPS	KVA	Peak Demand	New Max Fee 2025
Residential Single Phase (120/240) Service Sizes			
100	24	5	\$1,575.73
125	30	6	\$1,890.87
150	36	7	\$2,206.02
200	48	8	\$2,521.16
225	54	10	\$3,151.45
250	60	11	\$3,466.60
300	72	12	\$3,781.75
350	84	13	\$4,096.89
400	96	14	\$4,412.04
Commercial Single Phase (120/240) Service Sizes			
100	24	5	\$1,575.73
125	30	7	\$2,206.02
150	36	9	\$2,836.31
200	48	14	\$4,412.04
250	60	15	\$4,727.18
300	72	17	\$5,357.47
350	84	18	\$5,672.62
400	96	19	\$5,987.76
Commercial/Residential 3 Phase (120/240) Service Sizes			
125	45	16	\$5,042.33
150	54	24	\$7,563.49
200	72	31	\$9,769.51
225	81	35	\$11,030.09
250	90	39	\$12,290.67
300	108	47	\$14,811.84
350	126	55	\$17,333.00
400	144	63	\$19,854.17

AMPS	KVA	Peak Demand	New Max Fee 2025
500	180	80	\$25,211.64
600	216	94	\$29,623.68
800	288	126	\$39,708.33
Commercial/Residential 3 Phase (120/208) Service Sizes			
1000	360	157	\$49,477.84
1200	432	189	\$59,562.50
1600	576	252	\$79,416.66
2000	721	315	\$99,270.83
2500	901	394	\$124,167.33
Commercial Residential 3 Phase (277/480V) Service Sizes			
125	104	35	\$11,030.09
150	125	52	\$16,387.57
200	166	73	\$23,005.62
225	187	84	\$26,472.22
250	208	93	\$29,308.53
300	250	112	\$35,296.30
350	291	131	\$41,284.06
400	333	145	\$45,696.10
500	416	187	\$58,932.21
600	499	219	\$69,016.86
800	665	290	\$91,392.19
1000	831	364	\$114,712.96
1200	998	436	\$137,403.44
1600	1330	583	\$183,729.82
2000	1663	728	\$229,425.92
2500	2078	910	\$286,782.40
3000	2494	1092	\$344,138.88
3500	2910	1272	\$400,865.07
3750	3118	1363	\$429,543.31
4000	3326	1454	\$458,221.55

A list of maximum impact fees by year is included in Appendix A.

Non-Standard Demand Adjustments

The City reserves the right under the Impact Fees Act (Utah Code Ann. § 11-36a-402(1)(c, d)) to assess an adjusted fee to respond to unusual circumstances and to ensure that the impact fees are assessed fairly. The impact fee ordinance should include a provision that permits adjustment of the fee for a development

based upon studies and data submitted by the developer that indicate a more realistic and accurate impact upon the City's infrastructure.

CERTIFICATION

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. cost for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offset costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

APPENDIX A MAXIMUM IMPACT FEES BY YEAR

AMPS	KVA	Peak Demand	2026	2027	2028	2029	2030	2031	2032	2033	2034
Residential Single Phase (120/240) Service Sizes											
100	24	5	\$1,596	\$1,616	\$1,635	\$1,654	\$1,673	\$1,691	\$1,709	\$1,727	\$1,745
125	30	6	\$1,915	\$1,939	\$1,962	\$1,985	\$2,007	\$2,029	\$2,051	\$2,072	\$2,094
150	36	7	\$2,234	\$2,262	\$2,289	\$2,316	\$2,342	\$2,367	\$2,393	\$2,418	\$2,442
200	48	8	\$2,554	\$2,585	\$2,616	\$2,646	\$2,676	\$2,706	\$2,735	\$2,763	\$2,791
225	54	10	\$3,192	\$3,231	\$3,270	\$3,308	\$3,345	\$3,382	\$3,418	\$3,454	\$3,489
250	60	11	\$3,511	\$3,554	\$3,597	\$3,639	\$3,680	\$3,720	\$3,760	\$3,799	\$3,838
300	72	12	\$3,830	\$3,878	\$3,924	\$3,970	\$4,014	\$4,058	\$4,102	\$4,145	\$4,187
350	84	13	\$4,149	\$4,201	\$4,251	\$4,300	\$4,349	\$4,397	\$4,444	\$4,490	\$4,536
400	96	14	\$4,469	\$4,524	\$4,578	\$4,631	\$4,683	\$4,735	\$4,785	\$4,835	\$4,885
Commercial Single Phase (120/240) Service Sizes											
100	24	5	\$1,596	\$1,616	\$1,635	\$1,654	\$1,673	\$1,691	\$1,709	\$1,727	\$1,745
125	30	7	\$2,234	\$2,262	\$2,289	\$2,316	\$2,342	\$2,367	\$2,393	\$2,418	\$2,442
150	36	9	\$2,873	\$2,908	\$2,943	\$2,977	\$3,011	\$3,044	\$3,076	\$3,108	\$3,140
200	48	14	\$4,469	\$4,524	\$4,578	\$4,631	\$4,683	\$4,735	\$4,785	\$4,835	\$4,885
250	60	15	\$4,788	\$4,847	\$4,905	\$4,962	\$5,018	\$5,073	\$5,127	\$5,181	\$5,234
300	72	17	\$5,426	\$5,493	\$5,559	\$5,624	\$5,687	\$5,749	\$5,811	\$5,872	\$5,932
350	84	18	\$5,745	\$5,816	\$5,886	\$5,954	\$6,021	\$6,087	\$6,153	\$6,217	\$6,281
400	96	19	\$6,065	\$6,139	\$6,213	\$6,285	\$6,356	\$6,426	\$6,494	\$6,562	\$6,629
Commercial/Residential 3 Phase (120/240) Service Sizes											
125	45	16	\$5,107	\$5,170	\$5,232	\$5,293	\$5,352	\$5,411	\$5,469	\$5,526	\$5,583
150	54	24	\$7,661	\$7,755	\$7,848	\$7,939	\$8,028	\$8,117	\$8,204	\$8,289	\$8,374
200	72	31	\$9,895	\$10,017	\$10,137	\$10,255	\$10,370	\$10,484	\$10,596	\$10,707	\$10,817
225	81	35	\$11,172	\$11,310	\$11,445	\$11,578	\$11,708	\$11,837	\$11,963	\$12,088	\$12,212
250	90	39	\$12,448	\$12,602	\$12,753	\$12,901	\$13,046	\$13,190	\$13,331	\$13,470	\$13,608
300	108	47	\$15,002	\$15,187	\$15,369	\$15,547	\$15,722	\$15,895	\$16,065	\$16,233	\$16,399
350	126	55	\$17,555	\$17,772	\$17,985	\$18,194	\$18,399	\$18,601	\$18,800	\$18,996	\$19,191
400	144	63	\$20,109	\$20,357	\$20,601	\$20,840	\$21,075	\$21,306	\$21,534	\$21,759	\$21,982
500	180	80	\$25,535	\$25,850	\$26,160	\$26,464	\$26,762	\$27,055	\$27,345	\$27,631	\$27,914
600	216	94	\$30,004	\$30,374	\$30,738	\$31,095	\$31,445	\$31,790	\$32,130	\$32,466	\$32,799
800	288	126	\$40,218	\$40,715	\$41,202	\$41,680	\$42,150	\$42,612	\$43,068	\$43,518	\$43,964
Commercial/Residential 3 Phase (120/208) Service Sizes											

AMPS	KVA	Peak Demand	2026	2027	2028	2029	2030	2031	2032	2033	2034
1000	360	157	\$50,112	\$50,732	\$51,339	\$51,935	\$52,520	\$53,096	\$53,665	\$54,225	\$54,780
1200	432	189	\$60,326	\$61,072	\$61,803	\$62,521	\$63,224	\$63,918	\$64,603	\$65,277	\$65,946
1600	576	252	\$80,435	\$81,429	\$82,404	\$83,361	\$84,299	\$85,225	\$86,137	\$87,036	\$87,928
2000	721	315	\$100,544	\$101,786	\$103,005	\$104,201	\$105,374	\$106,531	\$107,671	\$108,796	\$109,910
2500	901	394	\$125,760	\$127,314	\$128,838	\$130,334	\$131,801	\$133,248	\$134,674	\$136,081	\$137,475

Commercial Residential 3 Phase (277/480V) Service Sizes

125	104	35	\$11,172	\$11,310	\$11,445	\$11,578	\$11,708	\$11,837	\$11,963	\$12,088	\$12,212
150	125	52	\$16,598	\$16,803	\$17,004	\$17,201	\$17,395	\$17,586	\$17,774	\$17,960	\$18,144
200	166	73	\$23,301	\$23,589	\$23,871	\$24,148	\$24,420	\$24,688	\$24,952	\$25,213	\$25,471
225	187	84	\$26,812	\$27,143	\$27,468	\$27,787	\$28,100	\$28,408	\$28,712	\$29,012	\$29,309
250	208	93	\$29,684	\$30,051	\$30,411	\$30,764	\$31,110	\$31,452	\$31,789	\$32,121	\$32,450
300	250	112	\$35,749	\$36,191	\$36,624	\$37,049	\$37,466	\$37,878	\$38,283	\$38,683	\$39,079
350	291	131	\$41,814	\$42,330	\$42,837	\$43,334	\$43,822	\$44,303	\$44,778	\$45,245	\$45,709
400	333	145	\$46,282	\$46,854	\$47,415	\$47,966	\$48,505	\$49,038	\$49,563	\$50,081	\$50,593
500	416	187	\$59,688	\$60,425	\$61,149	\$61,859	\$62,555	\$63,242	\$63,919	\$64,587	\$65,248
600	499	219	\$69,902	\$70,766	\$71,613	\$72,445	\$73,260	\$74,064	\$74,857	\$75,639	\$76,414
800	665	290	\$92,564	\$93,708	\$94,830	\$95,931	\$97,011	\$98,076	\$99,126	\$100,161	\$101,187
1000	831	364	\$116,184	\$117,620	\$119,028	\$120,410	\$121,765	\$123,102	\$124,420	\$125,719	\$127,007
1200	998	436	\$139,166	\$140,885	\$142,572	\$144,228	\$145,851	\$147,452	\$149,031	\$150,587	\$152,129
1600	1330	583	\$186,086	\$188,385	\$190,641	\$192,855	\$195,025	\$197,166	\$199,277	\$201,358	\$203,420
2000	1663	728	\$232,369	\$235,239	\$238,057	\$240,820	\$243,531	\$246,204	\$248,840	\$251,439	\$254,014
2500	2078	910	\$290,461	\$294,049	\$297,571	\$301,025	\$304,414	\$307,755	\$311,050	\$314,298	\$317,517
3000	2494	1092	\$348,553	\$352,859	\$357,085	\$361,230	\$365,296	\$369,306	\$373,260	\$377,158	\$381,021
3500	2910	1272	\$406,007	\$411,023	\$415,945	\$420,774	\$425,510	\$430,181	\$434,786	\$439,327	\$443,827
3750	3118	1363	\$435,053	\$440,428	\$445,702	\$450,876	\$455,951	\$460,956	\$465,891	\$470,757	\$475,578
4000	3326	1454	\$464,099	\$469,832	\$475,459	\$480,979	\$486,393	\$491,732	\$496,996	\$502,187	\$507,330

Impact Fee Facilities Plan

Lehi Power

September 2025

Prepared by:

Active Power
Engineering, LLC

Prepared for:



Lehi City Power

10-year Capital Facility Plan

2024-2033

May 8, 2024

Prepared by:

Active Power Engineering, LLC

Spanish Fork, UT

CONTENTS

1. Background.....	1
1.1 Introduction.....	1
1.2 Population	2
1.3 Land Use/Development/Growth	3
1.4 Growth Map	3
2. System Overview.....	5
2.1 Existing Infrastructure	5
2.1.1 Supply	5
2.1.2 Distribution System	5
2.2 Design Criteria (Level of Service Standards)	6
2.3 Peak Power Demand and Forecast.....	7
3. Study Summary	10
3.1 System Modeling	10
3.2 Existing Deficiencies	10
3.3 Growth Caused Deficiencies.....	12
3.3.1 Deficiency at 1-Year Interval.....	12
3.3.2 Deficiencies at 3-Year Interval	14
3.3.3 Deficiencies at 5-Year Interval	18
3.3.4 Deficiencies at 10-Year Interval	19
3.4 “N-1” Contingency Analysis Deficiencies	22
3.5 Previously Identified Capital Projects	27
3.6 Lehi Power Department Identified Capital Projects	30
4. Projects Summary.....	31
5. Conclusion	33
6. Appenidx A: Project Details Sheets	34

FIGURES AND TABLES

Figure 1. Lehi City Power Distribution System Map	2
Figure 2. Lehi City Population Chart	3
Figure 3. Lehi City Growth Areas Map	4
Table 1-Substation Transformers.....	5
Table 2-System Design Criteria	6
Table 3-Conductor Design Criteria Ratings	7
Figure 4. Power Peak Demand Chart	8
Table 4-Lehi City Load Forecast	9
Table 5-Existing Deficiencies	11
Figure 5. Existing Deficiency Project 1 Map.....	11
Figure 6. Existing Deficiency Project 2 Map.....	12
Table 6-Deficiency at 1-Year Interval (2024 summer peak, 149 MW).....	13
Figure 7. 1-Year Interval Deficiency & Project 3 Map.....	13
Table 7-Deficiencies at 3-Year Interval (2026 summer peak, 172 MW)	14
Figure 8 – 3-year Interval Deficiency Project 4 Map.....	15
Figure 9 – 3-year Interval Deficiency Project 5 Map.....	16
Figure 10 - 3-yr Deficiency Project 6 Map.....	16
Figure 11 - 3-yr Interval Deficiency Project 7 Map	17
Figure 12 - 3-yr Interval Deficiency Project 8 Map	17
Table 8-Deficiency at 5-Year Interval (summer peak 2028, 184 MW).....	18
Figure 13- 5-yr Interval Deficiency Project 9 Map	19
Figure 14 - 5-year Deficiency Project 10 Map.....	19
Table 9-Deficiency at 10-Year Interval (summer peak 2033, 217 MW).....	20
Figure 15. 10-Year Interval Deficiency & Project 11 Map.....	21
Figure 16. 10-Year Interval Deficiency & Project 12 Map.....	21
Figure 17. 10-Year Interval Deficiency & Project 13 Map.....	22
Table 10-"N-1" Contingency Deficiencies	23
Figure 18. "N-1" Contingency Deficiency & Project 14 Map.....	25
Figure 19. "N-1" Contingency Deficiency & Project 15 Map.....	25
Figure 20. "N-1" Contingency Deficiency & Project 16 Map	26
Figure 21. "N-1" Contingency Deficiency & Project 17 Map	26
Table 11-Previously Identified Capital Projects	27
Figure 22. Previously Identified Capital Project P-1 Map	28
Figure 23. Previously Identified Capital Project P-2 Map	28
Figure 24. Previously Identified Capital Project P-3 Map	29
Figure 25. Previously Identified Capital Project P-4 Map	29
Figure 26. Previously Identified Capital Project P-5 Map	30
Table 12-Lehi Power Department Identified Capital Projects	31
Table 13-Capital Projects	32

1. BACKGROUND

1.1 Introduction

This report was prepared to document the capital improvements that are required to continue to meet the needs of the Lehi City electrical power system during the period 2024-2033. The Lehi City Power Department is responsible for distributing power to consumers within the city of Lehi, Utah, in Utah County. The Lehi City power service area includes all the incorporated city of Lehi, about 28.45 square miles in area, and as of 2023, serves about 26,095 customers. The coincident peak power demand of the Lehi City power system was 138 megawatts (MW) in July 2023. The all-time peak power demand of 139 MW was seen in September 2022.

This study analyzes the existing Lehi City power system for its current capacity and analyzes the anticipated load growth to determine the improvements necessary to continue to provide service to consumers throughout the study period. The study was performed with the power system as it would have been configured in July 2023. The study considers as complete the improvements that were completed by January 2024.

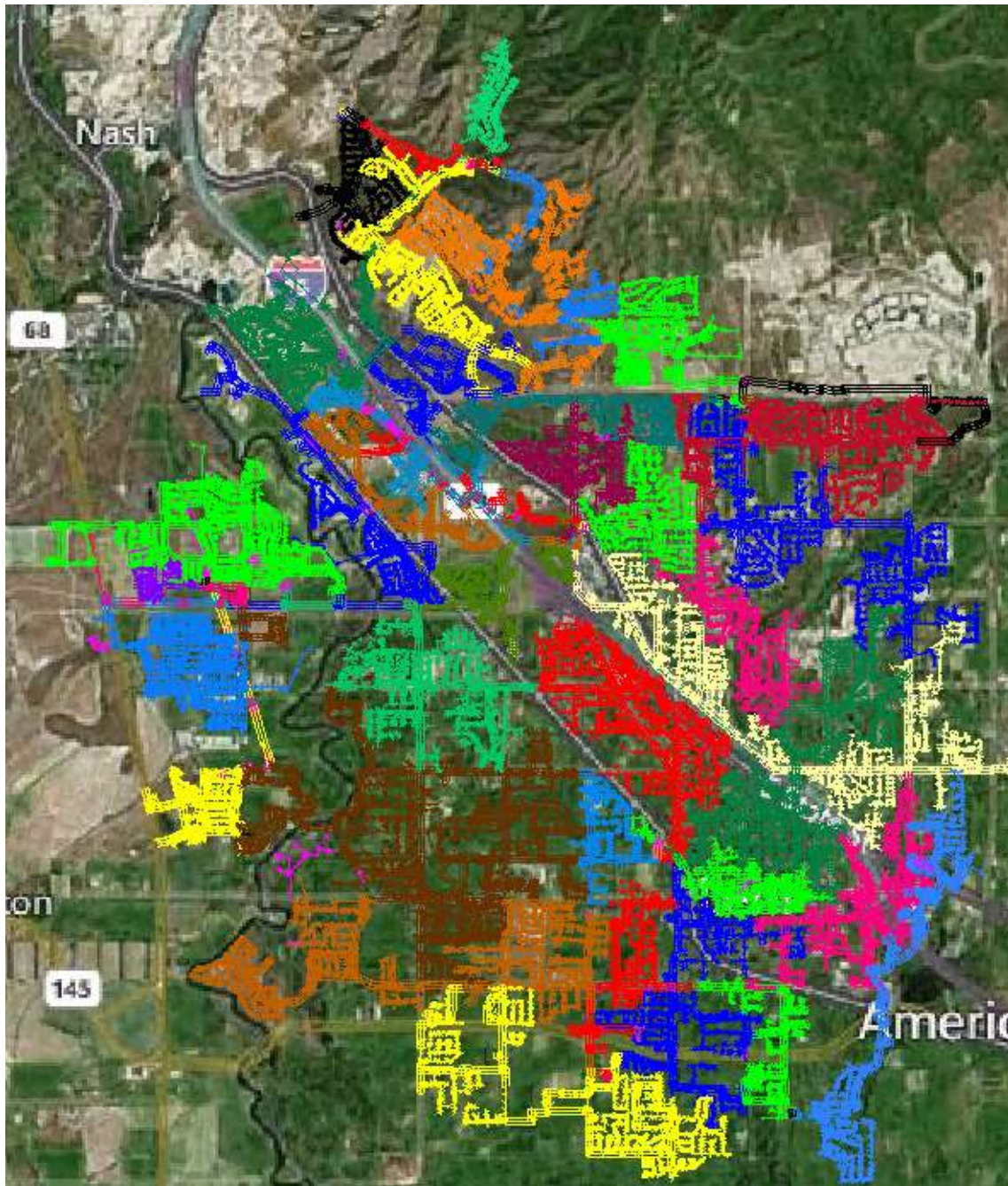


Figure 1. Lehi City Power Distribution System Map

1.2 Population

The 2020 Census population of Lehi City was 75,907, up from 47,407 in 2010. As of 2022 the Lehi population estimate was 79,978. The graph below shows the population from 2005-2022 and projected population 2023-2033 based on an average growth rate of 3.15% per year.

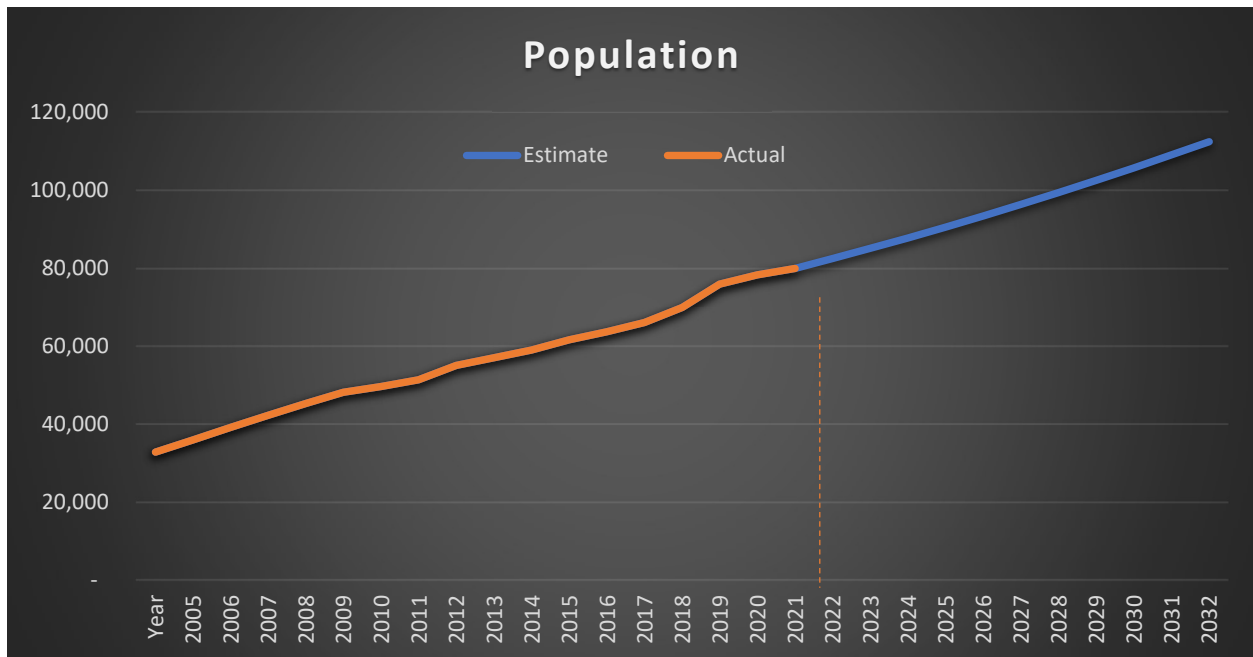


Figure 2. Lehi City Population Chart

Source: Utah Department of Workforce Services, Workforce Services Research & Analysis

1.3 Land Use/Development/Growth

The Lehi City population growth projections are directly linked to the residential and commercial development that is currently planned or anticipated to be built in the next 10 years. As of December 2023, there were about 30 residential developments and about 20 commercial developments proposed and moving through the city’s planning and approval process. These proposed developments are requesting a total of 115 MW of new load as estimated by the developers over the next 10-15 years.

1.4 Growth Map

Some areas within the city are being developed more rapidly than others. The areas along the Interstate 15 corridor, north of Timpanogos Highway, and the west side of the city are seeing the highest growth. The southeast part of the city is seeing moderate growth. The relative amount of growth in various areas of the city is shown on the growth map in Figure 3.

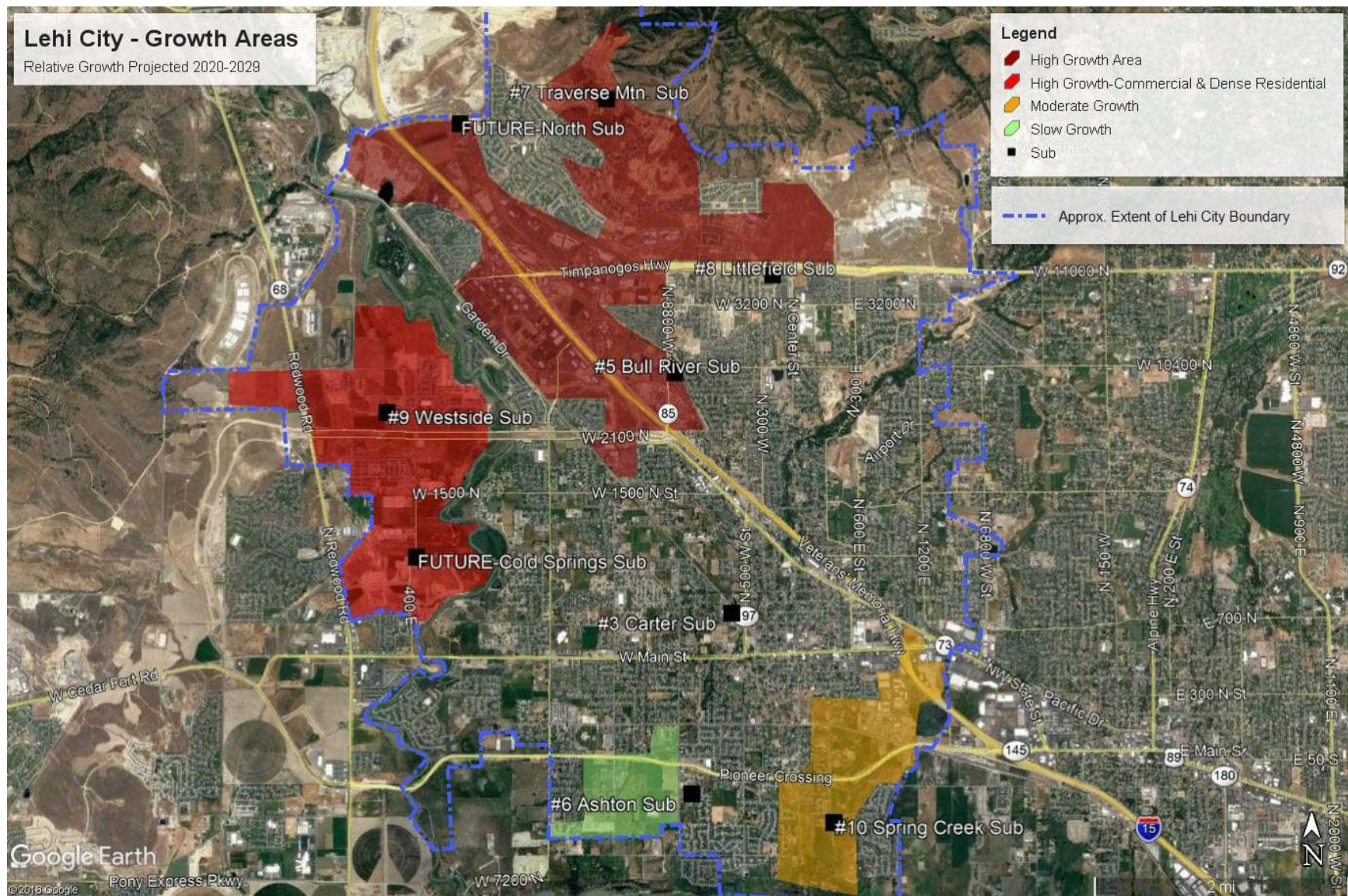


Figure 3. Lehi City Growth Areas Map

2. SYSTEM OVERVIEW

2.1 Existing Infrastructure

2.1.1 Supply

Lehi City is a member of the Utah Associated Municipal Power Systems (UAMPS) organization. UAMPS is a member organization that provides wholesale electric-energy, transmission, and other energy services, on a nonprofit basis, to community-owned power systems. Electric power is supplied to Lehi City on transmission lines owned and maintained by Rocky Mountain Power at 138 kV transmission voltage to eight 138 kV – 12.47 kV distribution substations: Ashton, Bull River, Carter, Littlefield, Spring Creek, Traverse Mountain, Westside, and North Point. The city owns a small amount of 138 kV transmission line that feeds Westside substation and the future Cold Springs substation south of Westside substation. In addition, Lehi City also owns and operates eight natural gas fueled generator sets. The present total system substation transformer capacity is 447 MVA. The distribution substations and their associated transformers are listed in Table 1.

Table 1-Substation Transformers

Substation	Transformer	Maximum Rating (MVA)	Substation	Transformer	Maximum Rating (MVA)
Ashton	T1	22	Spring Creek	T1	39
Ashton	T2	22	Traverse Mtn.	T1	22
Bull River	T1	33	Traverse Mtn.	T2	22
Bull River	T2	39	West Side	T1	39
Glen Carter	T1	22	West Side	T2	33
Glen Carter	T2	22	North Point	T1	33
Littlefield	T1	33	North Point	T2	33
Littlefield	T2	33			

2.1.2 Distribution System

From the eight distribution substations there are forty-eight 12.47/7.2 kV distribution feeders. These forty-eight distribution feeders leaving the substations are generally constructed with 1100 MCM aluminum (Al) underground cable, or 477 kcmil aluminum ACSR overhead conductor, with the exception of some of the circuits leaving the Glen Carter substation. The feeders built with 1100 MCM Al underground cable and 477 kcmil Al ACSR overhead conductor are classified as 600-amp circuits based on the limiting ratings of the other

equipment in the system (e.g., reclosers, switchgear, elbows, bushings, connectors, etc.)

There are about 114 miles of overhead primary distribution circuits and about 830 miles of underground primary distribution circuits in the Lehi Power distribution system.

2.2 Design Criteria (Level of Service Standards)

The system loading criteria that the Lehi City Power Department has historically used in designing and expanding the power system is to limit loading to 60 percent of the total rated capacity on substation transformers and main line feeder conductors. This ensures that there is sufficient reserve capacity built in the system to maintain service during the loss of a substation transformer or feeder while in the peak load season.

The system voltage design criteria of the Lehi City Power Department are to maintain voltage within a range of +/- 5% in normal operation, and within a range of -10% to +5% during short-term emergency operation. The table below lists these loading and voltage design criteria.

Table 2-System Design Criteria

Element	Normal System	During Emergency ("N-1" Contingency)
Substation transformer loading	60%	100%
Main line feeder loading	60%	100%
Main tie or main branch line loading	60%	100%
Voltage	+/- 5%	+ 5% to -10%
Load Balance	Imbalance < 20%	n/a

Table 3-Conductor Design Criteria Ratings

Conductor	Use	Design Criteria Rating, 60% (amps)	Full Rating 100% (amps)
1100 MCM Aluminum	Underground mainline	360 amps	600 amps*
1000 MCM Aluminum	Underground mainline	342 amps	570 amps
750 MCM Aluminum	Underground mainline	303 amps	505 amps
500 MCM Aluminum	Underground mainline	243 amps	405 amps
4/0 URD Aluminum	Underground mainline	153 amps	255 amps
477 kcmil ACSR	Overhead mainline	360 amps	600 amps*
4/0 ACSR	Overhead mainline	204 amps	340 amps
1/0 ACSR	Overhead mainline	138 amps	230 amps
* Although full rating for this conductor is higher, the design criteria rating is limited to the system maximum of 600 amps based on switchgear, elbows, bushings, connectors, etc.			

2.3 Peak Power Demand and Forecast

In July 2023 the Lehi City power system experienced peak power demand at 138 MW. The all-time peak system power demand for Lehi City was 139 MW in September 2022. The Lehi City historic peak power average growth rate is 3.3% per year. Average load addition to the power system has historically been about 5-7 MW annually. The historic 2005-2023 peak power demand for Lehi City is shown on the chart below, along with the projected peak power demand for 2024-2033.

The projected peak shown on the chart shown in Figure 4 is calculated two ways—starting with the 2023 measured peak demand and 1) applying a peak power demand growth rate of

3.3% annually (blue line), and 2) addition of 17 MW in 2024 and about 5 MW annually thereafter (orange line). The projected demand in the first (yearly compound % growth) scenario in 2024 is 143 MW, in 2026 is 152 MW, in 2028 is 162 MW, and in 2032 is 185 MW.

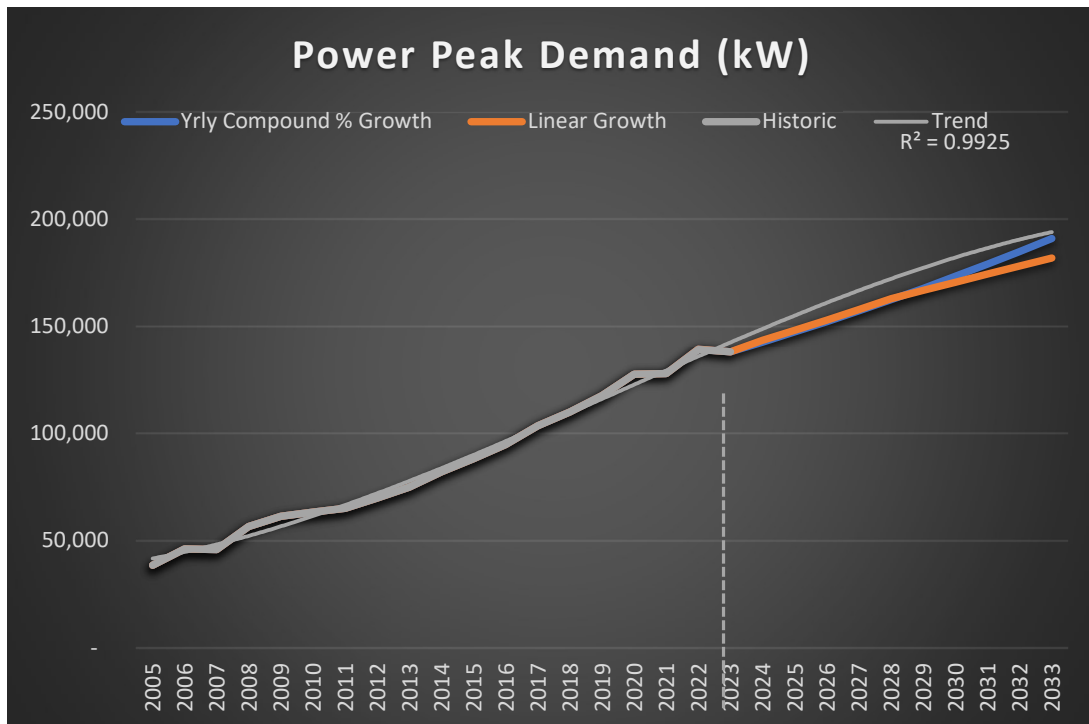


Figure 4. Power Peak Demand Chart

Plans from developers for new loads that were mentioned in section 1.4 total about 115 MW over the next 10 years. Experience has shown that developers' load estimates are usually very high—about 2-3 times higher than the loads that are actually measured on the system when the development is completed. It is expected that the full build-out of the developer purposed new load will take 3-6 years before about 38-50 MW additional load will be seen on the system.

The linear load forecast which was developed in cooperation with the Lehi City Power Department for 2023 to 2033 at the substation level as shown in Table 4 was the load growth used in the study. The chart in Figure 4 and the load forecast in Table 4 reflect the estimates determined with the city.

Table 4-Lehi City Load Forecast

2023 to 2033

Substation/Transformer	Growth Rate	Transformer Rating (MVA)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Utilization
Carter		44 MVA												
T1		22 MVA	7.75	8.01	8.27	8.55	8.83	9.12	9.42	9.73	10.05	10.39	10.73	49%
T2		22 MVA	9.18	10.11	10.42	10.75	11.08	11.42	11.78	12.15	12.53	12.92	13.33	61%
Carter Sub Total		MVA	16.93	18.12	18.70	19.29	19.91	20.55	21.20	21.88	22.58	23.31	24.06	
Bull River		66 MVA												
T1		33 MVA	11.25	11.62	12.18	12.58	12.99	13.41	15.75	16.20	16.66	17.15	17.64	53%
T2		33 MVA	17.69	18.27	21.92	22.55	23.19	23.85	25.45	26.16	26.89	27.65	28.43	86%
Bull River Sub Total		MVA	28.94	29.90	34.10	35.12	36.18	37.26	41.20	42.36	43.55	44.79	46.07	
Ashton		44 MVA												
T1		20 MVA	10.84	11.44	11.81	12.19	12.58	12.99	13.41	13.85	14.30	14.76	15.24	76%
T2		20 MVA	7.41	7.76	8.01	8.27	8.54	8.82	9.11	9.41	9.71	10.03	10.36	52%
Ashton Sub Total		MVA	18.25	19.20	19.82	20.46	21.13	21.81	22.52	23.25	24.01	24.79	25.60	
Traverse Mtn		44 MVA												
T1		22 MVA	11.75	12.56	13.33	13.82	14.34	10.44	8.29	8.86	9.44	10.05	10.68	49%
T2		22 MVA	10.37	9.31	9.66	10.02	10.40	10.79	4.61	5.02	5.45	5.89	6.35	29%
Traverse Mtn Sub Total		MVA	22.12	21.87	22.99	23.85	24.74	21.23	12.90	13.88	14.90	15.94	17.03	
Littlefield		66 MVA												
T1		33 MVA	8.51	9.31	12.58	12.88	13.19	13.51	17.40	17.75	18.10	18.46	18.84	57%
T2		33 MVA	9.24	14.43	17.40	19.31	19.90	20.25	16.94	17.31	17.69	18.08	18.49	56%
Littlefield Sub Total		MVA	17.76	23.74	29.98	32.19	33.09	33.76	34.34	35.05	35.79	36.55	37.33	
Westside		66 MVA												
T1		33 MVA	7.82	9.78	10.40	10.67	10.96	11.25	9.37	9.68	10.01	10.34	10.69	32%
T2		33 MVA	20.80	25.12	26.71	27.75	28.50	29.28	23.61	24.45	25.31	26.20	27.12	82%
Westside Sub Total		MVA	28.62	34.90	37.11	38.42	39.46	40.53	32.98	34.13	35.32	36.54	37.81	
Spring Creek		33 MVA												
T1		33 MVA	6.61	6.83	7.05	7.29	7.53	7.77	8.03	8.30	8.57	8.85	9.14	28%
Spring Creek Sub Total		MVA	6.61	6.83	7.05	7.29	7.53	7.77	8.03	8.30	8.57	8.85	9.14	
North		33 MVA												
T1		33 MVA	0.00	2.40	2.55	3.65	3.65	8.08	14.67	14.67	14.67	14.67	14.67	44%
North Sub Total		MVA	0.00	2.40	2.55	3.65	3.65	8.08	14.67	14.67	14.67	14.67	14.67	
Skye-DRHorton		33 MVA												
T1		33 MVA	0.00	0.00	0.00	0.00	1.32	2.89	4.47	6.05	6.05	6.05	6.05	18%
DRHorton Micron Sub Total		MVA	0.00	0.00	0.00	0.00	1.32	2.89	4.47	6.05	6.05	6.05	6.05	
Cold Springs		33 MVA												
T1		33 MVA	0.00	0.00	0.00	0.00	0.00	0.00	8.66	8.66	8.66	8.66	8.66	26%
Cold Springs Sub Total		MVA	0.00	0.00	0.00	0.00	0.00	0.00	8.66	8.66	8.66	8.66	8.66	
Grand Total	Forecast (Calculated, MVA)		139.2	157.0	172.3	180.3	187.0	193.9	201.0	208.2	214.1	220.2	226.4	MVA
	Forecast (Calculated, MW @ 0.95 pf)		132.3	149.1	163.7	171.3	177.6	184.2	190.9	197.8	203.4	209.1	215.1	MW

3. STUDY SUMMARY

3.1 System Modeling

The Lehi City power system modeling was performed using the Milsoft WindMil software application for electrical power system analysis. The model of the Lehi power system was previously created in WindMil using GIS and field information.

The 2023 system peak was recorded on July 17 by the Lehi Power SCADA system. This load was used as the base at the beginning of the study period. The July 17, 2023 peak load and customer meter billing data were used to allocate the load in the model on the system feeders. The WindMil voltage drop analysis was performed to evaluate the system compliance with the design criteria for the base year to identify any existing voltage and current deficiencies. Known upcoming load additions and load growth applied according to the map in Section 1.5 were then added to the system over the 10-year study period. The WindMil® voltage drop analysis was then run on the system model and the system voltage and current deficiencies were identified at 1-, 3-, 5- and 10-year intervals.

3.2 Existing Deficiencies

In July 2023 Westside feeders were carrying load transferred from Carter feeders while Carter substation regulators were undergoing repairs. This made Westside Transformer #T2 and FDR 924 appear above the 60% loading design criteria by the metered load, but in normal operation they are below the 60% loading design criteria.

During the summer peak in July 2023 the feeders listed in Table 5 showed a large unbalance of current in specific areas between the three phases as analyzed by the power system model and measured by Lehi Power SCADA system readings at the substations. These instances are considered existing system deficiencies. This study identifies projects that will correct these existing deficiencies (see Table 5 and Figures 5 and 6.)

Table 5-Existing Deficiencies

Project #	Element Over Design Criteria	2023 Loading	Percent of Rating (design criteria is 60% loading, 20% balance)	Proposed Solution
1	Feeder 311	41 amps (A) 179 amps (B) 75 amps (C) High unbalance	83% High unbalance	Capital budget project to load balance around Airport Rd. & Cedar Hollow Rd. Break up Airport Rd & 750 E load on two phases from 600 E (Pole 755). The loop to a second source is tied in at F6-J04 on Mesa Ave. Requires two bore shots—about 313 ft. and 274 ft. See Figure 5.
2	Feeder 823/521	14 amps (A) 17 amps (B) 98 amps (C) High unbalance	67% High unbalance	Capital budget project to load balance around 1500 N. 1200 E. Install 3ph, from 1200 East to 1400 East on 1500 North, and up 1400 East to 1860 North. Install 5 200-amp and other items on Figure 6.



Figure 5. Existing Deficiency Project 1 Map

Table 6-Deficiency at 1-Year Interval (2024 summer peak, 149 MW)

Project #	Element Over Design Criteria	Year	Loading (MVA or amps)	Percent of Rating (design criteria is 60%)	Cause and Proposed Solution
3	Feeder 611	2024	334	61%	Normal load growth. Capital project—Impact fee eligible—to rebuild portions of 312 (overhead parts and underground through the rodeo grounds for this capital plan.) 2,180 ft. 4/0 ACSR to 477 ACSR, new 1,000 ft. 1100 MCM underground) Offloads some of 611 (24 amps, 518 kVA).

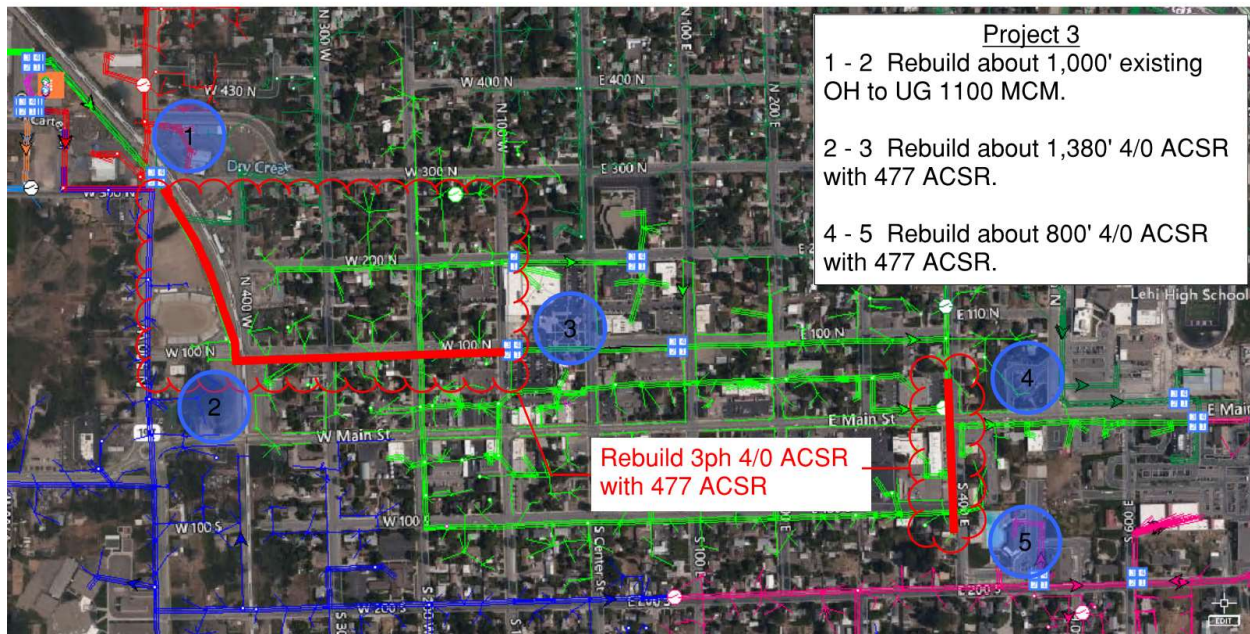


Figure 7. 1-Year Interval Deficiency & Project 3 Map

3.3.2 Deficiencies at 3-Year Interval

There are five issues that appear in the analysis of system loading in the 2025-2027 period. Three of the issues are deficiencies that require projects to resolve the issue and two are loading issues that can be solved by switching that does some load transfer.

Table 7-Deficiencies at 3-Year Interval (2026 summer peak, 172 MW)

Project #	Element Over Design Criteria	Year	Loading (MVA or amps)	Percent of Rating (design criteria is 60%)	Cause and Proposed Solution
4	Bull River T2	2025-6	21.92 MVA	66% (of 33 MVA)	Addition of Sanctuary load. Capital project—Impact fee eligible— Build ties to enable transfers to 811. (e.g., Mt. Point Hospital load moves to 811). Install PME-9 switch, about 100’ 1100 MCM in existing conduit, about 575’ 1100 MCM in existing and new conduit, and about 50’ 4/0 URD in 4” conduit.
5	Feeder 811	2025	362 amps	60%	Addition of Innovation Office and Lehi Pointe (Ridge Rd.) Solve by switching. Transfer part of 811 to 513 with switching in existing equipment.
6	Traverse Mtn. T1	2025	13.46 MVA	61%	Addition of Holiday Inn, Fox Canyon. (Adobe electrification not included.) Solve by switching. Off-load part of 712 by switching to 721, and/or 722; Alternatively, use a new North Point feeder and move other Traverse Mtn. load to North Point
7	Feeder 321	2026	243 amps	61% (of 400 amp)	Addition of Taylor Meadows, normal growth. Capital project—Impact fee eligible— Reconductor 321 mainline about 2,500’ to 477 ACSR, on 300

Project #	Element Over Design Criteria	Year	Loading (MVA or amps)	Percent of Rating (design criteria is 60%)	Cause and Proposed Solution
					North and along 500 West to 200 South
8	Feeder 823	2026	363 amps	61%	Vivian Estates and normal growth. Capital project—Impact fee eligible—reconductor 512 to enable transfer of part of 823 load to 512. Rebuild about 3,700' of 4/0 ACSR to 477 ACSR, and about 5,000' of #2 and 1/0 ACSR with 4/0 ACSR. Rebuild 850' 4/0 UG with 1100 MCM add two PME-9.

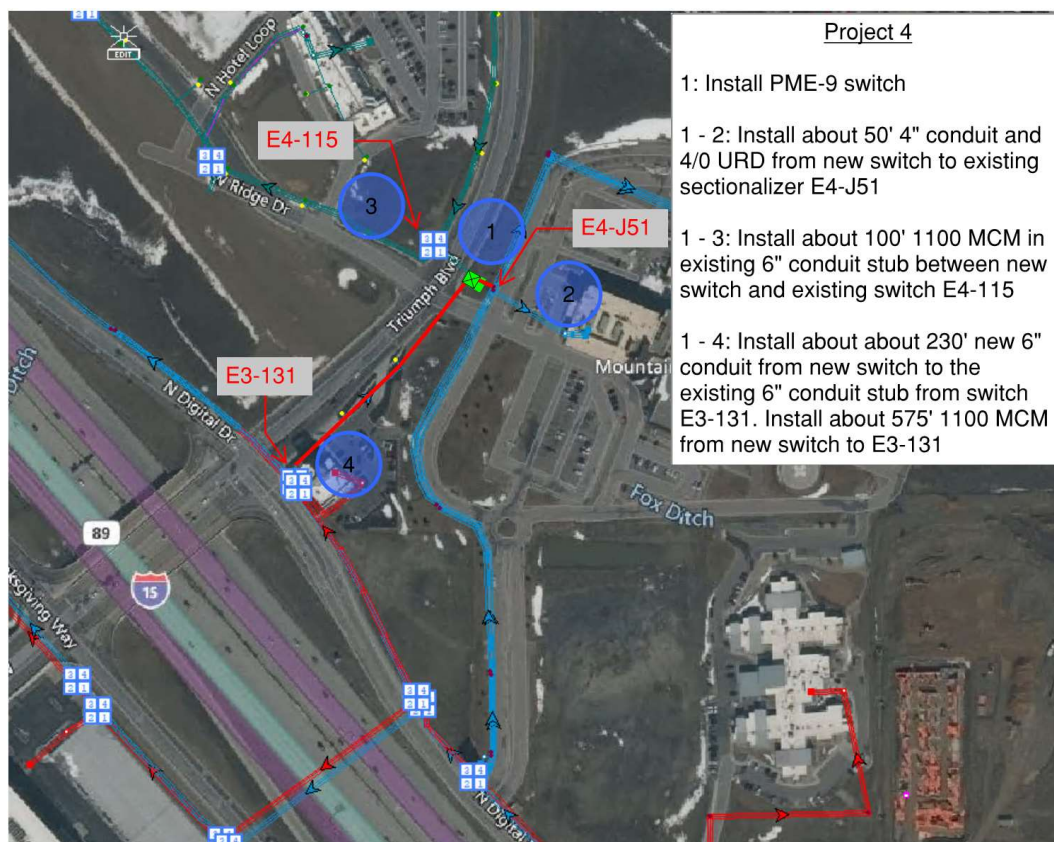


Figure 8 – 3-year Interval Deficiency Project 4 Map

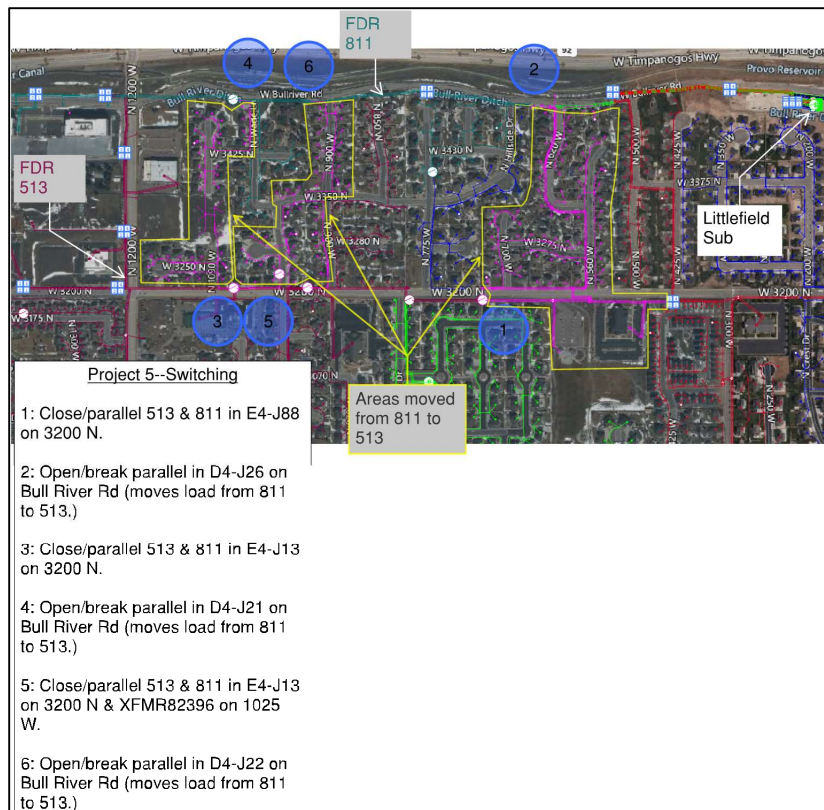


Figure 9 – 3-year Interval Deficiency Project 5 Map

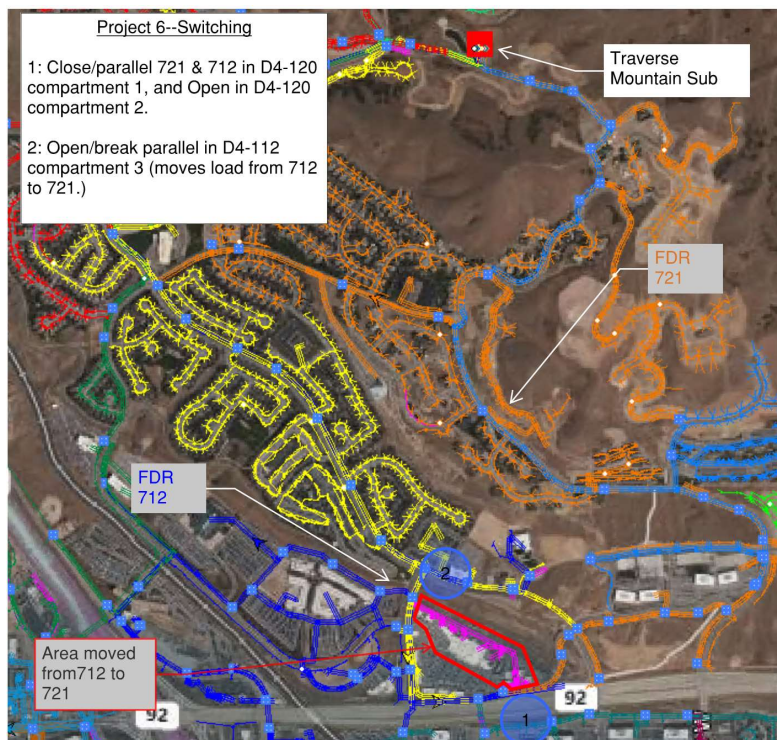
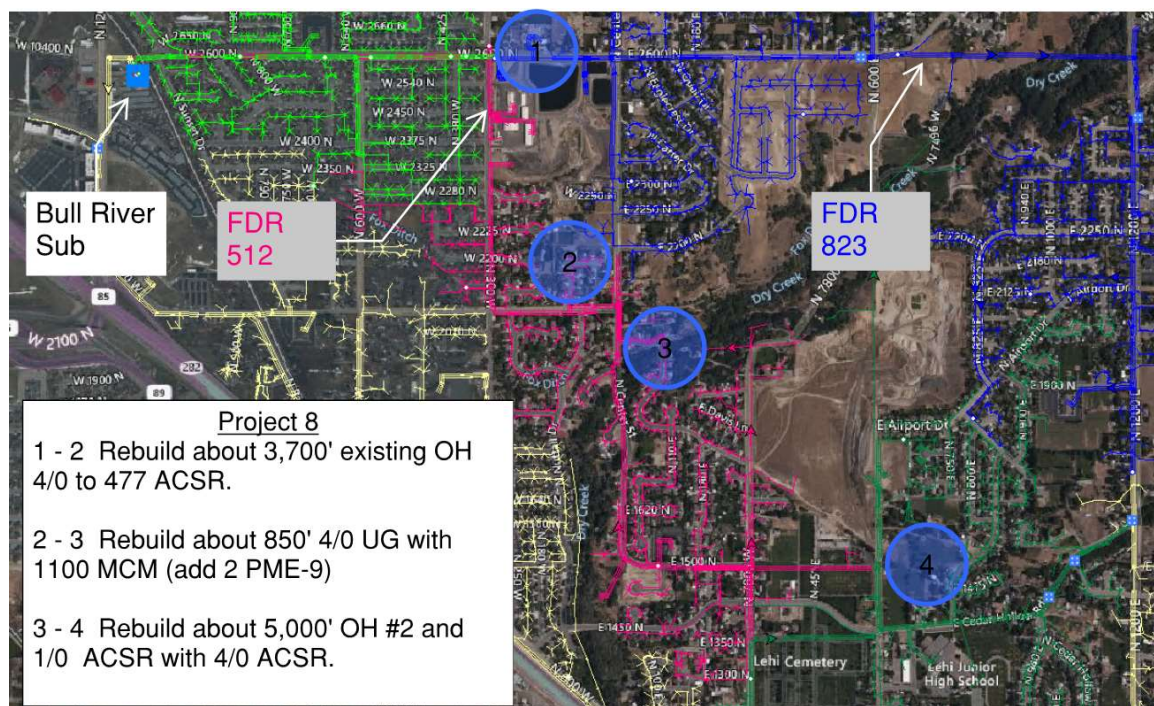
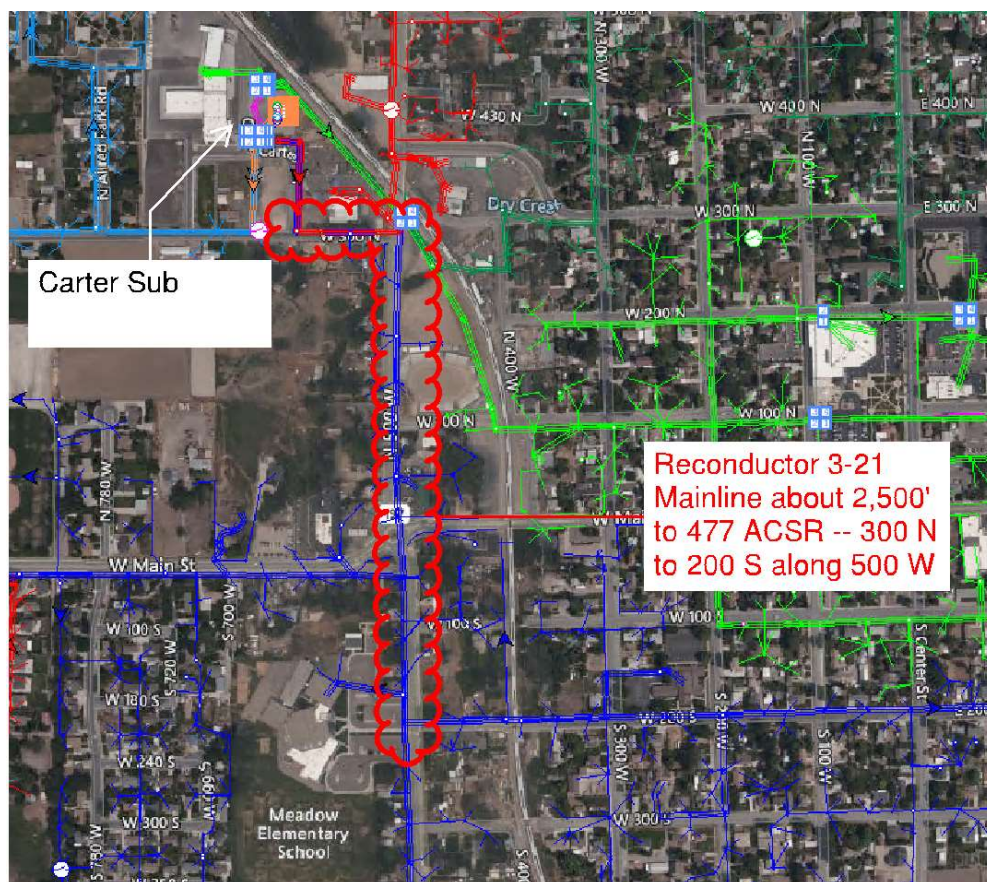


Figure 10 - 3-yr Deficiency Project 6 Map



3.3.3 Deficiencies at 5-Year Interval

There are two issues that appear in the analysis of system loading in the 2028-2029 period. The issues are deficiencies that require projects to resolve the issue.

Table 8-Deficiency at 5-Year Interval (summer peak 2028, 184 MW)

Project #	Element Over Design Criteria	Year	Loading (MVA or amps)	Percent of Rating (design criteria is 60%)	Cause Proposed Solution
9	#8 Littlefield T2	2027	19.90 MVA	60% (of 33 MVA)	Addition of Traverse Mountain apartments and Skye load. Capital project—Impact fee eligible— Build Skye Sub, and three to six feeders. Transfer load from Littlefield feeders to Skye feeders.
10	Feeder 622	2027	335 amps	61%	Normal growth. Capital project—Impact Fee eligible— Reconnector 4/0 URD to 1100 MCM about 2,770' from 1300 S to Pioneer Crossing. Install 1100 MCM from Pioneer Crossing to 700 S., about 1,220'. Transfer load to 612.

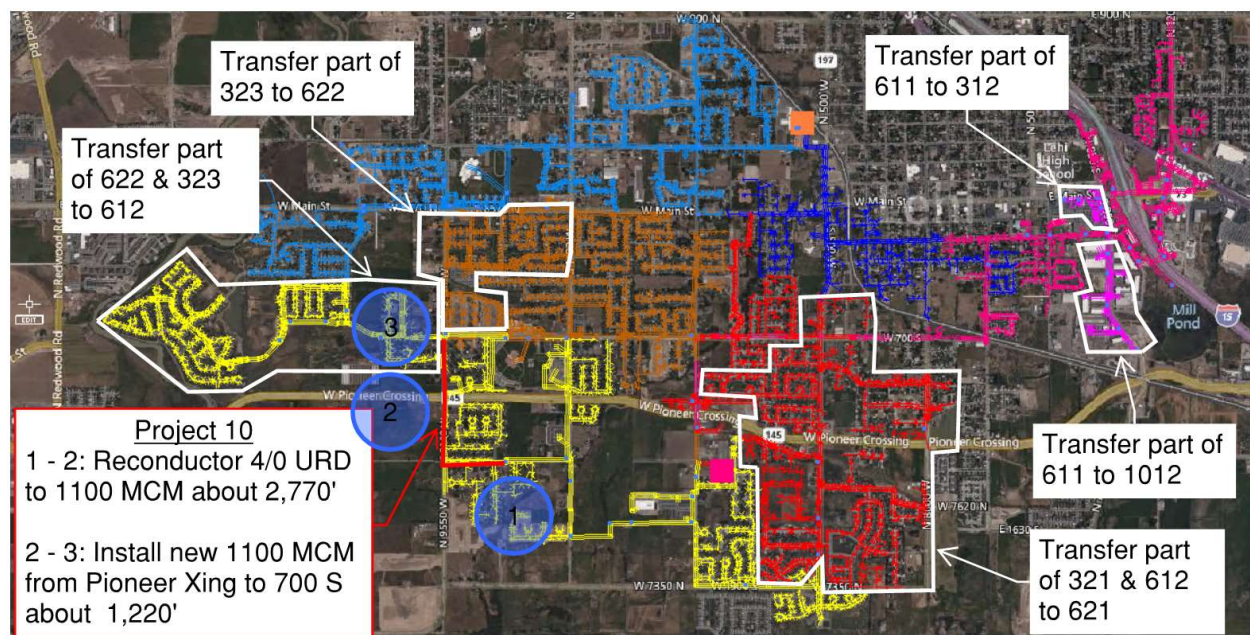
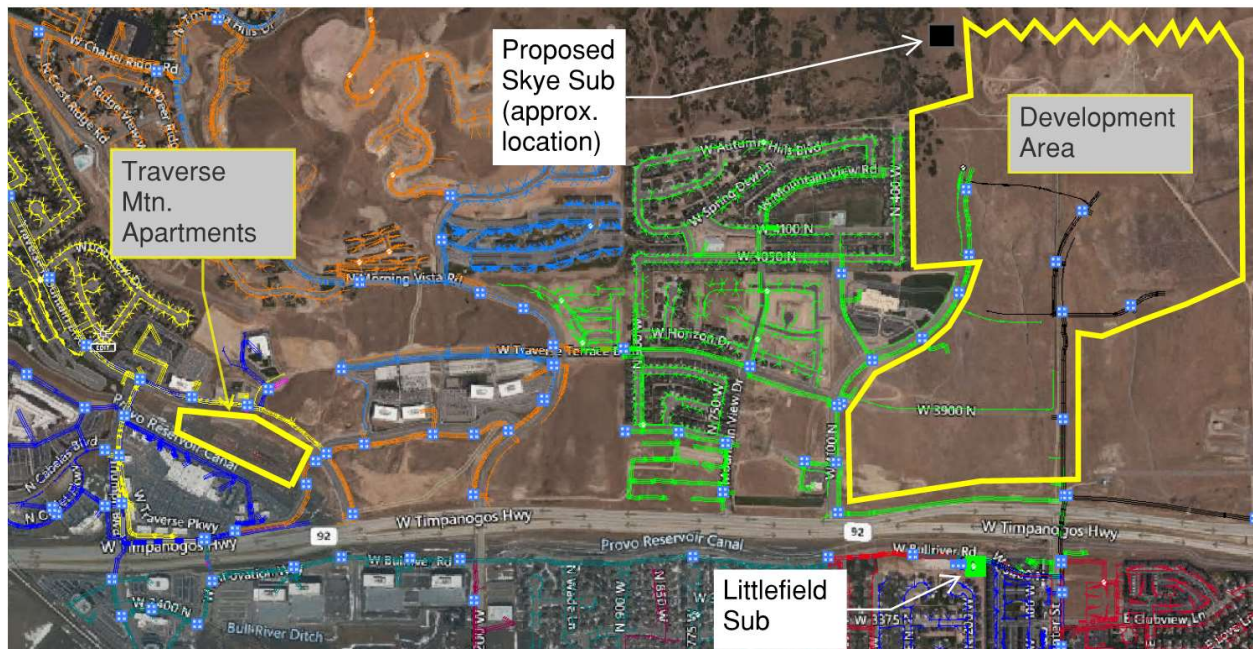


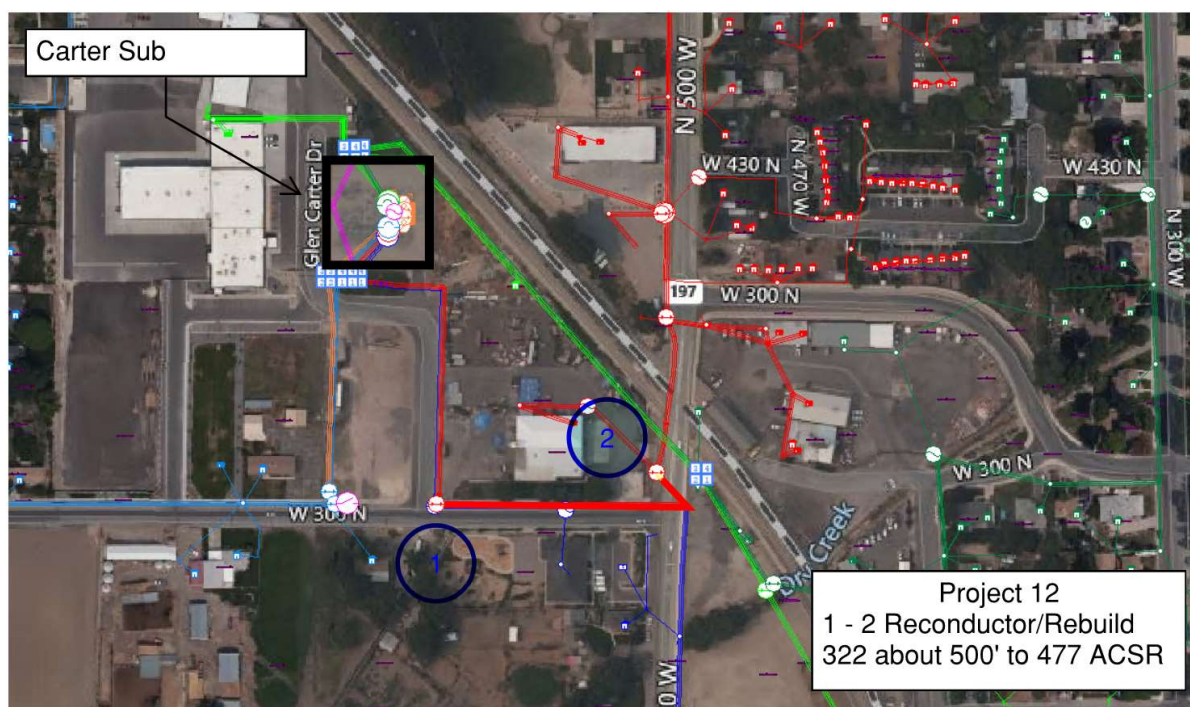
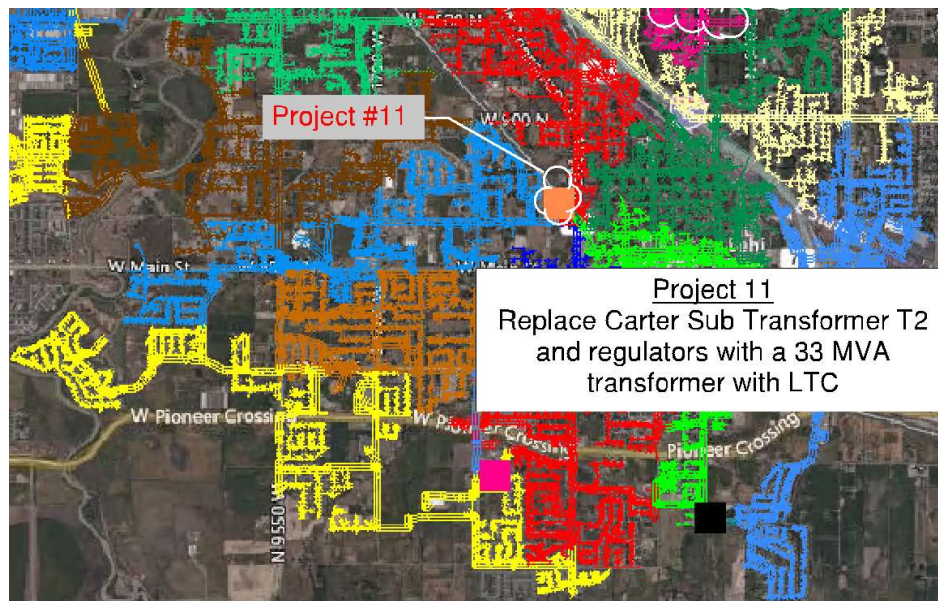
Figure 14 - 5-year Deficiency Project 10 Map

3.3.4 Deficiencies at 10-Year Interval

The are three issues that appear in the analysis of system loading in the 2029-2033 period. The issues are deficiencies that require projects to resolve the issue.

Table 9-Deficiency at 10-Year Interval (summer peak 2033, 217 MW)

Project #	Element Over Design Criteria	Year	Loading (MVA or amps)	Percent of Rating (design criteria is 60%)	Proposed Solution
11	#3 Carter T2	2033	13.33 MVA	61% (of 22 MVA)	Normal Growth. Capital project—Impact fee eligible— install 33 MVA transformer with LTC at Carter substation replacing the 22 MVA transformer and regulators.
12	Feeder 322	2029	241 amps	71% (of 4/0 ACSR)	Normal growth. Capital project—Impact fee eligible— Reconductor to about 500’ of 4/0 ACSR to 477 ACSR.
13	Feeder 523	2029	337 amps	61%	Normal growth. Capital project—Impact fee eligible— North Point feeder extension about 4,800’ with 1100 MCM and switchgear to enable offloading of 723 then transfer part of the 523 loads to 723.



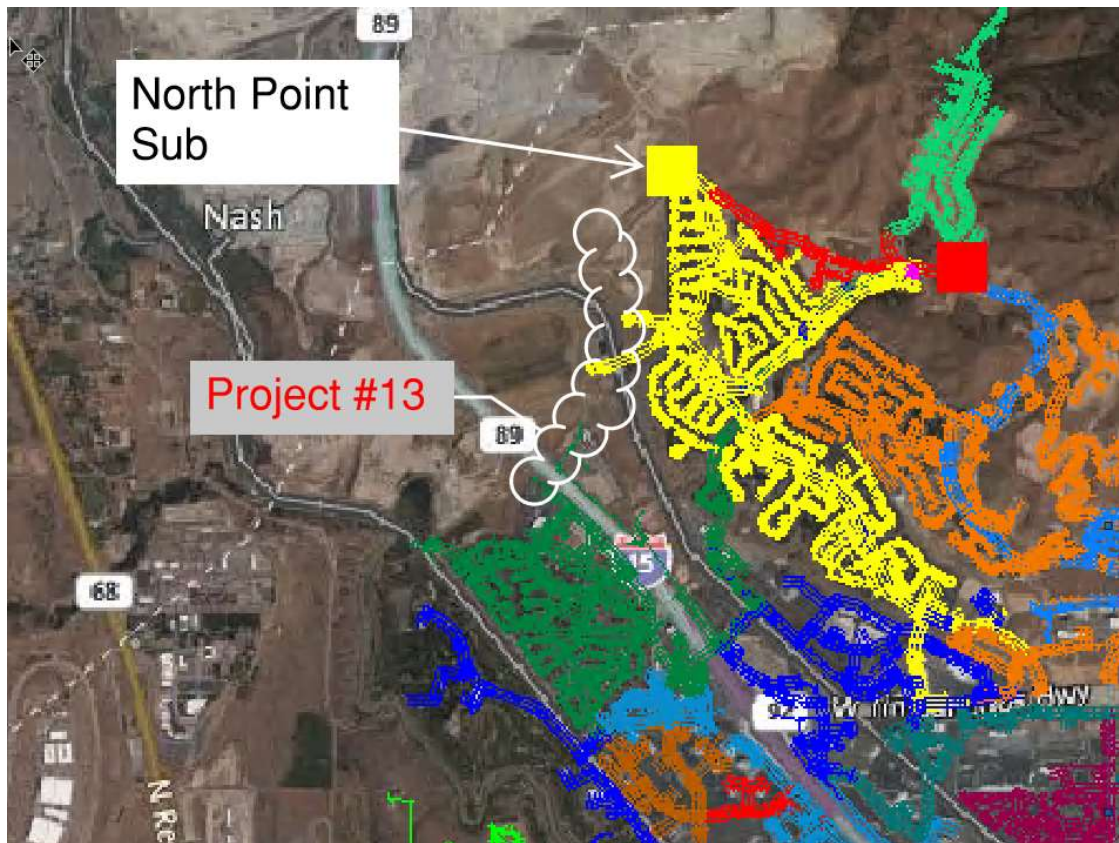


Figure 17. 10-Year Interval Deficiency & Project 13 Map

3.4 “N-1” Contingency Analysis Deficiencies

Being able to continuously operate at an acceptable N-1 contingency level means that the system can withstand the loss of any single system component (equipment, transmission line, source, etc.) while still providing service to its customers at an acceptable standard of service as defined in Table 2. In order to verify that the City maintains N-1 contingency for its current system as well as for the future growth, each model was modified to remove electrical components from service. Single contingency analysis was conducted for individual substation transformers, and certain critical main line underground cables.

As an example, if one of the substation transformers fails, the load being fed from that transformer must be fed from any of a combination of the remaining substation transformers. This load is transferred over to neighboring substation transformers by use of substation bus

ties or distribution switches at the 12.47kV level. The transfer of this load from one transformer to its neighbors necessitates that both the neighboring transformers have enough available capacity to serve this additional load and that the distribution system is robust enough to support the transfer of the additional demand through the 12.47kV distribution system.

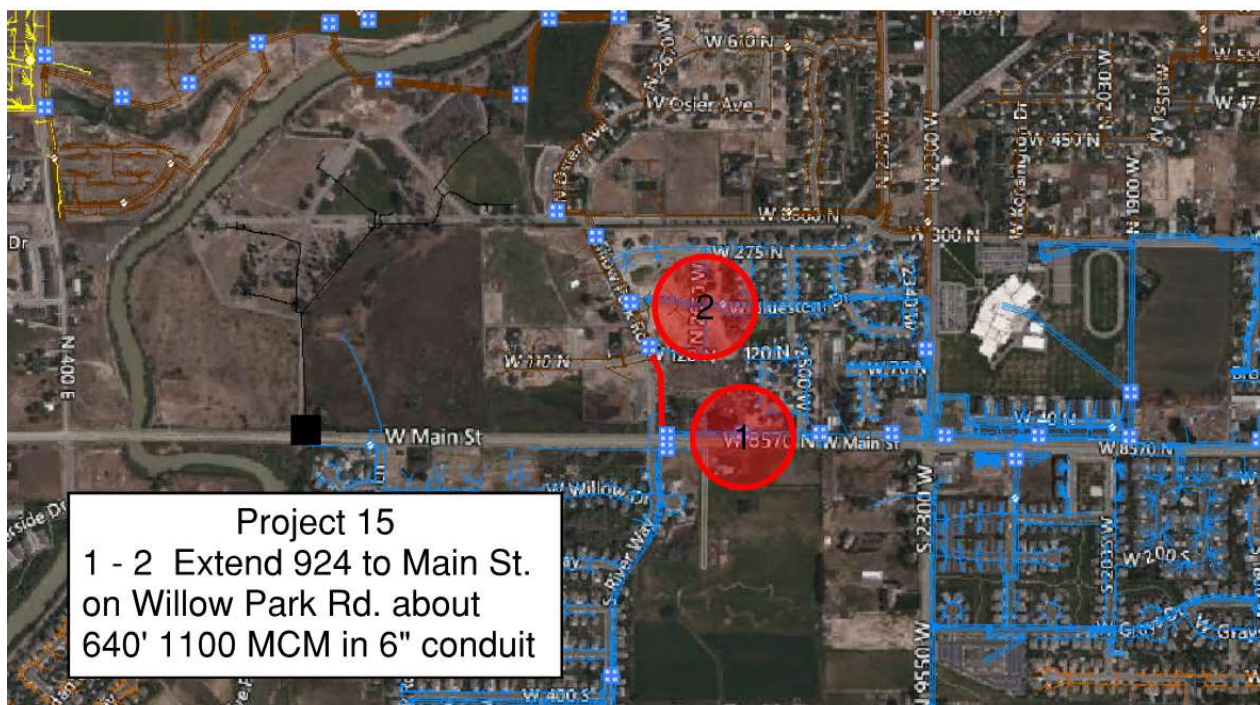
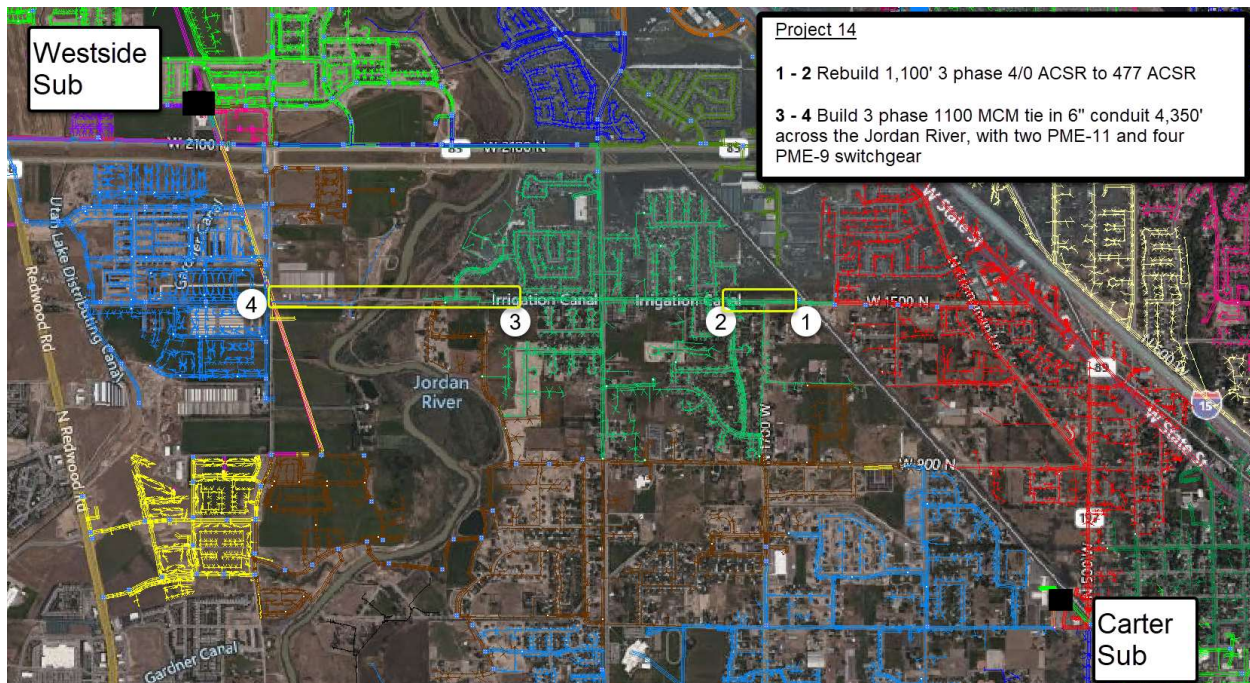
Analysis of the system was performed under the loss of each substation transformer to determine what system improvements were needed in order to restore and serve the customers while maintaining the emergency criteria in Table 2. In a substation with two transformers, loss of one transformer or loss of one feeder at a time was studied in the analysis as the worst case. However, the system was also analyzed for the loss of the Lehi owned 138 kV transmission line to Westside substation and future Cold Springs substation.

When the analysis is performed, and as various system components are removed from service in the system model the areas of deficiency caused by “N-1” contingencies can be identified. These are instances where the substation transformer or feeder loading exceeds the “emergency” design criteria of 100% rated capacity, or when voltage drops below 10% of nominal voltage. The following table lists the deficiencies identified in “N-1” contingency analysis. 100% of transformer and conductor rating is the criteria used for “N-1” scenarios. Transformers at Bull River, Spring Creek, and Westside substations are capable of 39 MVA for short “N-1” contingencies.

Table 10-"N-1" Contingency Deficiencies

Project #	Element(s) Over “N-1” Design Criteria (element lost)	Year	N-1 Loading (MVA or amps	Percent of Rating (design criteria is 100%)	Proposed Solution
10 (as also shown in Table 8.)	Feeder 612 picking up feeder 622 (on loss of Ashton T2 or feeder 622 mainline)	2024	490 amps	192%	Capital project—Impact Fee eligible—Reconductor 4/0 URD to 1100 MCM about 2,770’ from 1300 S to Pioneer Crossing. Install 1100 MCM from Pioneer Crossing to 700 S., about 1,220’. Transfer load to 612.

14	Feeder 514 picking up Westside feeders (on loss of transmission line to Westside)	2027	600 amps	100%	Capital project—Impact Fee eligible—Build 3 phase tie across Jordan River along 1500 North (ties feeder 322 to Westside feeders-923- in contingency.) Rebuild feeder 322 (923) to 477 ACSR and 1100 MCM along 1500 North.
15	Feeder 323 picking up Westside feeders (on loss of transmission line to Westside)	2027	632 amps	105%	Capital project—Impact Fee eligible—Build 670' 1100 MCM in 6" conduit along Willow Park Rd. from switch the end of 924 to Main St.
16	Feeder 523 picking up Westside feeders (on loss of transmission line to Westside)	2027	533 amps	117%	Capital project—Impact Fee eligible—Recond/rebuild 3,500' existing 750 kmil Al UG with 1100 MCM in 6" conduit along Ashton Blvd. & Triumph from I-15 crossing to F3-101.
17	Feeder 522 picking up Westside feeders (on loss of transmission line to Westside)	2027	539 amps	118%	Capital project—Impact Fee eligible— Recond/rebuild existing 750 kmil Al UG with 1100 MCM in 6" conduit from Bull River Sub to E4-J05 (2,000') and on the west of I-15 from E3-J27 to E3-J19 (1,000')



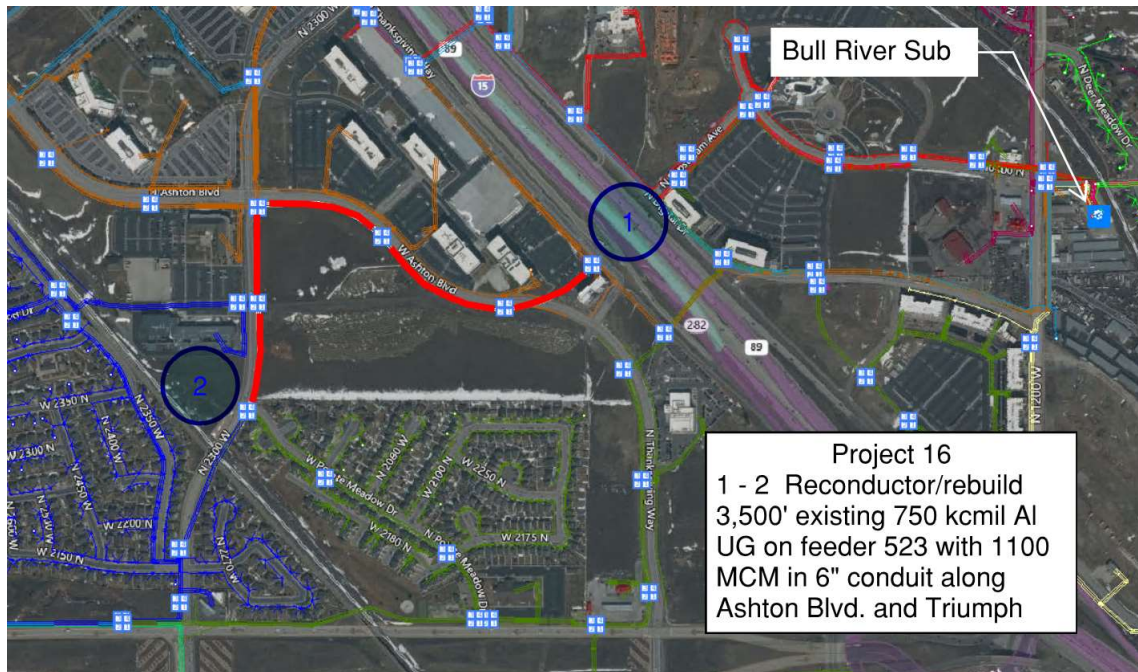


Figure 8. “N-1” Contingency Deficiency & Project 16 Map

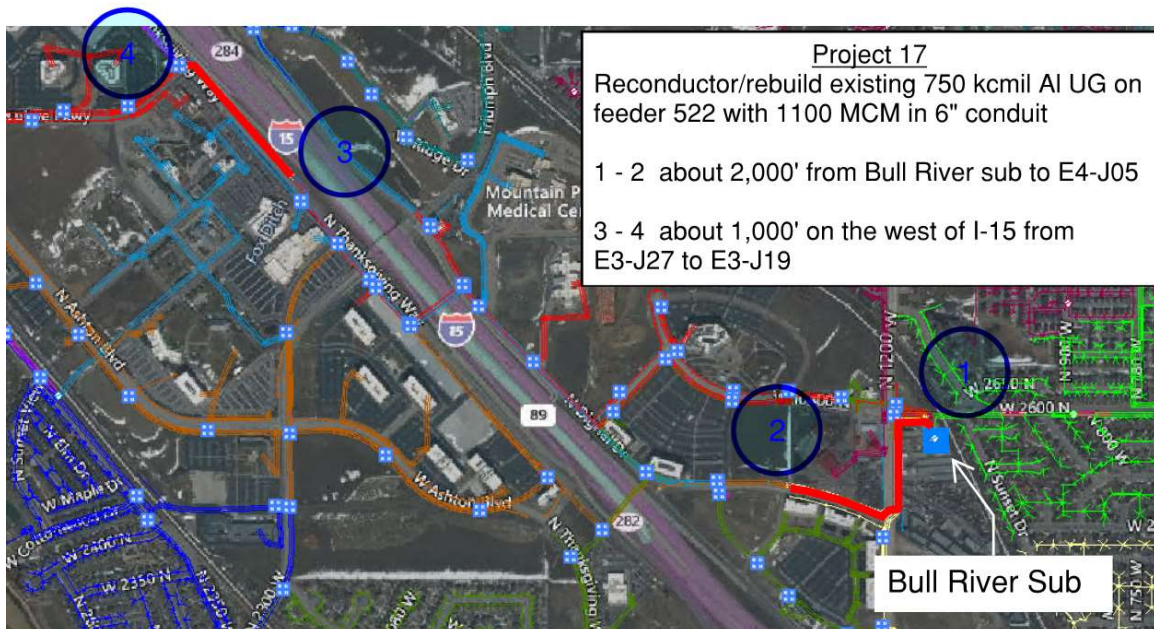


Figure 9. “N-1” Contingency Deficiency & Project 17 Map

3.5 Previously Identified Capital Projects

A capital plan was last developed in 2020. The projects listed in this section are project from that prior plan that have not been completed and are still needed. Table 11 lists these capital projects.

Table 11-Previously Identified Capital Projects

Project Title	Project Description	Implementation Year	Opinion of probable Cost
P-1 New North Substation's 4 Feeders	Capital project—Impact fee eligible—Substation and two feeders are completed. Build North [Point] substation [completed in 2023] and six new feeders. Project is to complete 4 feeders out to connections with other feeders or new development load. Transfer load near I-15 and Timpanogos Highway.	2024	\$1,456,000
P-2 Rebuild Feeder 1011 4/0 ACSR at Pioneer Crossing	Capital project—Impact fee eligible—Rebuild about 1,400' 4/0 ACSR with 1100 MCM along 850 E. south of Pioneer Crossing.	2024	\$211,100
P-3 Install Feeder 1012	Capital project—Impact fee eligible— Install new Spring Creek feeder 1012. Make load transfer to Spring Creek feeders 1012 and 1013, from 621 and 1011.	2024	\$659,200
P-4 Build Cold Springs Substation with Feeders	Capital project—Impact fee eligible— Build Cold Springs sub with feeders and transfer load.	2029	\$5,200,000
P-5 Build 2.75 mile 138 kV Transmission Loop (for “N-1” restoration)	Capital project—Impact fee eligible— Build 2.75 miles 138 kV transmission line loop concurrent with Cold Springs sub construction tied into existing 138 kV line feeding Carter sub around 500 W. 300 N.	2028	\$4,662,800



Figure 10. Previously Identified Capital Project P-1 Map

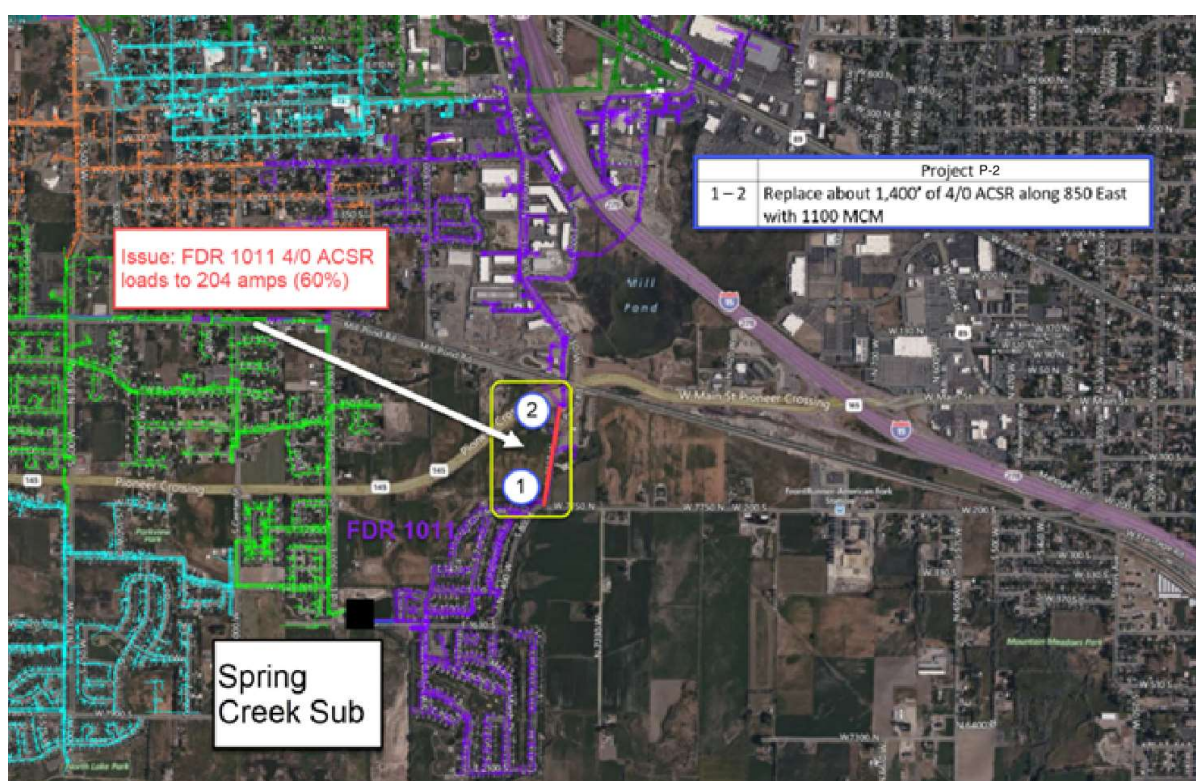


Figure 11. Previously Identified Capital Project P-2 Map

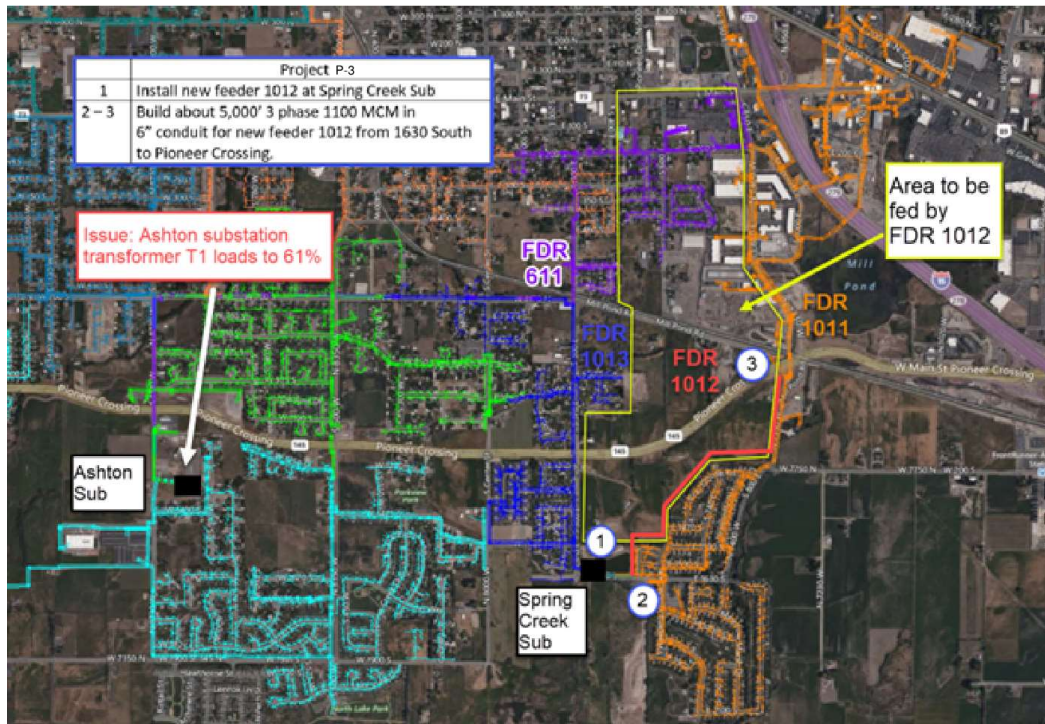


Figure 24. Previously Identified Capital Project P-3 Map

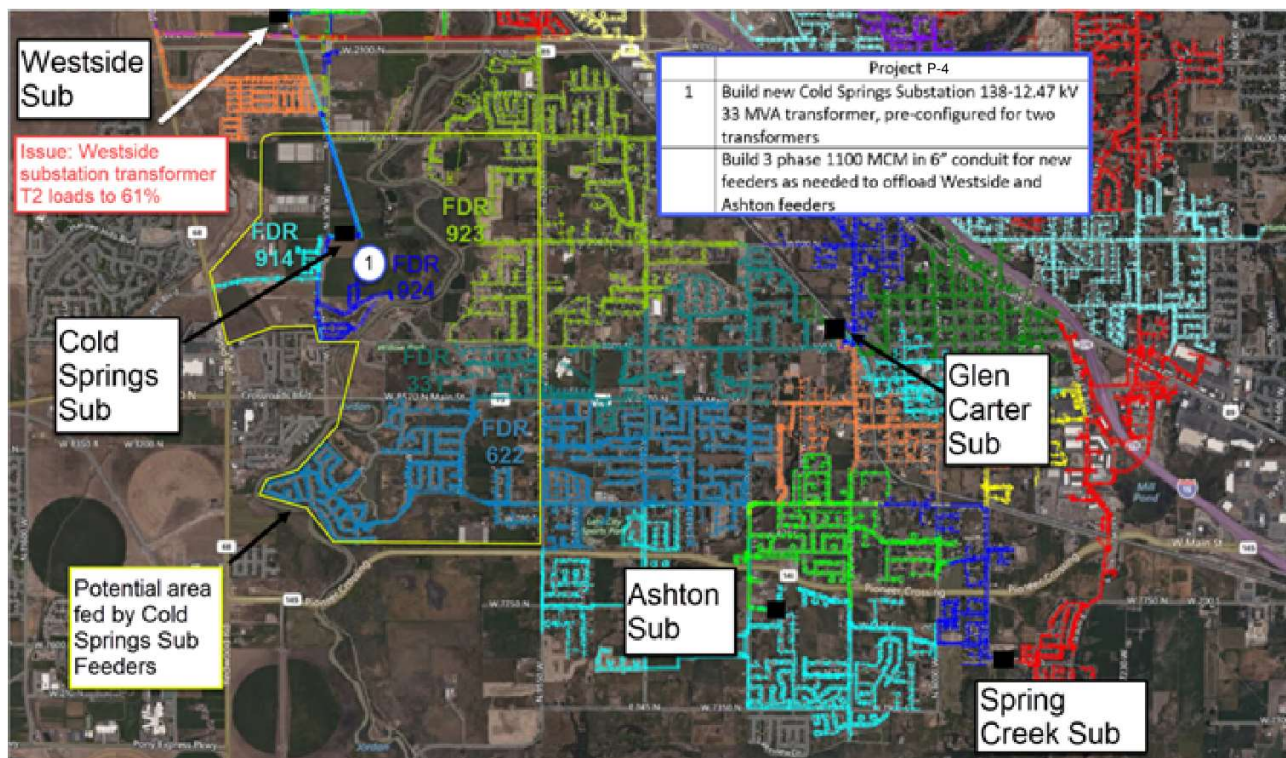


Figure 25. Previously Identified Capital Project P-4 Map

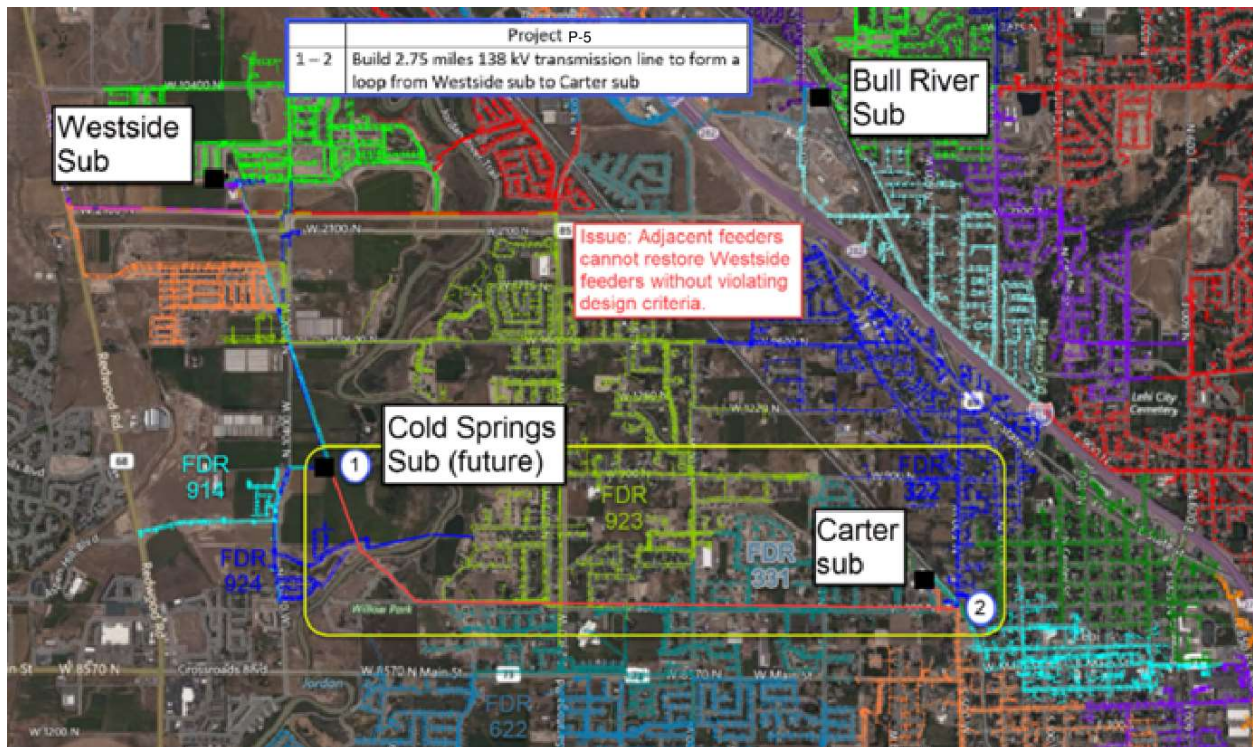


Figure 12. Previously Identified Capital Project P-5 Map

3.6 Lehi Power Department Identified Capital Projects

Lehi City Power proactively assesses the need for capital projects on the power system and has identified several projects that have been included in the department's budget. Some projects are needed to add system capacity for specific customers' new loads. Table 12 lists all these capital projects.

Table 12-Lehi Power Department Identified Capital Projects

Project Title	Project Description	Implementation Year	Opinion of probable Cost
Lehi-1 Extend Feeder 812 along Bull River Rd. & Across SR-92	Capital project—Impact fee eligible— Extend 812 along Bull River Rd. about 1,110' with 1100 MCM in 6" conduit. Bore under SR-92 about 600' with 6" conduit and pull in 1100 MCM.	2024	\$107,400
Lehi-2 Reconductor 521 along 900 North	Capital project—Impact fee eligible—Reconductor about 4,300' of 4/0 ACSR to 477 ACSR.	2024	\$275,200
Lehi-3 Tie 322 from Trinnaman Ln. to State St.	Capital project—Impact Fee eligible—Install new 3ph riser on POL_560. Build 380' 3ph 4/0 ACSR along State St. Bore 155' 6" conduit with 4/0 Al URD under State St. to Trinnaman Ln. Cut-in PME-9 at 1870 N intercepting existing 4/0 Al URD.	2025	\$72,100

4. PROJECTS SUMMARY

Each time a deficiency was identified a project was assigned and assumed to be implemented before the next analysis was run. This section lists projects which the analysis identified as being necessary over the planning window. These projects were broken down into five priority levels; High Priority, Moderately High Priority, Medium Priority and Low Priority, each level corresponds to a different implementation schedule. The physical location of future development was modeled as realistically as possible, however due to unpredictability of load growth in both scale and the location some projects may need to be implemented prior to the scheduled dates below and some can be postponed.

Project Priority Levels:

High Priority – Recommended to be completed within one year

Moderately High Priority- Recommended to be completed within three years

Medium Priority- Recommended to be completed within five years

Low Priority- Recommended to be completed within ten years

Projects to ameliorate the deficiencies identified in the study of the system model were identified and developed. The system improvement projects determined in this study are listed in Table 11 and details are provided in Appendix A of this report.

Table 13-Capital Projects

Project Title	Implementation Year	Opinion of probable Cost
High Priority (complete as soon as possible)		
1. Balance 311-Airport Rd. and Cedar Hollow Rd.	2024	\$45,400
2. Balance 521/823-1500 N. 1200 E.	2024	\$410,300
3. Rebuild 312 Mainline	2024	\$300,000
10. Reconductor/Rebuild 612 (need for normal sys op in 2027 project)	2024 "N-1"	\$270,000
P-1 New North Substation's 4 Feeders	2024	\$1,456,000
P-2 Rebuild Feeder 1011 4/0 ACSR at Pioneer Crossing	2024	\$211,100
P-3 Install Feeder 1012	2024	\$659,200
Lehi-1 Extend Feeder 812 along Bull River Rd. & Across SR-92	2024	\$107,400
Lehi-2 Reconductor 521 along 900 North	2024	\$275,200
Moderately High Priority (complete by 149 MW System Load)		
4. Build 811 Ties on Triumph Blvd.	2025	\$91,000
5. Switching on 513 and 811	2025	No capital \$
6. Switching on 712	2025	No capital \$
7. Reconductor/Rebuild 321	2026	\$160,000
8. Reconductor/Rebuild 512	2026	\$597,600
Lehi-3 Tie 322 from Trinnaman Ln. to State St.	2025	\$72,100
Medium Priority (complete by 184 MW System Load)		
9. Build Skye Sub	2027	\$5,200,000
14. Extend 322/923 Across River on 1500 N.	2027 "N-1"	\$580,700
15. Extend 924 to Main St. on Willow Park Rd.	2027 "N-1"	\$115,800
16. Reconductor/Rebuild 523 750 kcmil UG Mainline	2027 "N-1"	\$183,000
17. Reconductor/Rebuild 522 750 kcmil UG Mainline	2027 "N-1"	\$171,000
Low Priority (complete by 217 MW System Load)		
11. Replace Carter T2	2033	\$1,628,300
12. Reconductor/Rebuild 322	2029	\$32,000
13. North Point Feeder Extension to 723	2029	\$480,000
P-4 Build Cold Springs Substation with Feeders	2029	\$5,200,000
P-5 Build 2.75 mile 138 kV Transmission Loop (for "N-1" restoration)	2028	\$4,662,800
Total		\$22,908,900

* Does not include the cost for connection to PacifiCorp/Rocky Mountain Power transmission

The opinion of probable cost for these projects are in 2024 dollars. As with most capital facilities plans, most of these projects are scheduled to occur in the earlier planning windows. However, growth in demand on the system generally happens in “groups” or “lumps” according to actual commercial and residential development. Because residential developments are generally in subdivision form and commercial developments are generally grouped around a single location, many of the areas may not realize the growth modeled; and, therefore, some of the projects which were identified as being in the Moderately High and Medium Priority level project listings could be delayed until required by localized growth.

5. CONCLUSION

This study identifies 25 capital improvement projects that are recommended to continue to meet the needs of the Lehi City electrical power system during the period 2024-2033. The projects are the result of analyzing the existing Lehi City power system for its current capacity and analyzing the system under anticipated load growth and identifying deficiencies and solutions. The WindMil® voltage drop analysis was performed on the Lehi City power system model to evaluate the system compliance with the design criteria and to identify system deficiencies at 1-, 3-, 5-, and 10-year intervals. Projects included in this 2024-2033 10-Year Capital Plan are solutions that provide the capacity needed for Lehi City to serve its customers, that prevent system voltage problems, and that provide for contingency operation.

6. APPENIDX A: PROJECT DETAILS SHEETS

Project #: 1	Project Title: Balance 311-Airport Rd. and Cedar Hollow Rd.	Priority: High – 1 Year
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Project Description: Break up Airport Rd & 750 E load on two phases from 600 E (Pole 755). The loop to a second source is tied in at F6-J04 on Mesa Ave. Requires two bore shots—about 313 ft. and 274 ft.

Issue(s): 1) High unbalance in feeder load 41 amps on “A”, 179 amps on “B”, 75 amps on “C”

Design Criteria Violation:

Element	Normal or “N-1”	Measured or Modeled Value	Design Criteria Value
FDR 311 Main line 600 E Cedar Hollow Rd.	Normal	83% unbalance	< 20% unbalance

Benefit(s) of Project: Load is broken up on to two phases instead of all from one phase.

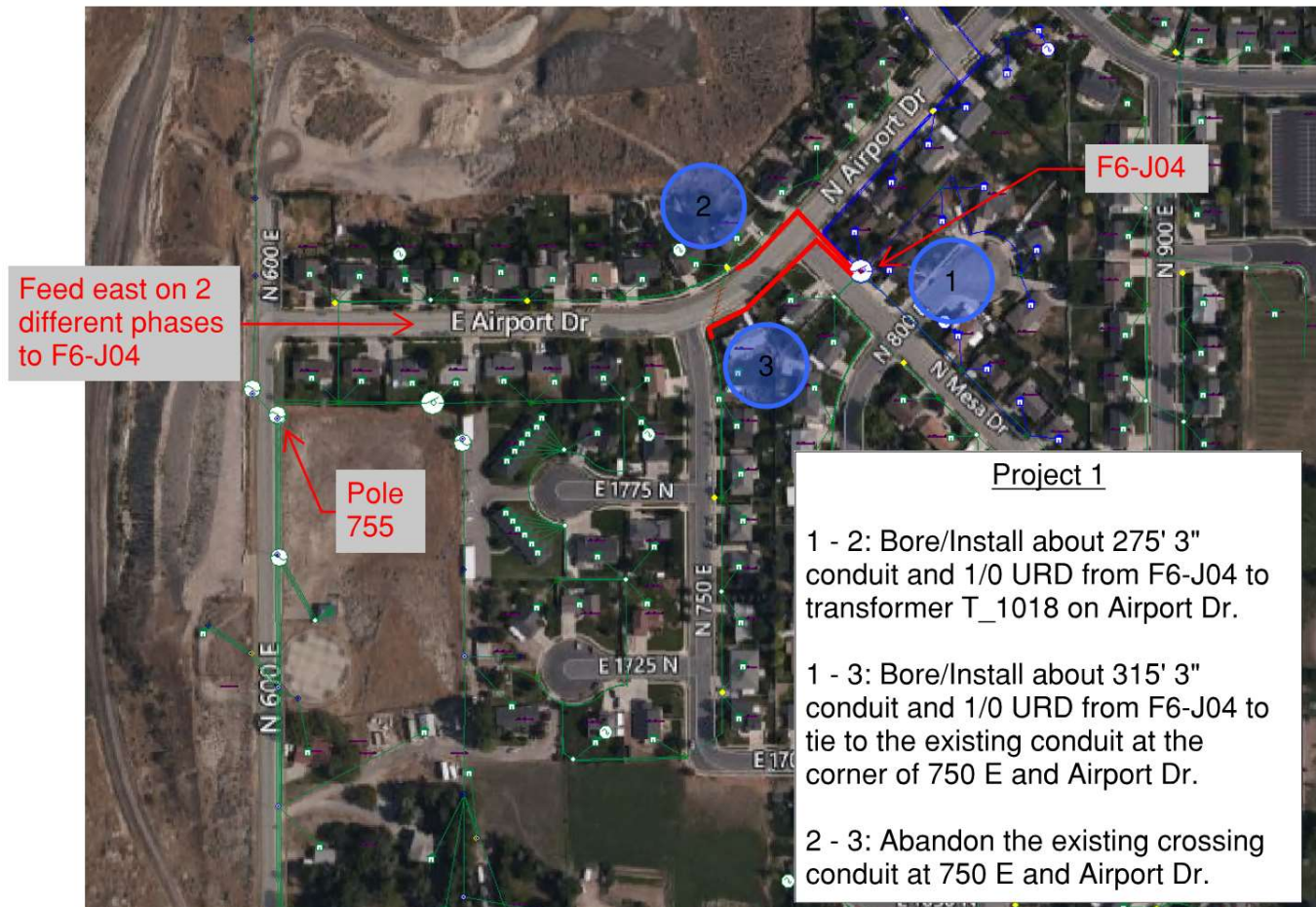
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 311 Main line 600 E Cedar Hollow Rd	Normal	< 20% unbalance	< 20% unbalance

Opinion of Probable Cost: \$45,400

Risk Assessment: High unbalance in normal loading on feeder 311 can lead to problems with conductor overloading, and unintended relay tripping.

Alternatives Considered:

Project #1 Map



Project #: 2	Project Title: Balance 521/823-1500 N. 1200 E.	Priority: High – 1 Year
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Project Description: Install 3ph, from 1200 East to 1400 East on 1500 North, and up 1400 East to 1860 North. Install 5 200-amp sectionalizers and other items on Figure 6.

Issue(s): 1) High unbalance in feeder load 14 amps on “A”, 17 amps on “B”, 98 amps on “C”

Design Criteria Violation:

Element	Normal or “N-1”	Measured or Modeled Value	Design Criteria Value
FDR 521 Main line 1500 N 1200 E	Normal	67% unbalance	< 20% unbalance

Benefit(s) of Project: Load is broken up on to two phases instead of all from one phase.

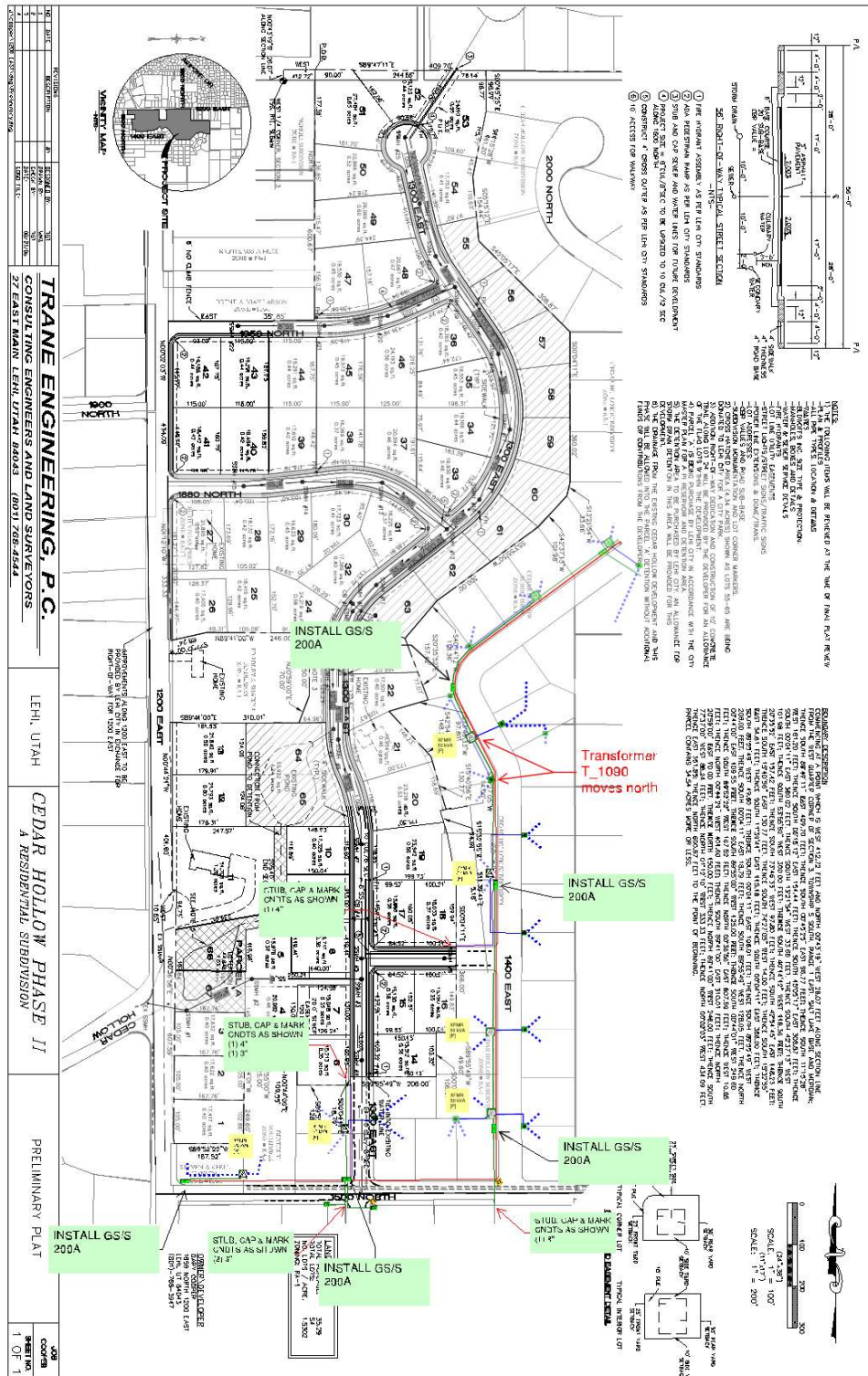
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 521 Main line 1500 N 1200 E	Normal	< 20% unbalance	< 20% unbalance

Opinion of Probable Cost: \$410,300

Risk Assessment: High unbalance in normal loading on feeder 311 can lead to problems with conductor overloading, and unintended relay tripping.

Alternatives Considered:

Project #2 Map



Project #: 3	Project Title: Rebuild 312 Mainline	Priority: High – 1 Year
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Project Description: Rebuild portions of 312 (underground parts on Main St. already in budget, overhead parts and underground through the rodeo grounds for this capital plan.) 2,180 ft. 4/0 ACSR to 477 ACSR, new 1,000 ft. 1100 MCM underground) Offloads some of 611 (24 amps, 518 kVA).

Issue(s): 1) Feeder 611 mainline 1100 MCM is loaded over 60% in 2024; and,
2) Load transfer from feeder 611 to feeder 312 loads 4/0 ACSR over 60%.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 611 1100 MCM	Normal	334 amps	324 amps
FDR 312 4/0 ACSR	Normal	222 amps	204 amps

Benefit of Project: New Carter feeder is picking up more of the area load.

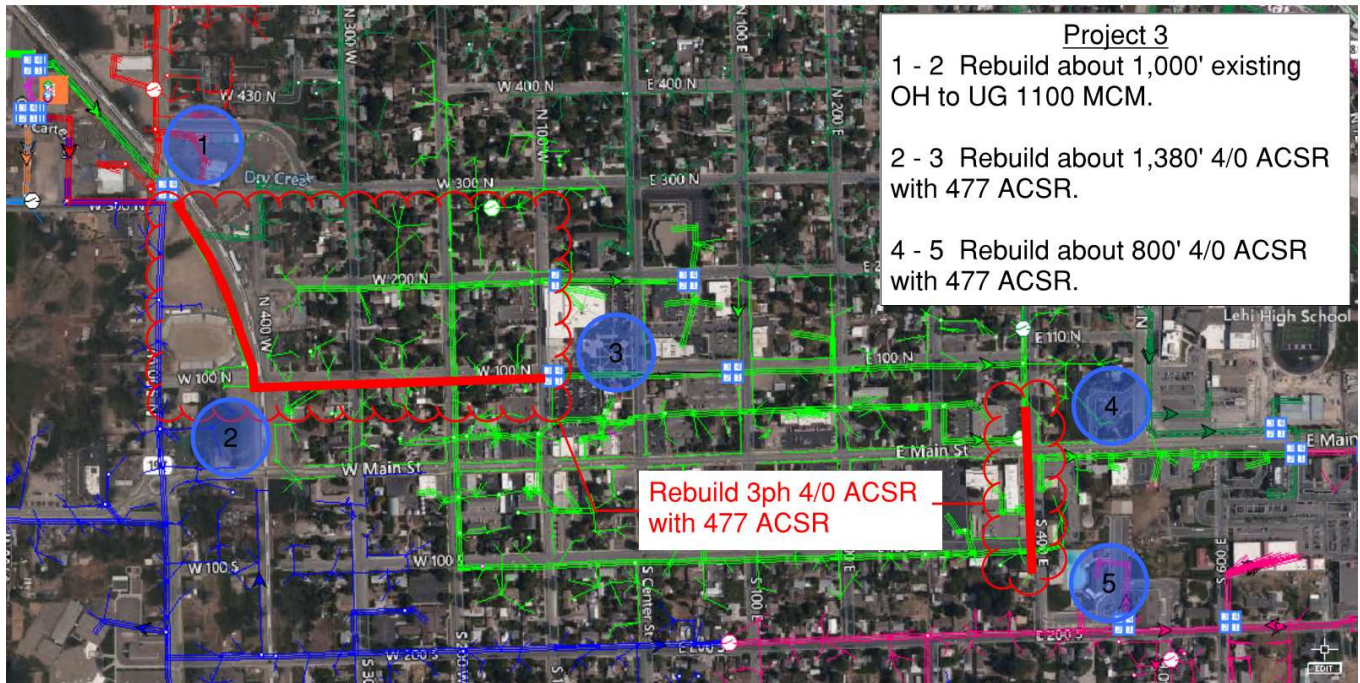
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 611 1100 MCM	Normal	309 amps	324 amps
FDR 312 477 ACSR	Normal	249 amps	360 amps

Opinion of Probable Cost: \$300,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #3 Map



Project #: 4	Project Title: Build 811 Ties on Triumph Blvd.	Priority: Moderately High – 1-3 Year
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Project Description: Build ties to enable transfers to 811. (e.g., Mt. Point Hospital load moves to 811). Install PME-9 switch, about 100’ 1100 MCM in existing conduit, about 575’ 1100 MCM in existing and new conduit, and about 50’ 4/0 URD in 4” conduit.

Issue(s): 1) Bull River T2 is loaded over 60% in 2025.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Bull River T2	Normal	21.92 MVA	19.8 MVA

Benefit of Project: Bull River T2 loading is reduced. A strong tie is built between feeders 522 and 811.

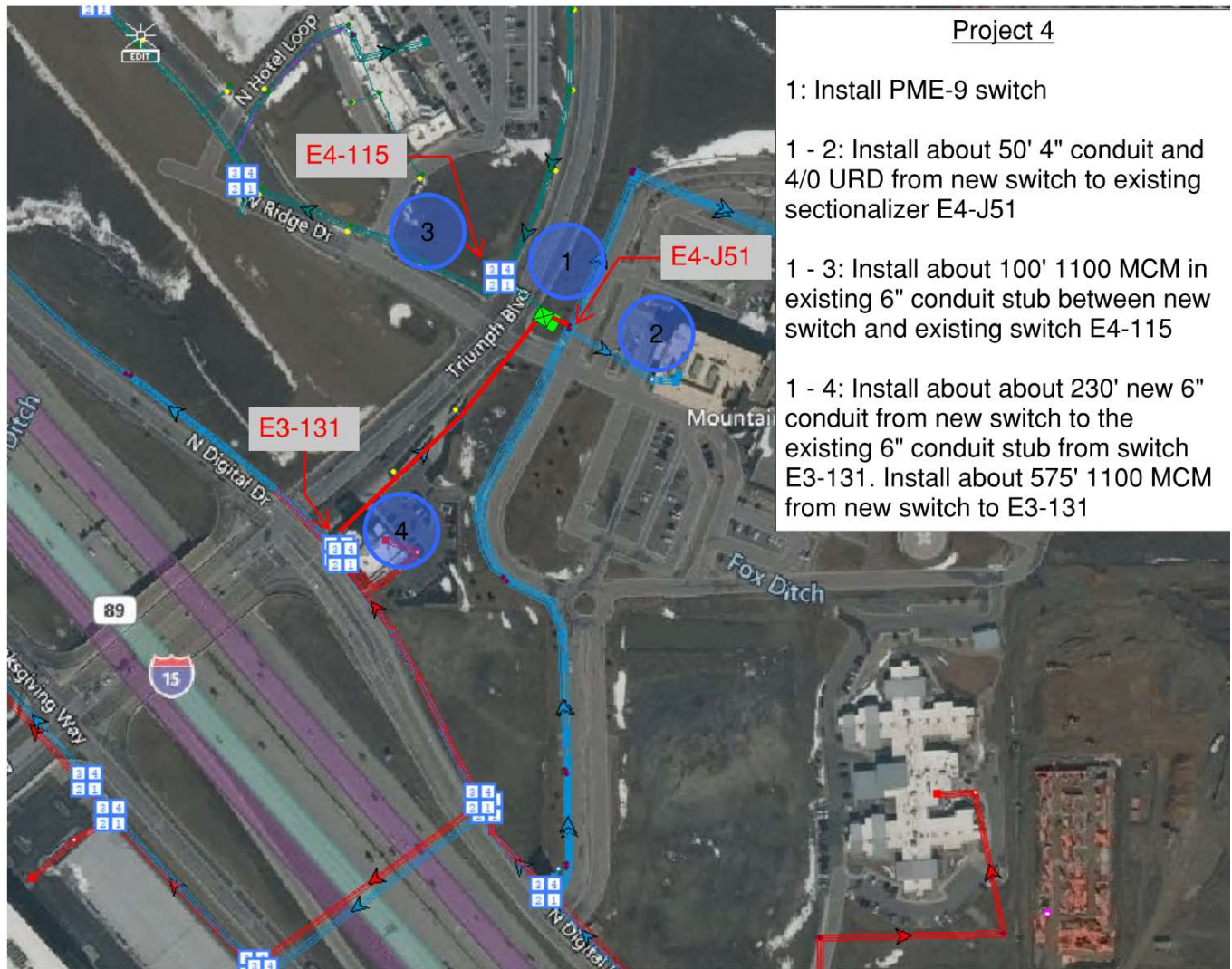
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Bull River T2	Normal	19.8 MVA	19.8 MVA

Opinion of Probable Cost: \$91,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another substation or feeder during an outage.

Alternatives Considered:

Project #4 Map



Project #: 5	Project Title: Switching on 513 and 811	Priority: Moderately High – 1-3 Year
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Project Description: Transfer to part of 811 loads to 513 with switching in existing equipment.

Issue(s): 1) In 2025, Feeder 811 loads to 60% of its conductor rating.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Feeder 811	Normal	360 amps	360 amps

Benefit of Project: Bull River T2 loading is reduced. A strong tie is built between feeders 522 and 811.

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Feeder 811	Normal	314 amps	360 amps

Opinion of Probable Cost: no expected capital cost

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another substation or feeder during an outage.

Alternatives Considered:

Project #5 Map



Project #: 6	Project Title: Switching on 712	Priority: Moderately High – 1-3 Year
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Project Description: Off-load part of 712 by switching to 721, or 722.

Issue(s): 1) In 2025, Traverse Mtn T1 loads to 61% of its transformer rating.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Traverse Mtn T1	Normal	13.46 MVA	13.2 MVA

Benefit of Project: Bull River T2 loading is reduced. A strong tie is built between feeders 522 and 811.

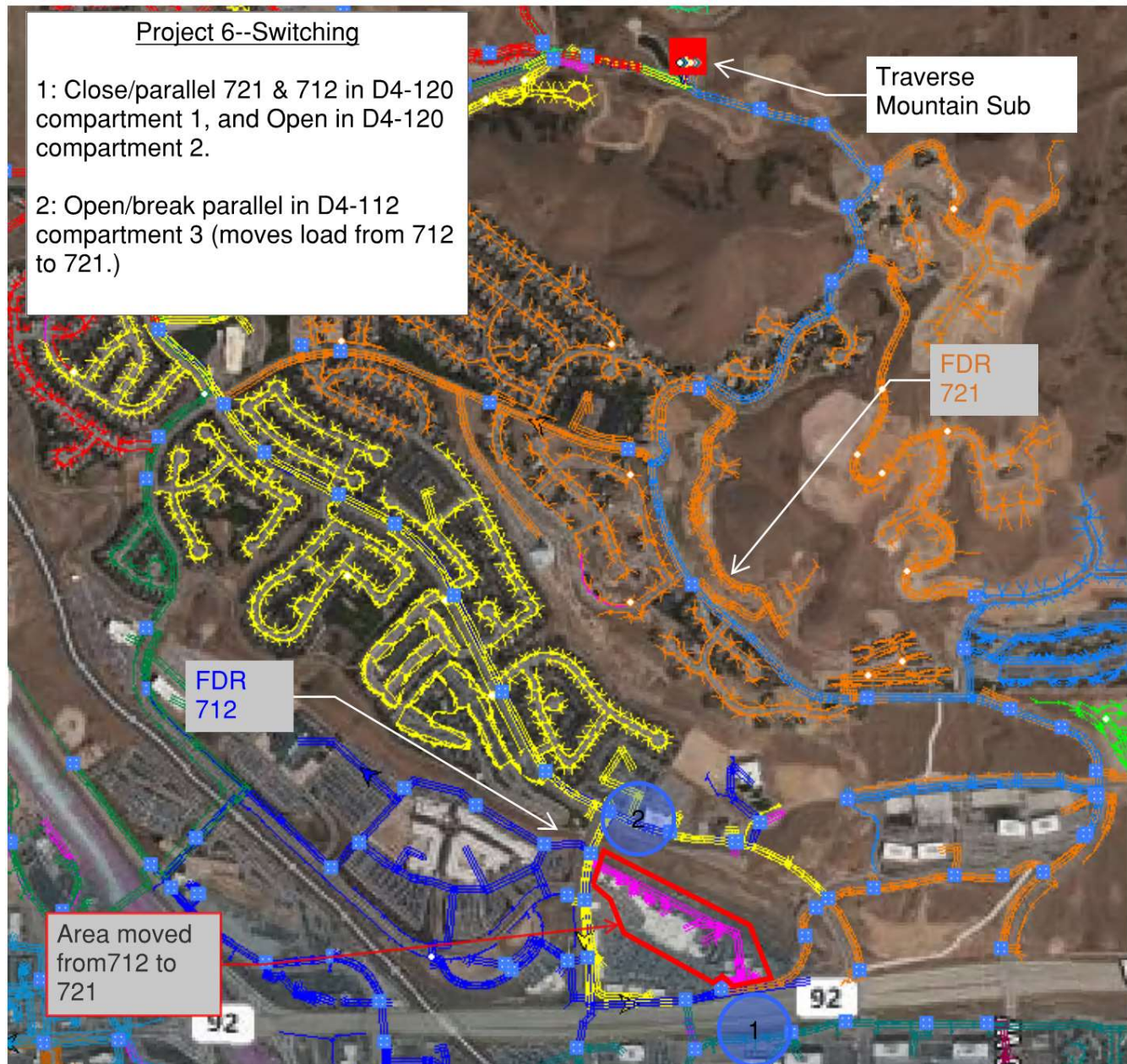
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Traverse Mtn T1	Normal	12.53 MVA	13.2 MVA

Opinion of Probable Cost: no expected capital cost

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another substation or feeder during an outage.

Alternatives Considered: Use a new North Point feeder and move other Traverse Mtn. load to North Point.

Project #6 Map



Project #: 7	Project Title: Reconductor/Rebuild 321	Priority: Moderately High – 1-3 Year
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Project Description: Reconductor 321 mainline about 2,500’ to 477 ACSR, on 300 North and along 500 West to 200 South.

Issue(s): 1) Feeder 321 mainline 4/0 ACSR is loaded over 60% in 2026; and,

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 321 4/0 ACSR	Normal	243 amps	204 amps

Benefit of Project: New Carter feeder is capable picking up more of the area load.

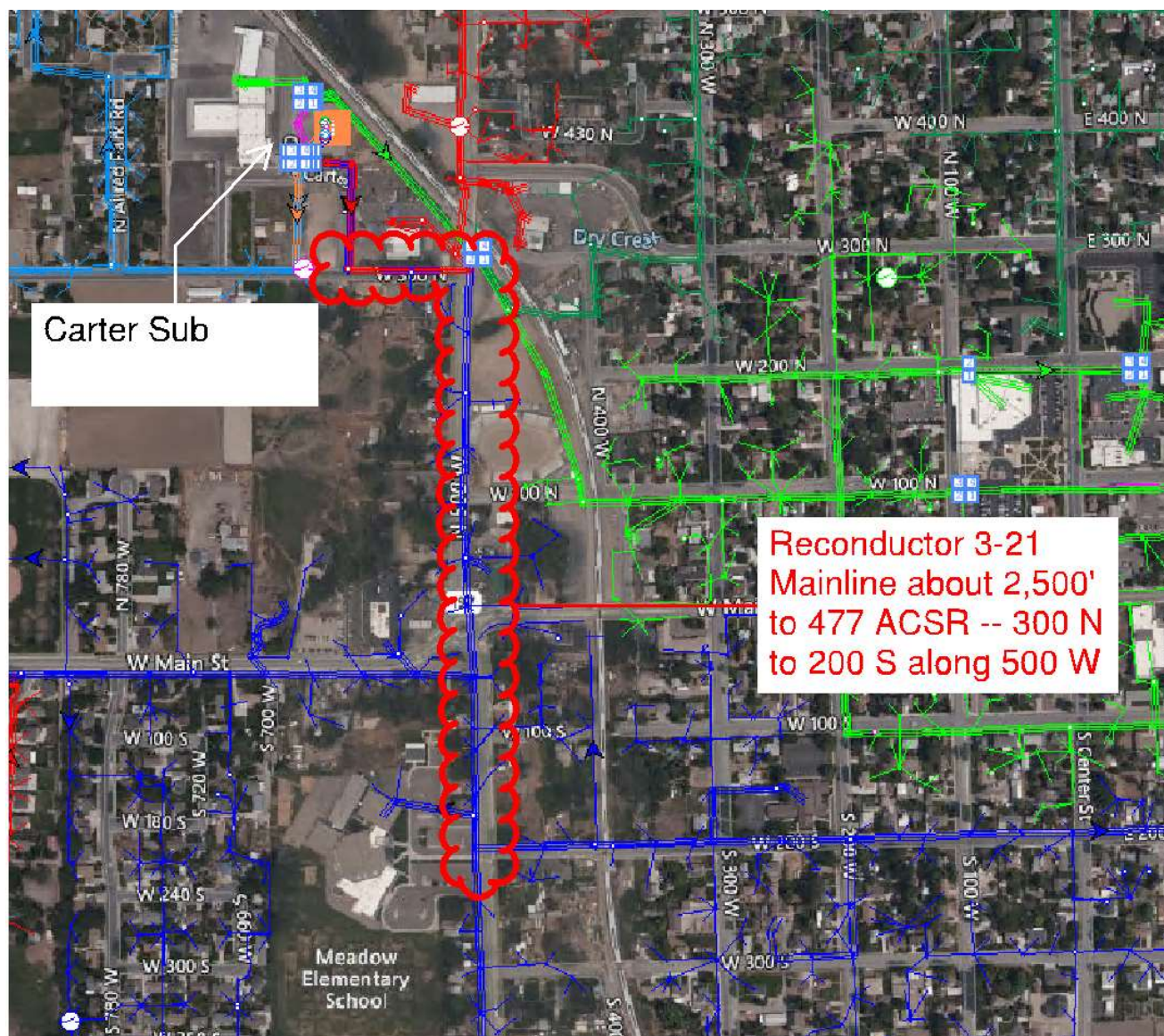
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 321 477 ACSR	Normal	243 amps	360 amps

Opinion of Probable Cost: \$160,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #7 Map



Project #: 8	Project Title: Reconductor/Rebuild 512	Priority: Moderately High – 1-3 Year
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Project Description: Reconductor 512 to enable transfer of part of 823 load to 512. Rebuild about 3,700' of 4/0 ACSR to 477 ACSR, and about 5,000' of #2 and 1/0 ACSR with 4/0 ACSR. Rebuild 850' 4/0 UG with 1100 MCM add two PME-9.

Issue(s): 1) Feeder 823 mainline is loaded over 60% in 2026; and,
2) Feeder 512 mainline 4/0 ACSR loads over 60% when load is transferred to it.

Design Criteria Violation:

Element	Normal or "N-1"	Modeled Value	Design Criteria Value
FDR 823 1100 MCM	Normal	363 amps	360 amps
FDR 512 4/0 ACSR	Normal	171 amps goes to 217 amps with 823 transfer	204 amps

Benefit of Project: Higher capacity 512 feeder is capable picking up more of the area load.

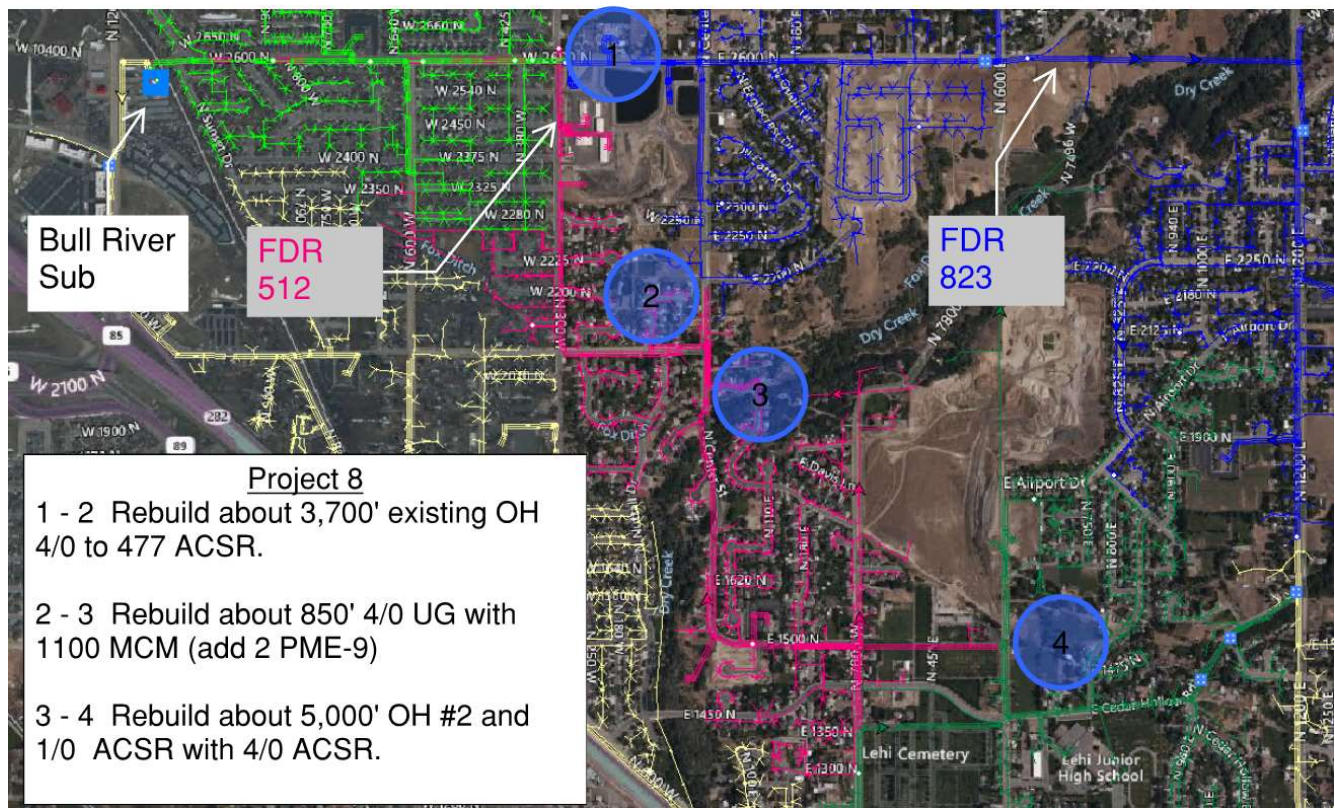
Element	Normal or "N-1"	Modeled Value	Design Criteria Value
FDR 823 1100 MCM	Normal	330 amps	360 amps
FDR 512 477 ACSR	Normal	217 amps	360 amps

Opinion of Probable Cost: \$597,600

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #8 Map



Project #: 9	Project Title: Build Skye Substation and Feeders	Priority: Medium – 3-5 Year
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Project Description: Build Skye Sub, and three to six feeders. Transfer load from Littlefield feeders to Skye feeders.

Issue(s): 1) Littlefield T#2 is loaded over 60% in 2027.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Littlefield Substation transformer T2	Normal	19.9 MVA	19.8 MVA

Benefit of Project (to Design Criteria after project)

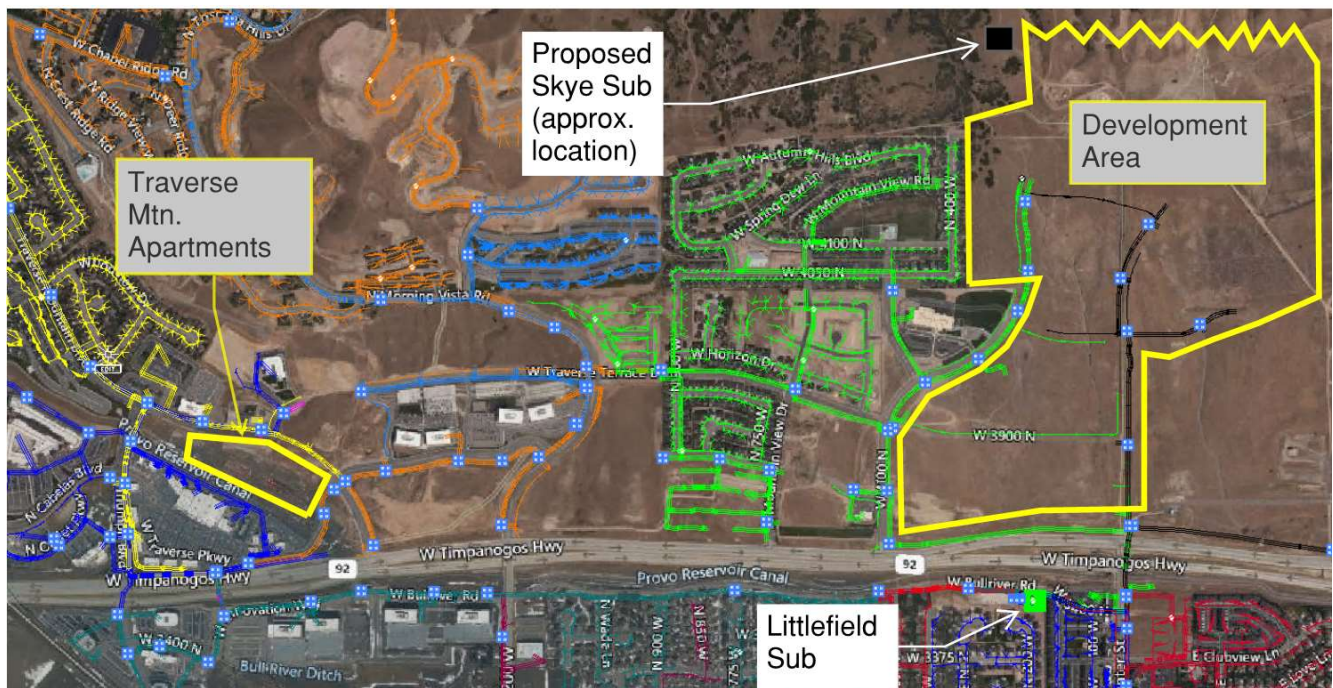
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Littlefield Substation transformer T2	Normal	16.9 MVA	19.8 MVA

Opinion of Probable Cost: \$5,200,000 (Does not include the cost for connection to PacifiCorp/Rocky Mountain Power transmission)

Risk Assessment: Normal loading above the design criteria level on both the Littlefield substation transformer T2 puts at risk the capability to restore customers during an outage. The normal loading levels of the Traverse Mountain substation transformers limits their capability to be used for restoration of customers on Littlefield feeders during outages. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered:

Project #9 Map



Project #: 10	Project Title: Reconductor/Rebuild 612	Priority: Moderately High – 1-3 Year
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Project Description: Reconductor 4/0 URD to 1100 MCM about 2,770’ from 1300 S to Pioneer Crossing. Install 1100 MCM from Pioneer Crossing to 700 S., about 1,220’. Transfer load to 612.

Issue(s): 1) Feeder 622 mainline is loaded over 60% in 2027; and,
2) Feeder 622 and 612 load over 100% in the “N-1” restoration of Westside feeders in 2024.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 622 1100 MCM	Normal	363 amps	360 amps
FDR 612 4/0 URD	Normal	33 amps goes to 220 amps with 622 & 323 transfer	204 amps

Benefit of Project: Higher capacity 512 feeder is capable picking up more of the area load.

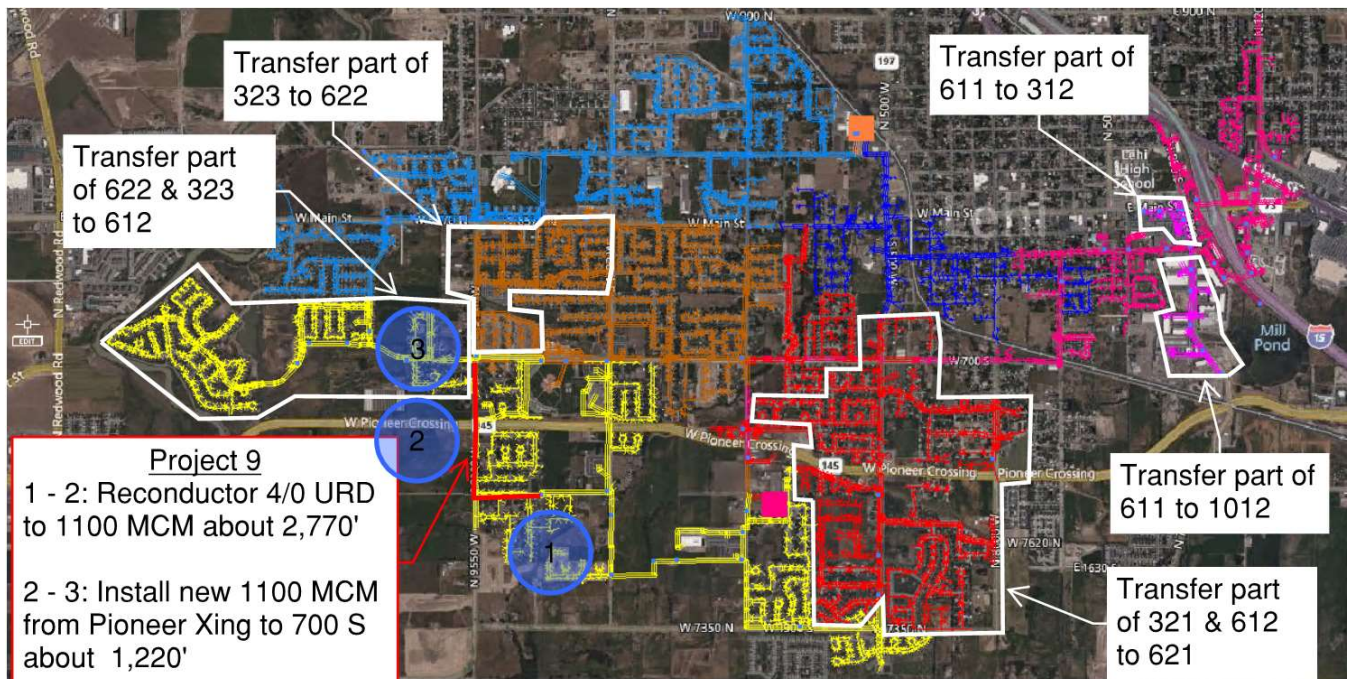
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 622 1100 MCM	Normal	234 amps	360 amps
FDR 612 1100 MCM	Normal	220 amps	360 amps

Opinion of Probable Cost: \$270,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #10 Map



Project #: 11	Project Title: Replace Carter T2	Priority: Low – 5-10 Year
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Project Description: Install 33 MVA transformer with LTC at Carter substation replacing the 22 MVA transformer and regulators.

Issue(s): 1) Carter substation T2 is loaded over 60% in 2033.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Carter Substation transformer T2	Normal	13.33 MVA	13.2 MVA

Benefit of Project (to Design Criteria after project)

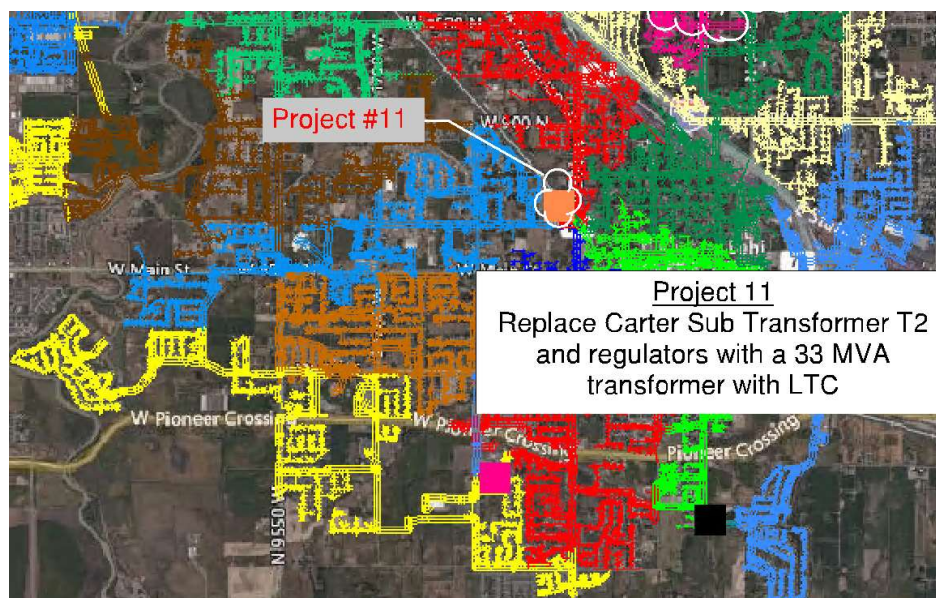
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Carter Substation transformer T2	Normal	13.33 MVA	19.8 MVA

Opinion of Probable Cost: \$1,628,300

Risk Assessment: Normal loading above the design criteria level on the Carter substation transformer T2 puts at risk the capability to restore customers during an outage. The normal loading levels of the Bull River and Westside substation transformers limit their capability to be used for serving customers on Carter feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered:

Project #11 Map



Project #: 12	Project Title: Reconductor/Rebuild 322	Priority: Low – 5-10 Year
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Project Description: Reconductor to about 500' of 4/0 ACSR to 477 ACSR.

Issue(s): 1) Feeder 322 mainline is loaded over 60% in 2029

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 322 4/0 ACSR	Normal	241 amps	204 amps

Benefit of Project: Higher capacity 322 feeder is capable picking up more of the area load.

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 322 477ACSR	Normal	241 amps	360 amps

Opinion of Probable Cost: \$32,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Carter Sub

W 500 N

W 430 N

W 300 N

W 100 N

197

1

2

Project 12
1 - 2 Reconductor/Rebuild
322 about 500' to 477 ACSR

Project #: 13	Project Title: North Point Feeder Extension to 723	Priority: Low – 5-10 Year
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Project Description: North Point feeder extension about 4,800’ with 1100 MCM and switchgear to enable offloading of 723 then transfer part of the 523 loads to 723.

Issue(s): 1) Feeder 523 mainline is loaded over 60% in 2029

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 523 1100 MCM	Normal	337 amps	330 amps

Benefit of Project: New feeder capacity is capable picking up more of the area load.

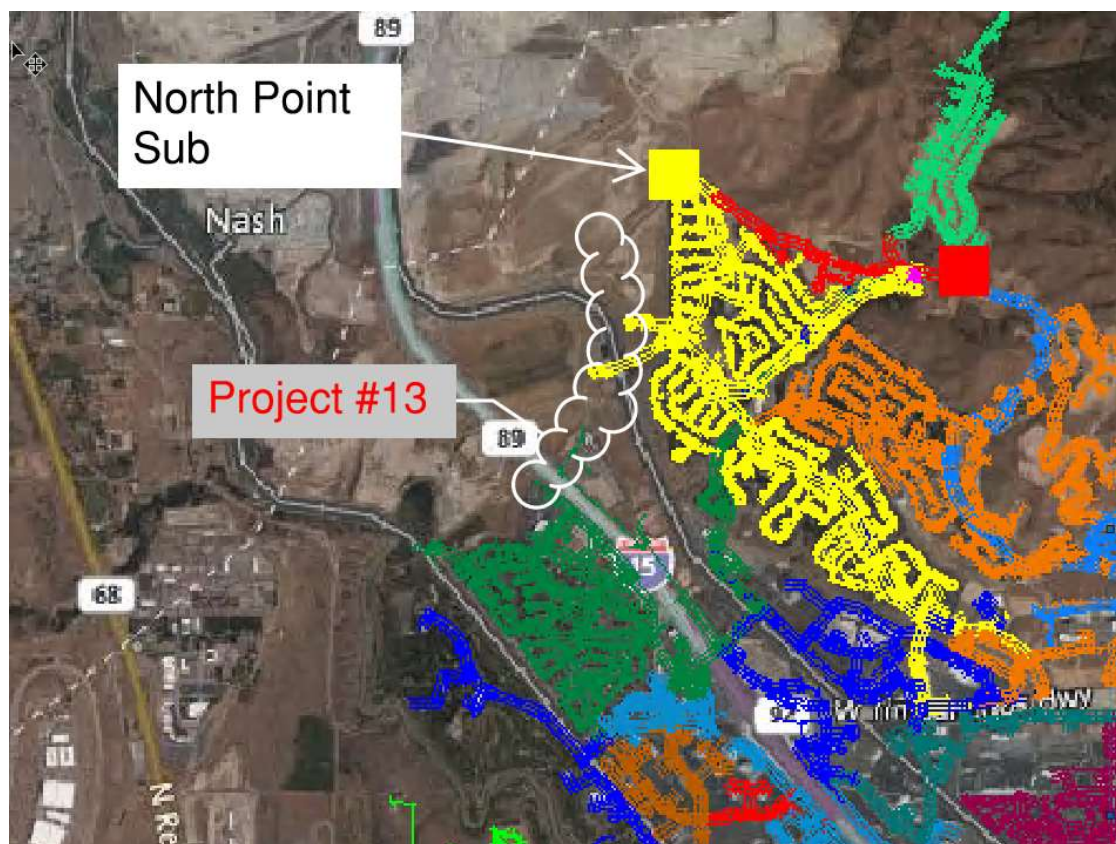
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 523 1100 MCM	Normal	284 amps	330 amps

Opinion of Probable Cost: \$480,000

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #13 Map



Project #: 14	Project Title: Extend 322/923 Across River on 1500 N. (identified in previous capital plan)	Priority: Medium – 3-5 Year
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Project Description: Build 3 phase tie across Jordan River along 1500 North (ties feeder 322 to Westside feeders-923- in contingency.) Rebuild feeder 322 (923) to 477 ACSR and 1100 MCM along 1500 North.

Issue(s): 1) Feeder 514 mainline is loaded over 100% in 2027 “N-1” recovery of loss of transmission line to Westside

2) Feeder 322 and 923 4/0 ACSR sections limit their capacity to assist in “N-1” recovery

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 514 1100 MCM	“N-1”	600 amps	600 amps
FDR 322/923 4/0 ACSR	“N-1”	340 amps	340 amps

Benefit of Project: New strong tie is capable of picking up more of the area load during outage restoration.

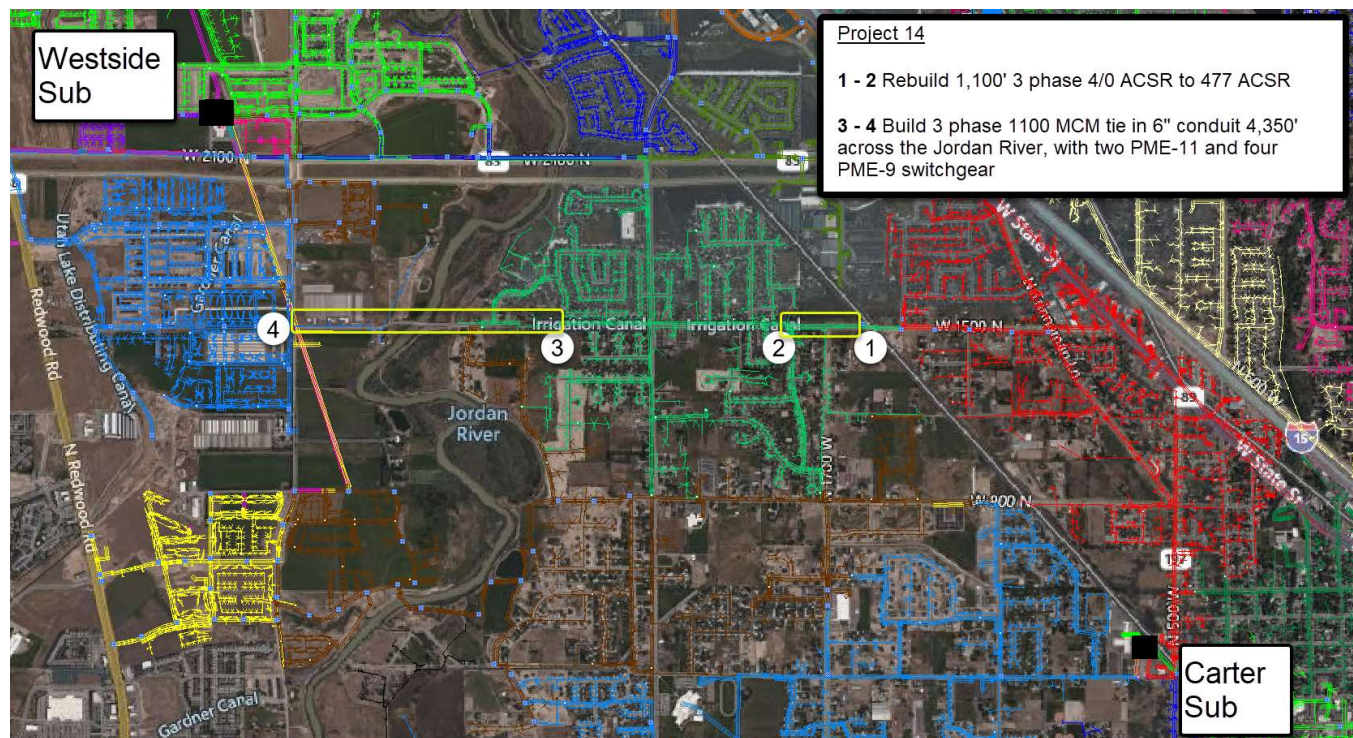
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 514 1100 MCM	“N-1”	550 amps	600 amps
FDR 322/923 4/0 ACSR	“N-1”	390 amps	600 amps

Opinion of Probable Cost: \$580,700

Risk Assessment: “N-1” loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #14 Map



Project #: 15	Project Title: Extend 924 to Main St. on Willow Park Rd.	Priority: Medium – 3-5 Year
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Project Description: Build 670’ 1100 MCM in 6” conduit along Willow Park Rd. from switch the end of 924 to Main St.

Issue(s): 1) Feeder 323 mainline is loaded over 100% in 2027 “N-1” recovery of loss of transmission line to Westside

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 323 1100 MCM	“N-1”	632 amps	600 amps
FDR 612 1100 MCM	“N-1”	340 amps	600 amps

Benefit of Project: New strong tie to feeder 612 is capable of picking up more of the area load during outage restoration.

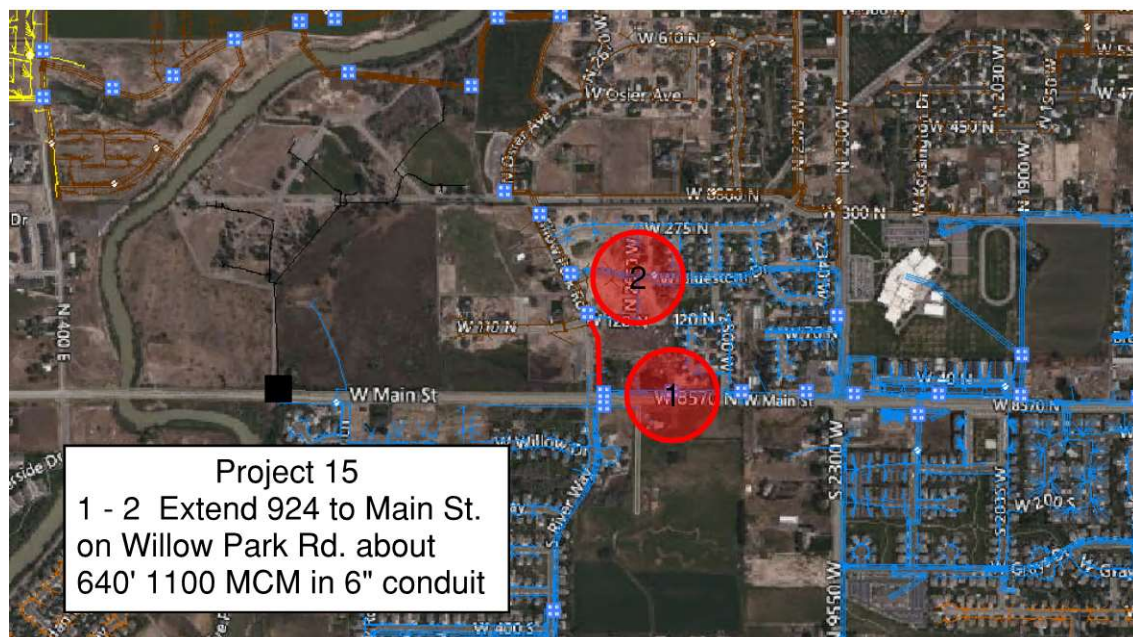
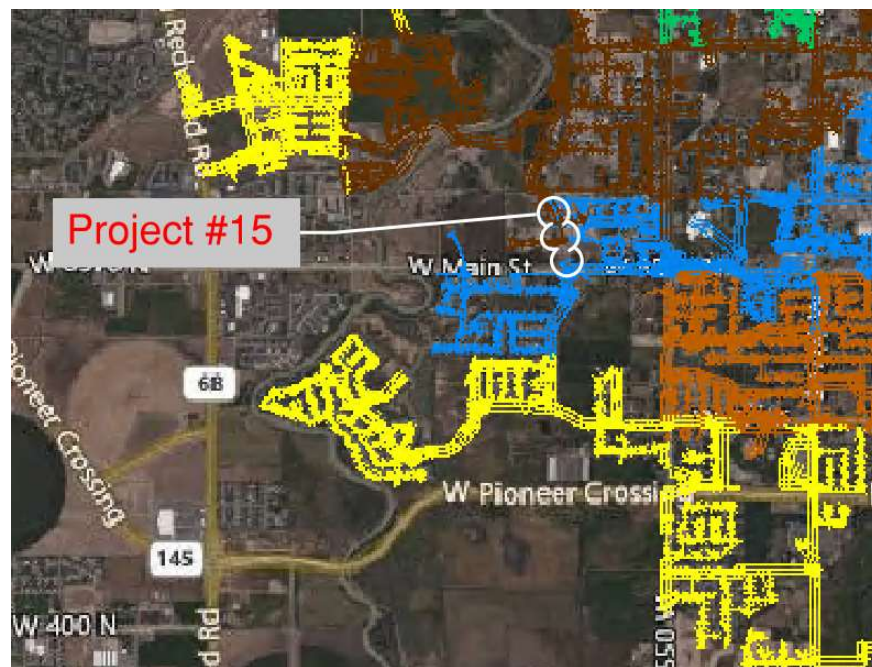
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 323 1100 MCM	“N-1”	550 amps	600 amps
FDR 612 1100 MCM	“N-1”	422 amps	600 amps

Opinion of Probable Cost: \$115,800

Risk Assessment: “N-1” loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #15 Map



Project #: 16	Project Title: Reconductor/Rebuild 523 750 kcmil UG Mainline	Priority: Medium – 3-5 Year
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Project Description: Reconductor/rebuild 3,500’ existing 750 kcmil Al UG with 1100 MCM in 6” conduit along Ashton Blvd. & Triumph from I-15 crossing to F3-101.

Issue(s): 1) Feeder 523 mainline is loaded over 100% in 2027 “N-1” recovery of loss of transmission line to Westside

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 523 750 MCM	“N-1”	532 amps	455 amps

Benefit of Project: Higher capacity feeder 523 is capable of picking up more of the area load during outage restoration.

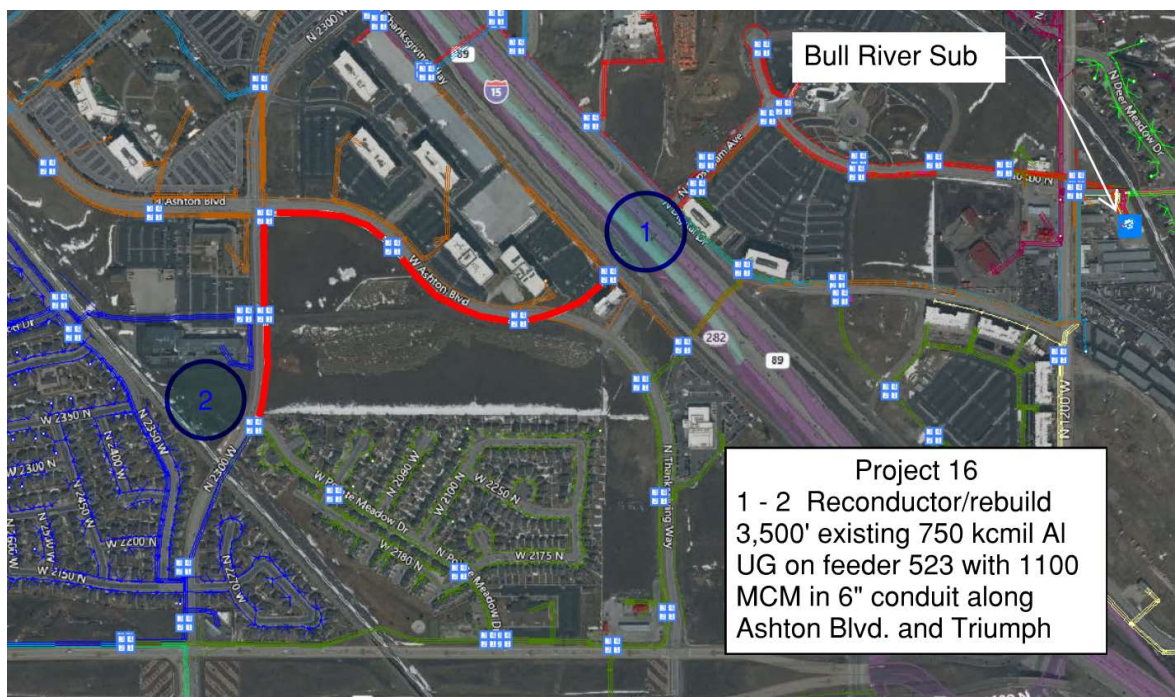
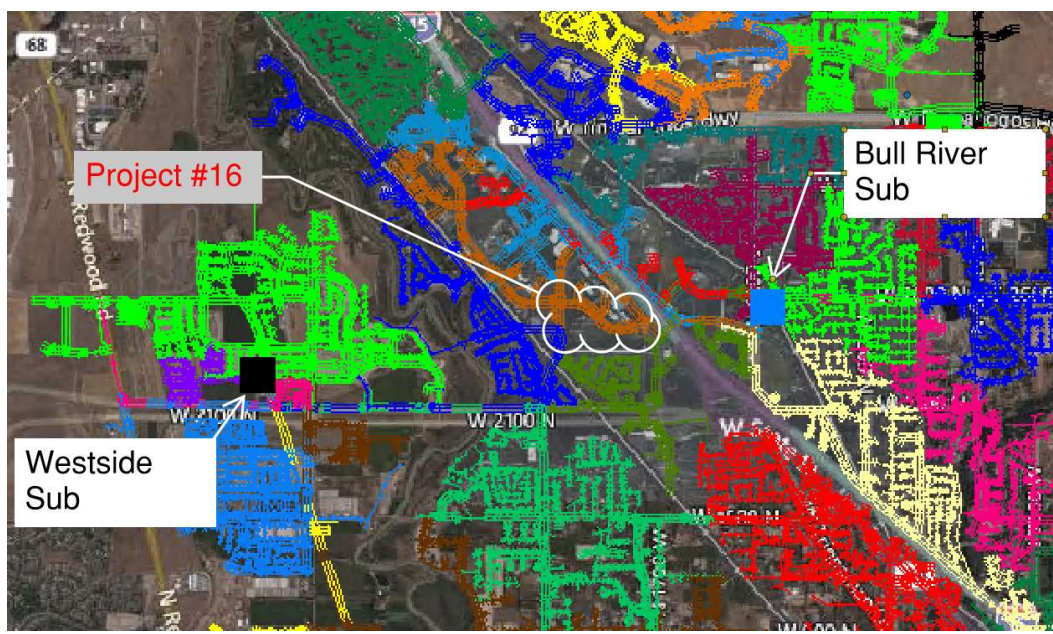
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 523 1100 MCM	“N-1”	532 amps	600 amps

Opinion of Probable Cost: \$183,000

Risk Assessment: “N-1” loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #16 Map



Project #: 17	Project Title: Reconductor/Rebuild 522 750 kmil UG Mainline	Priority: Medium – 3-5 Year
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Project Description: Reconductor/rebuild existing 750 kmil Al UG with 1100 MCM in 6” conduit from Bull River Sub to E4-J05 (2,000’) and on the west of I-15 from E3-J27 to E3-J19 (1,000’)

Issue(s): 1) Feeder 522 mainline is loaded over 100% in 2027 “N-1” recovery of loss of transmission line to Westside

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 522 750 MCM	“N-1”	539 amps	455 amps

Benefit of Project: Higher capacity feeder 522 is capable of picking up more of the area load during outage restoration.

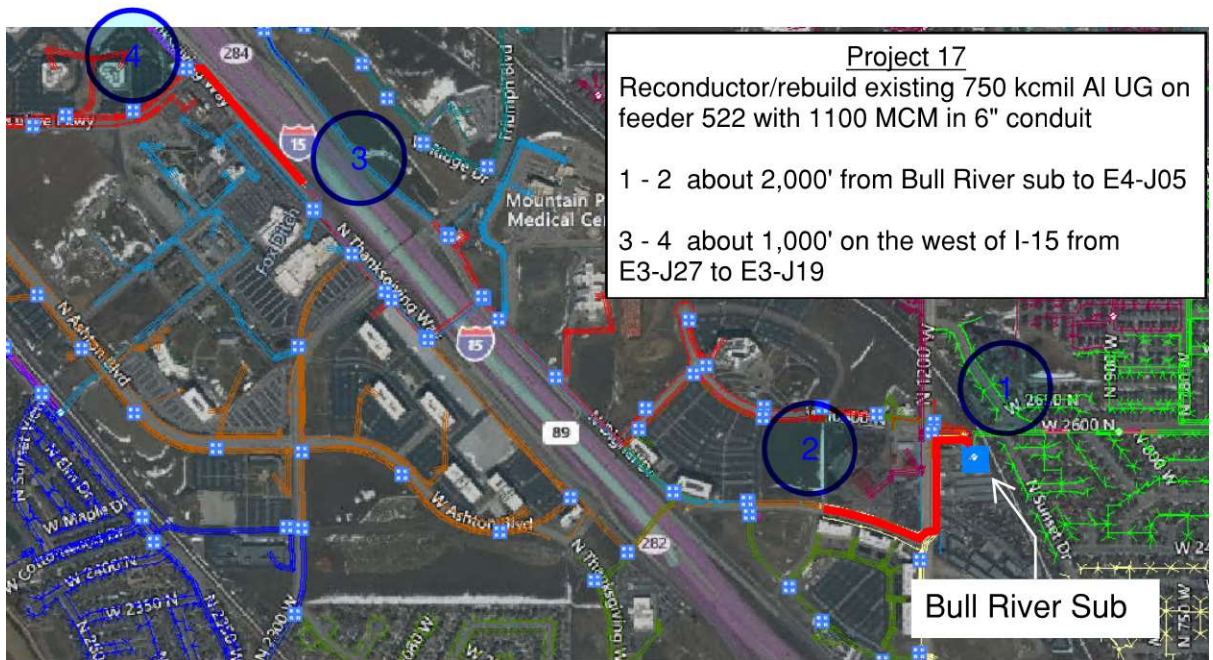
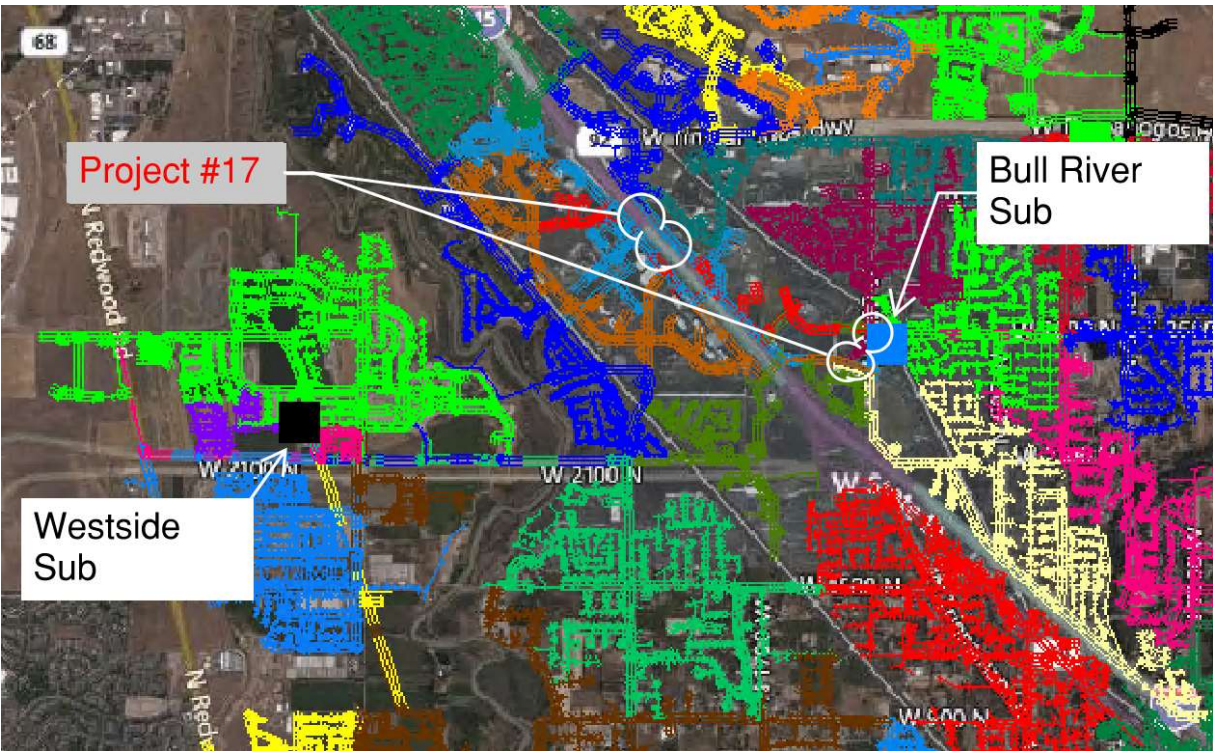
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 522 1100 MCM	“N-1”	539 amps	600 amps

Opinion of Probable Cost: \$171,000

Risk Assessment: “N-1” loading above the design criteria level puts at risk the capability to restore customers from another feeder during an outage.

Alternatives Considered:

Project #17 Map



Project #: P-1	Project Title: Build North Substation and Feeders	Priority: Moderately High – 3 Year
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Project Description: Install the new North substation with one 138-12.47 kV 33 MVA transformer, pre-configured for two transformers, with distribution switchgear for up to six feeders. Substation and two feeders are completed. Project is to complete 4 feeders out to connections with other feeders or new development load. Transfer load near I-15 and Timpanogos Highway.

Issue(s): 1) Traverse Mountain T#1 is loaded over 60% in 2022.

2) Traverse Mountain T#2 is loaded over 60% in 2022.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Traverse Mtn. Substation transformer T1	Normal	14.7 MVA	13.2 MVA
Traverse Mtn. Substation transformer T2	Normal	14.2 MVA	13.2 MVA

Benefit of Project (to Design Criteria after project)

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
North Substation transformer T1	Normal	16.5 MVA	19.8 MVA
Traverse Mtn. Substation transformer T1	Normal	4.8 MVA	13.2 MVA
Traverse Mtn. Substation transformer T2	Normal	7.6 MVA	13.2 MVA

Opinion of Probable Cost: \$1,456,000

Risk Assessment: Normal loading above the design criteria level on both Traverse Mountain substation transformers puts at risk the capability to restore 1,820 – 2,073 customers during an outage of either transformer. The normal loading levels of the Traverse Mountain substation transformers limits their capability to be used for restoration of customers on adjacent feeders during outages affecting those feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered: A new substation to the southeast of Traverse Mountain substation was considered as an alternative. That location is not an attractive since it would be in the northeast corner of the Lehi City service territory and the nearby Littlefield substation is has transformer and feeder capacity available for new growth there.

Project P-1 Map



Project #: P-2	Project Title: Rebuild FDR 1011	Priority: High – 1 Year
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Project Description: Rebuild about 1,400’ 3 phase 4/0 ACSR to 1100 MCM underground.

Issue(s): 1) 4/0 ACSR on FDR 1011 south of Pioneer Crossing is loaded over 60% in 2022; and,
2) Plans are for this overhead line to be put underground once final road alignments are known.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 1011 Main line 4/0 ACSR	Normal	205 amps	204 amps

Benefit of Project: The capacity of feeder 1011 is increased because the “weak link” is removed.

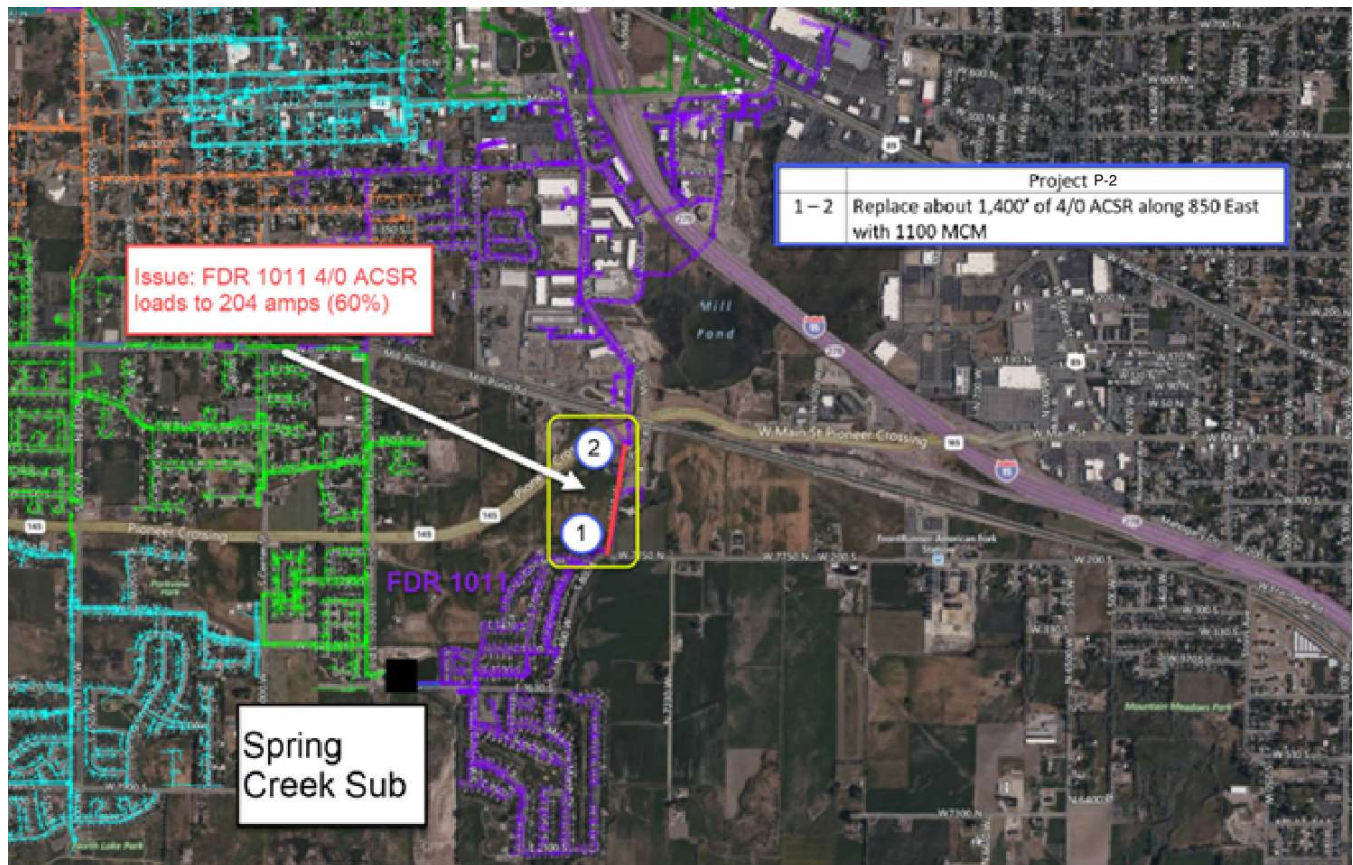
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 1011 Main line New 1100 MCM	Normal	205 amps	360 amps

Opinion of Probable Cost: \$211,100

Risk Assessment: The 4/0 ACSR section in the mainline limits the downstream loading capacity on feeder 1011—it is the weak link. Conductor on either side of this section is 1100 MCM rated for 360 amps in normal operation. The capability to use feeder 1011 to serve normal load and to backup other feeders during an outage is restricted by this conductor.

Alternatives Considered: Load transfer to other feeders was an alternative that was considered. Transferring load to other feeders only shifts the loading issues. For example, if load is transferred to the adjacent feeder 611 then the Ashton transformer T1 loads up to its normal loading limit. The proposed project was selected over the alternative of load transfer because it increases the capacity of the feeder and is likely less expensive than the other work required if the loading issues are moved to other feeders.

Project P-2 Map



Project #: P-3	Project Title: Add FDR 1012 from Spring Creek Sub	Priority: High – 1 Year
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Project Description: Install new recloser and feeder for a new feeder 1012 from Spring Creek substation feeding north. Transfer load from feeder 1011 and from Ashton T1 feeder 611 to feeder 1012.

Issue(s): Ashton T1 is loaded over 60% in 2024.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Ashton Substation transformer T1	Normal	13.4 MVA	13.2 MVA

Benefit of Project: Ashton transformer T1 loading would be reduced. A new feeder from Spring Creek substation would be installed making possible the full utilization of Spring Creek transformer T1.

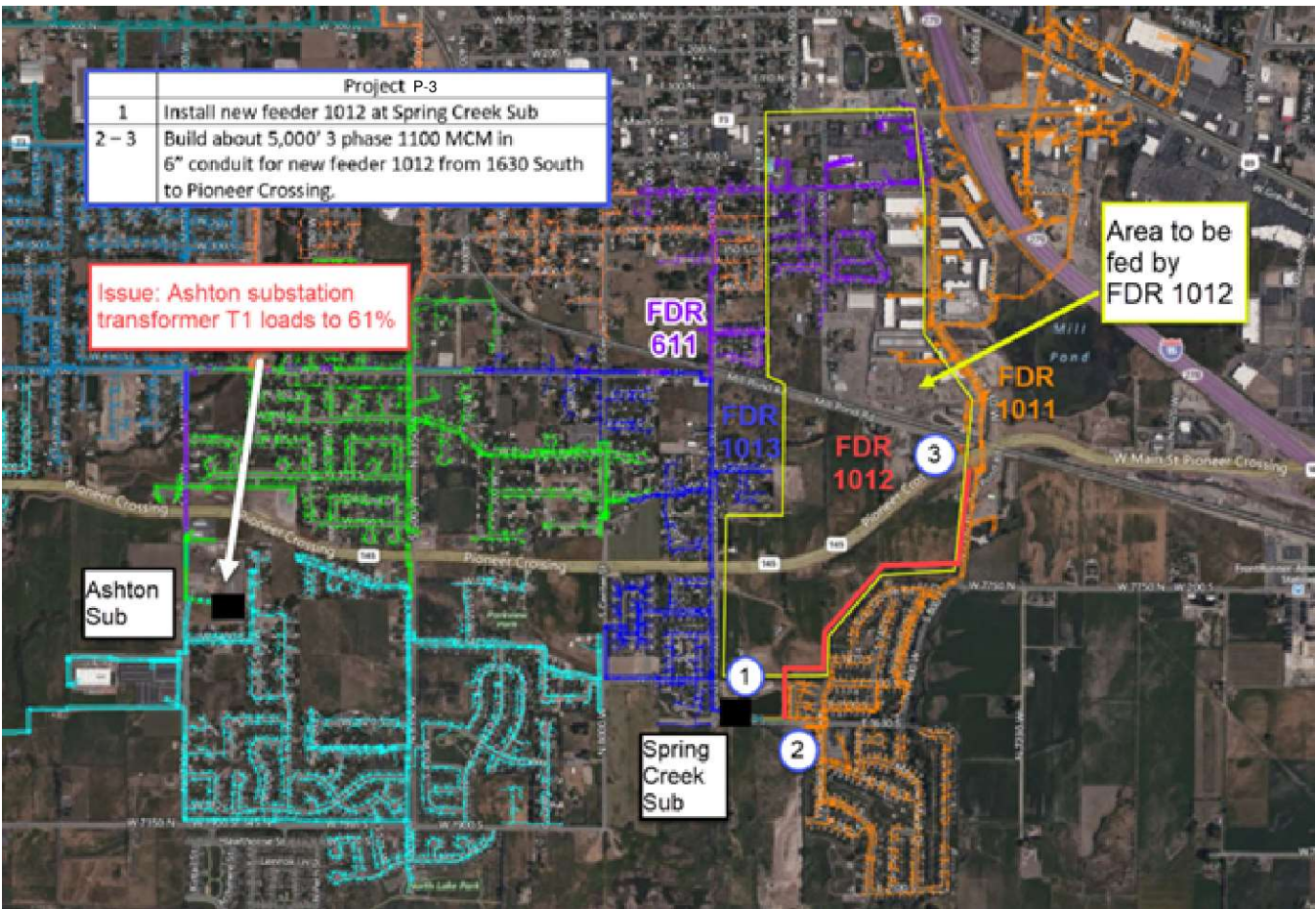
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Ashton Substation transformer T1	Normal	11.8 MVA	13.2 MVA
FDR 1012 Main line 1100 MCM	Normal	130 amps	360 amps

Opinion of Probable Cost: \$659,200

Risk Assessment: Normal loading above the design criteria level on Ashton substation transformer T1 puts at risk the capability to restore customers during outages of adjacent feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered: Load transfer to other existing feeders was an alternative that was considered. If load is transferred off Ashton feeder 611 to the adjacent feeder 1011 then the mainline for feeder 1011 loads up to its normal loading limit. The proposed project was selected over the alternative of load transfer because it solves the Ashton transformer loading issue and increases the utilization of Spring Creek substation in serving the area.

Project P-3 Map



Project #: P-4	Project Title: Build Cold Springs Substation and Feeders	Priority: Low – 10 Year
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Project Description: Install the new Cold Springs substation with one 138-12.47 kV 33 MVA transformer, pre-configured for two transformers, with distribution switchgear for up to six feeders (similar to method used at Westside substation.)

Issue(s): Westside T2 is loaded over 60% in 2029.

Design Criteria Violation:

Element	Normal or “N-1”	Measured or Modeled Value	Design Criteria Value
Westside Substation transformer T2	Normal	19.8 MVA	19.8 MVA

Benefit of Project (to Design Criteria after project)

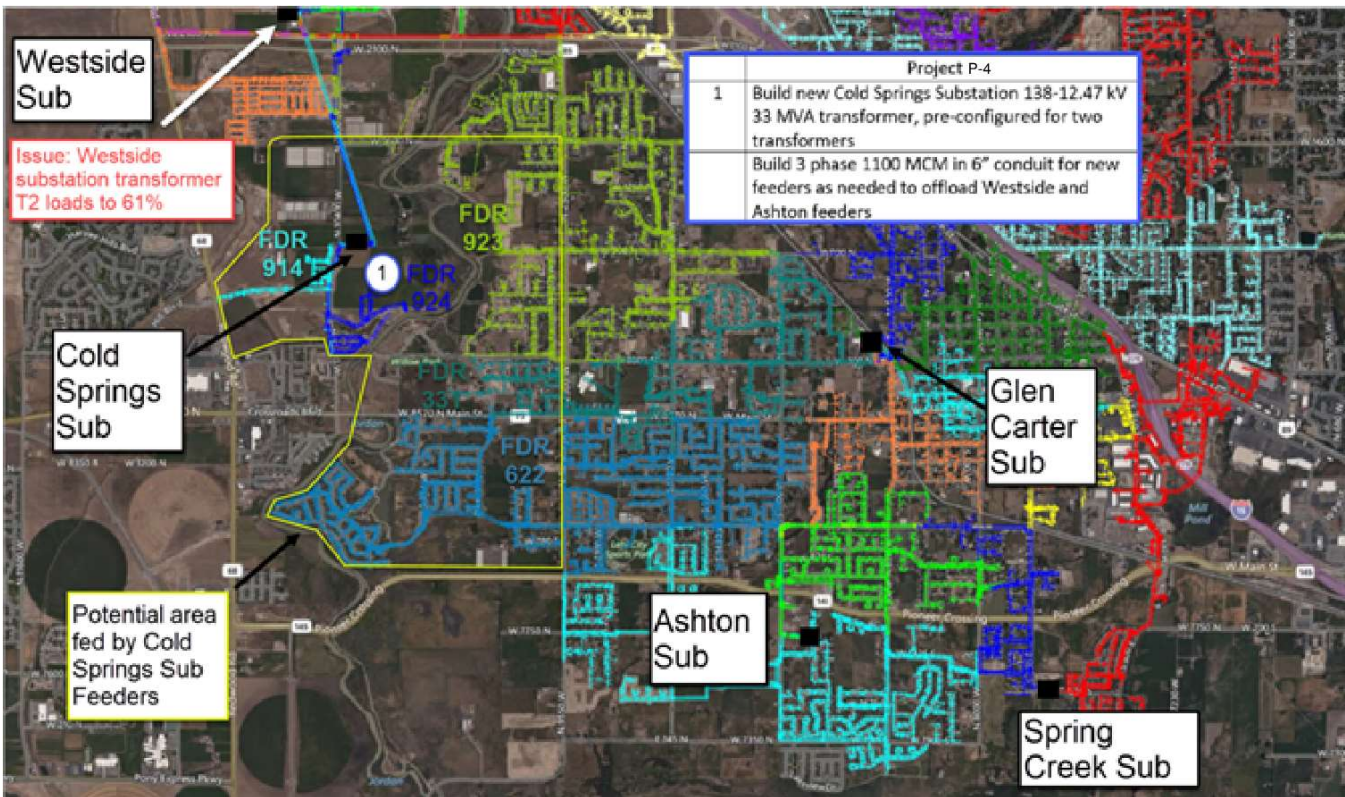
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Cold Springs Substation transformer T1	Normal	9.9 MVA	19.8 MVA
Westside Substation transformer T2	Normal	9.9 MVA	19.8 MVA

Opinion of Probable Cost: \$5,200,000

Risk Assessment: Normal loading above the design criteria level on Westside substation transformer T2 puts at risk the capability to restore customers during outages of adjacent feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered: No alternative to this solution was considered since building this substation is already planned once one of the Westside substation transformers reaches 60% loading. This area is distant from Westside and Ashton substations and represents a need for a dedicated substation for the southwest corner of the city.

Project P-4 Map



Project #: P-5 “N-1”	Project Title: Loop 138 kV Transmission Line Westside to Carter	Priority: Low – 10 Year
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Project Description: Build 138 kV transmission tie to loop to form a loop from Westside substation to the 138 kV transmission line in Carter substation. The 138 kV line is already built from Westside substation south to the future location of the Cold Springs substation.

Issue(s): Upon the loss of the radial 138 kV transmission line to Westside substation, feeders 322, 514, 523, and 622 picking up Westside feeders cannot restore the customers without violating design criteria in 2028.

Design Criteria Violation:

Element	Normal or “N-1”	Measured or Modeled Value	Design Criteria Value
FDR 514 1100 MCM main line	“N-1”	> 600 amps	600 amps
FDR 523 1100 MCM main line	“N-1”	> 600 amps	600 amps
FDR 622 1100 MCM main line	“N-1”	> 600 amps	600 amps
FDR 322	“N-1”	Voltage drop > 10%	Voltage +/- 10% of nominal

Benefit of Project: Westside substation and the future Cold Springs substation will be served from a looped transmission line so that with the loss of one section these substations will still be able to be fed.

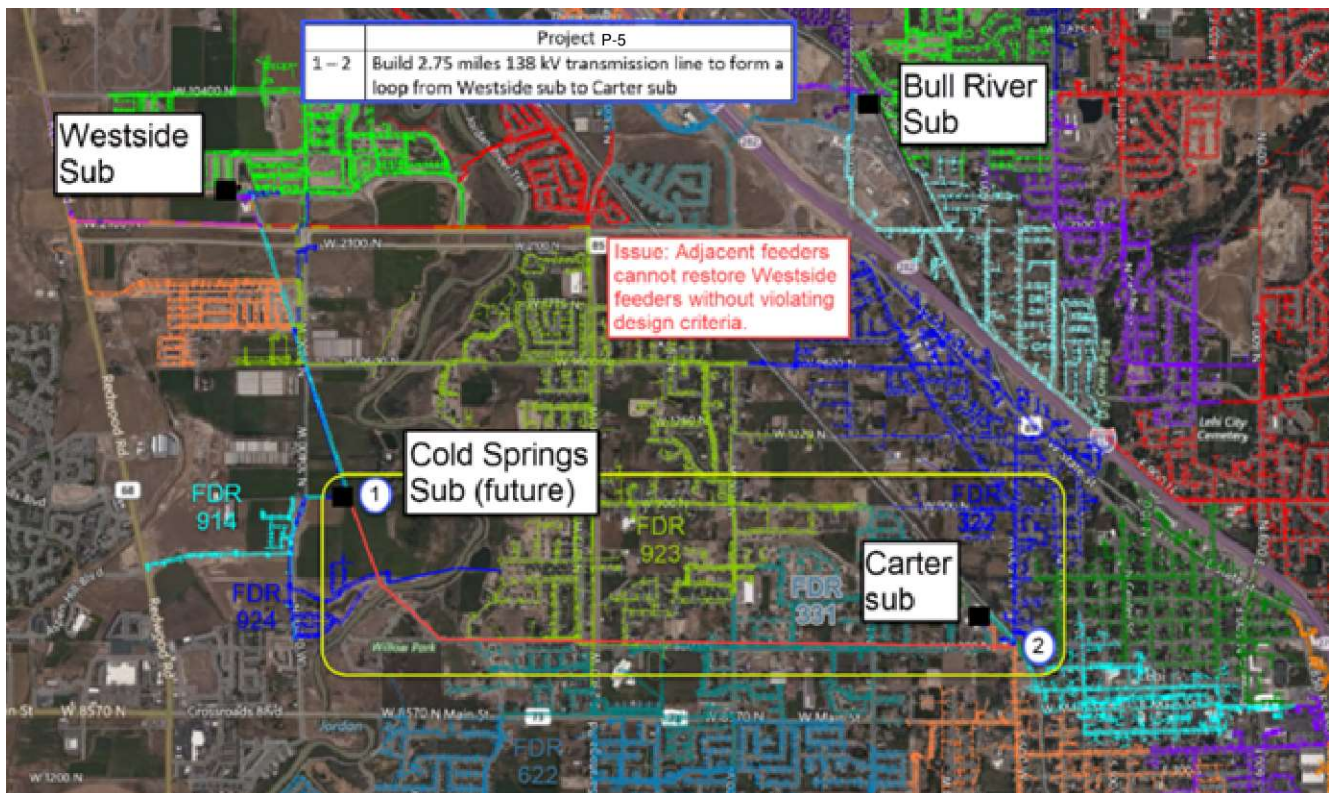
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
Transmission line to Westside sub	“N-1”	Substations are able to be fed from looped transmission system.	n/a

Opinion of Probable Cost: \$4,662,800

Risk Assessment: If this project is not done feeders 322, 514, 523, and 622 will not be able to be used to restore an estimated 6,100 customers on Westside substation feeders without violating current and voltage design criteria. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered: There is no other known alternative that will enable restoration of all of the Westside substation customers in 2028.

Project P-5 Map



Project #: Lehi-1	Project Title: Extend Feeder 812 along Bull River Rd. & Across SR-92	Priority: High – 1 Year
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Project Description: Extend 812 along Bull River Rd. about 1,110' with 1100 MCM in 6" conduit.

Bore under SR-92 about 600' with 6" conduit and pull in 1100 MCM.

Issue(s): Feeder 821 is loaded over 60% in 2024 with new area load.

Design Criteria Violation:

Element	Normal or "N-1"	Modeled Value	Design Criteria Value
FDR 821	Normal	345 amps	330 amps

Benefit of Project: Littlefield transformer T2 and feeder 821 loading would be reduced. A new feeder from Littlefield substation would be installed making possible the full utilization of Littlefield substation transformer T1.

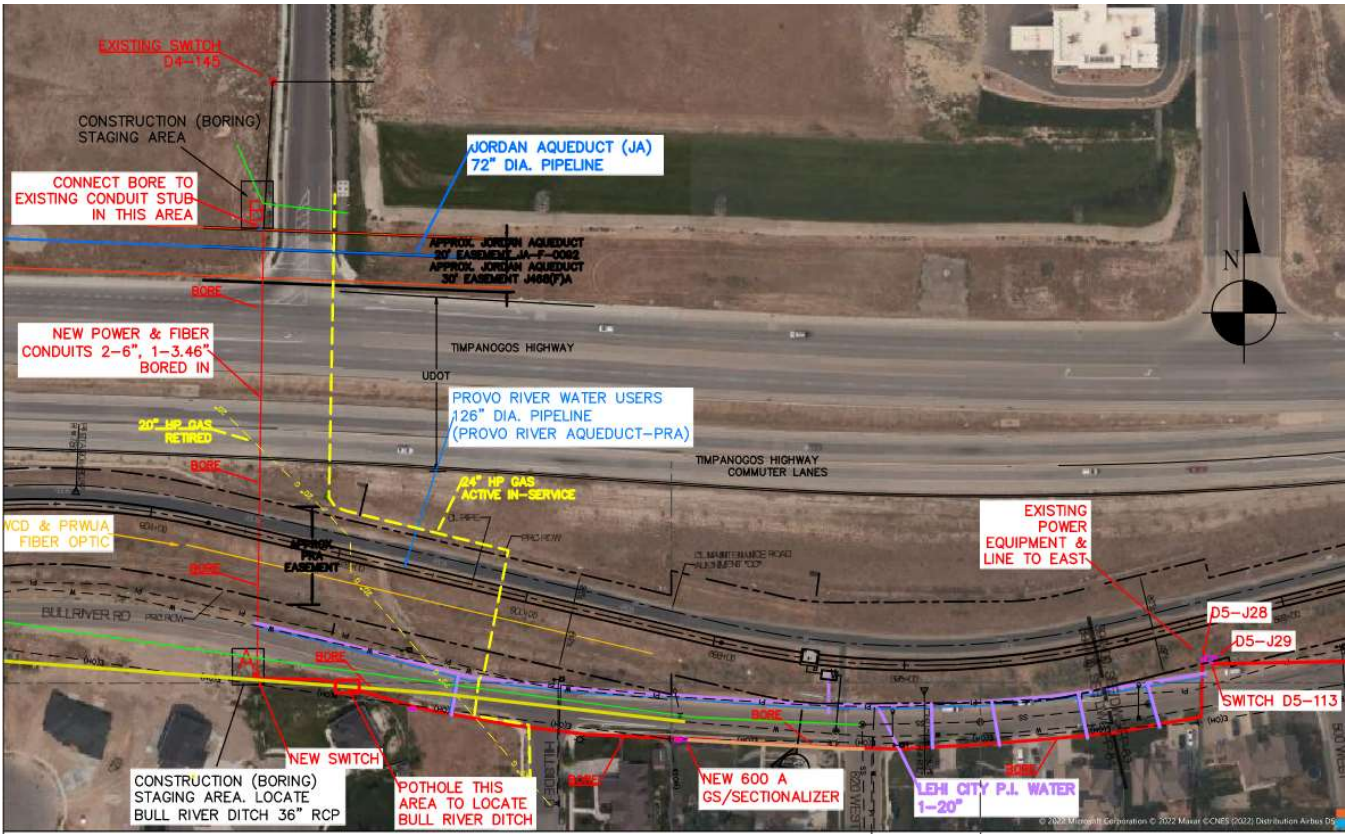
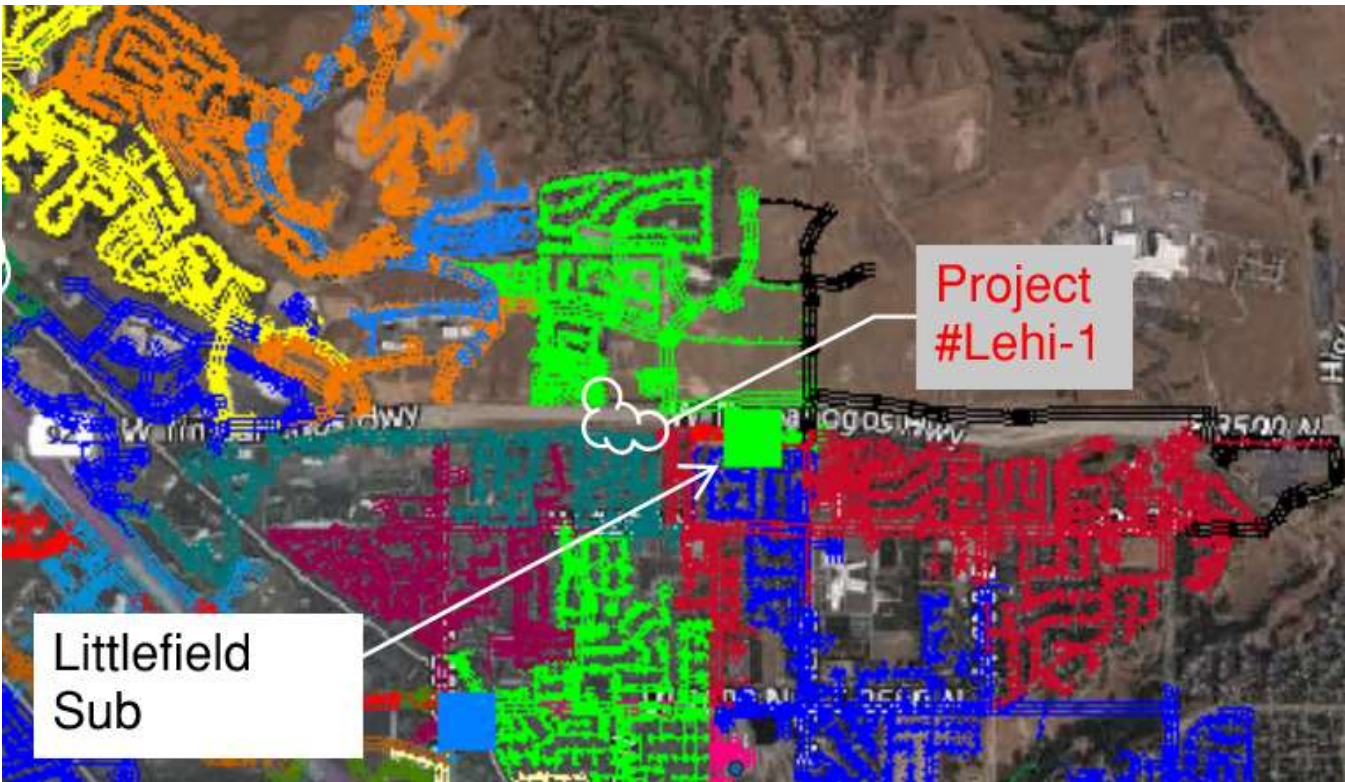
Element	Normal or "N-1"	Modeled Value	Design Criteria Value
FDR 821	Normal	300amps	330 amps
FDR 812	Normal	45 amps	330 amps

Opinion of Probable Cost: \$107,400

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers during outages of adjacent feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered:

Project Lehi-1 Map



Project #: Lehi-2	Project Title: Reconductor 521 along 900 North	Priority: High – 1 Year
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Project Description: Reconductor about 4,300’ of 4/0 ACSR to 477 ACSR.

Issue(s): Feeder 521 4/0 ACSR mainline is loaded over 60% in 2024 with new area load.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 521 4/0 ACSR	Normal	243 amps	204 amps

Benefit of Project: Higher capacity feeder 522 is capable of picking up more of the area load during outage restoration.

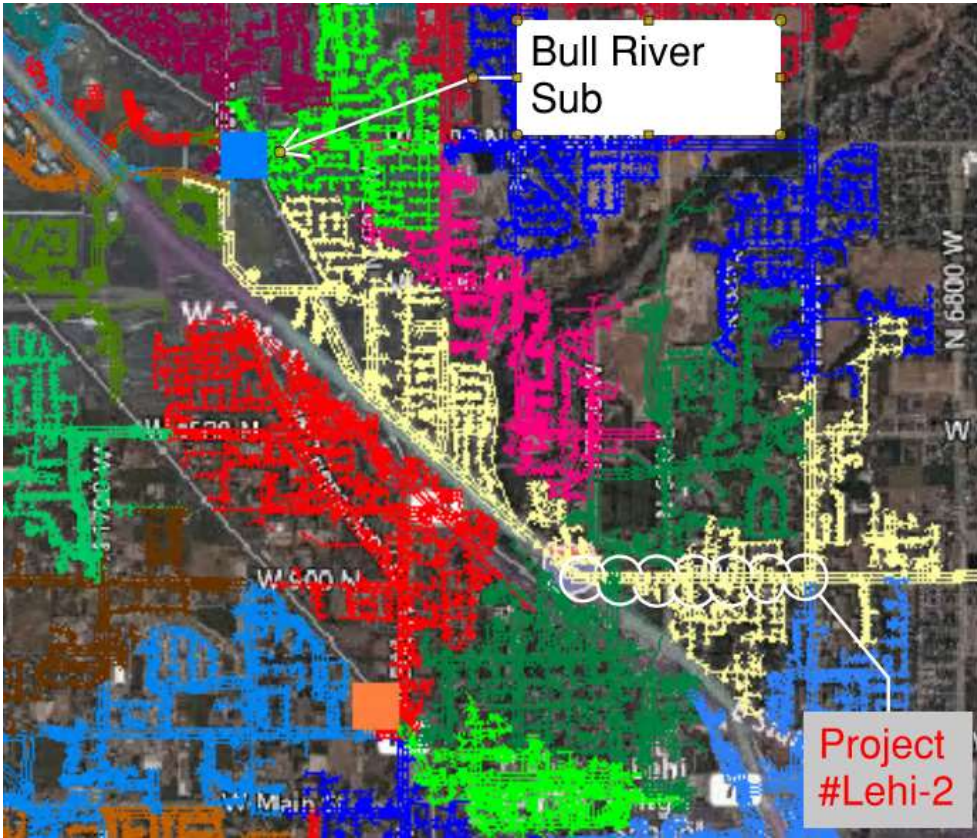
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 521 477 ACSR	Normal	243 amps	360 amps

Opinion of Probable Cost: \$275,200

Risk Assessment: Normal loading above the design criteria level puts at risk the capability to restore customers during outages of adjacent feeders. Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered:

Project Lehi-2 Map



Project #: Lehi-3	Project Title: Tie 322 from Trinnaman Ln. to State St.	Priority: High – 1 Year
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Project Description: Install new 3ph riser on POL_560. Build 380’ 3ph 4/0 ACSR along State St. Bore 155’ 6” conduit with 4/0 Al URD under State St. to Trinnaman Ln. Cut-in PME-9 at 1870 N intercepting existing 4/0 Al URD.

Issue(s): Feeder 521 4/0 ACSR mainline is loaded over 60% in 2024 with new area load.

Design Criteria Violation:

Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 322 4/0 ACSR	Normal	206 to 240 Customers on radial feed	

Benefit of Project: Customers on Feeder 322 that were previously radial feed are now able to be loop-fed.

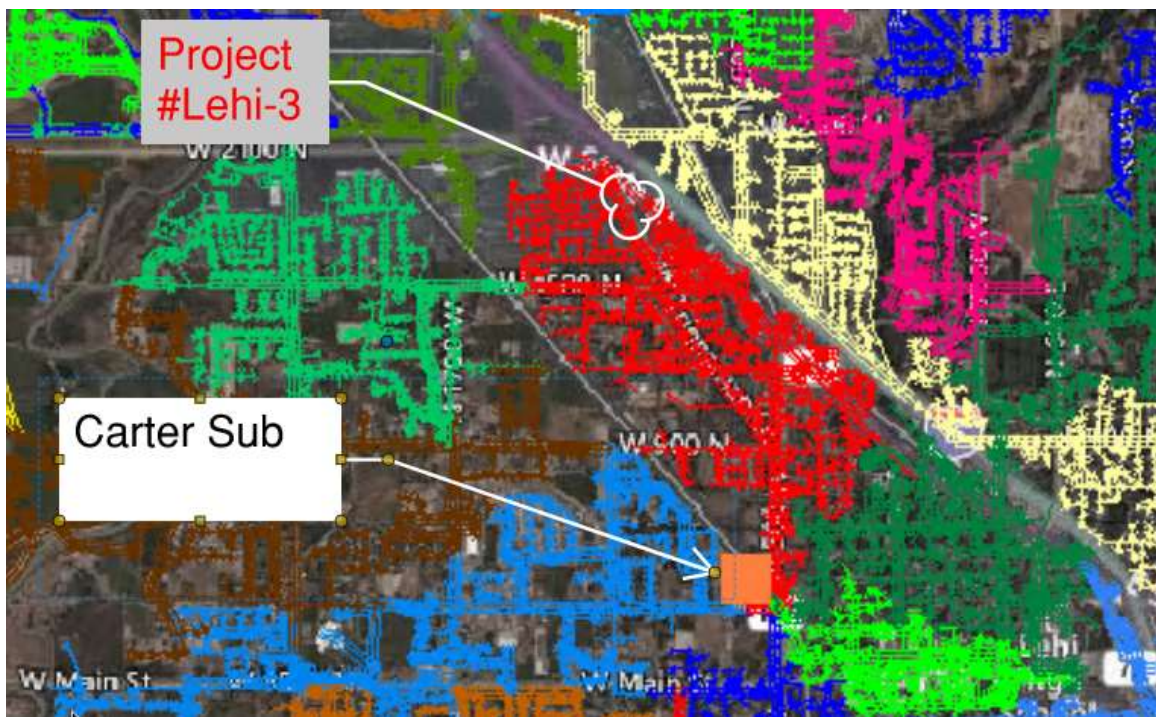
Element	Normal or “N-1”	Modeled Value	Design Criteria Value
FDR 322 4/0 ACSR	Normal	Reduced # Customers on radial feed	

Opinion of Probable Cost: \$72,100

Risk Assessment: Higher customer outage time and lower system resiliency are at risk.

Alternatives Considered:

Project Lehi-3 Map



IMPACT FEE CERTIFICATION (11-36A-306(1))

This report has been prepared in accordance with Utah Code Title 11 Chapter 36a (the “Impact Fee Act”), which prescribes the laws pertaining to Utah municipal capital facilities plans and impact fee analyses.

In accordance with the Impact Fees Act, Lehi City makes the following certification:

I certify that this impact fee facility plan:

1. Includes only the cost of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
 - c. complies in each and every relevant respect with the Impact Fees Act.

By: Joel Eves

Name: Joel Eves

Title: Power Department Director

Date: 10/1/2025

Exhibit A

Proposed Power Impact Fees										
	Current Fees	2026	2027	2028	2029	2030	2031	2032	2033	2034
Residential										
100	1,187.71	1,596.00	1,616.00	1,635.00	1,654.00	1,673.00	1,691.00	1,709.00	1,727.00	1,745.00
125	1,484.64	1,915.00	1,939.00	1,962.00	1,985.00	2,007.00	2,029.00	2,051.00	2,072.00	2,094.00
150	1,732.08	2,234.00	2,262.00	2,289.00	2,316.00	2,342.00	2,367.00	2,393.00	2,418.00	2,442.00
200	1,979.52	2,554.00	2,585.00	2,616.00	2,646.00	2,676.00	2,706.00	2,735.00	2,763.00	2,791.00
225	2,474.40	3,192.00	3,231.00	3,270.00	3,308.00	3,345.00	3,382.00	3,418.00	3,454.00	3,489.00
250	2,721.84	3,511.00	3,554.00	3,597.00	3,639.00	3,680.00	3,720.00	3,760.00	3,799.00	3,838.00
300	2,969.28	3,830.00	3,878.00	3,924.00	3,970.00	4,014.00	4,058.00	4,102.00	4,145.00	4,187.00
350	3,216.72	4,149.00	4,201.00	4,251.00	4,300.00	4,349.00	4,397.00	4,444.00	4,490.00	4,536.00
400	3,464.16	4,469.00	4,524.00	4,578.00	4,631.00	4,683.00	4,735.00	4,785.00	4,835.00	4,885.00
Commercial Single Phase										
100	1,187.71	1,596.00	1,616.00	1,635.00	1,654.00	1,673.00	1,691.00	1,709.00	1,727.00	1,745.00
125	1,732.08	2,234.00	2,262.00	2,289.00	2,316.00	2,342.00	2,367.00	2,393.00	2,418.00	2,442.00
150	2,226.96	2,873.00	2,908.00	2,943.00	2,977.00	3,011.00	3,044.00	3,076.00	3,108.00	3,140.00
200	3,464.16	4,469.00	4,524.00	4,578.00	4,631.00	4,683.00	4,735.00	4,785.00	4,835.00	4,885.00
250	3,712.05	4,788.00	4,847.00	4,905.00	4,962.00	5,018.00	5,073.00	5,127.00	5,181.00	5,234.00
300	4,206.99	5,426.00	5,493.00	5,559.00	5,624.00	5,687.00	5,749.00	5,811.00	5,872.00	5,932.00
350	4,454.46	5,745.00	5,816.00	5,886.00	5,954.00	6,021.00	6,087.00	6,153.00	6,217.00	6,281.00
400	4,701.36	6,065.00	6,139.00	6,213.00	6,285.00	6,356.00	6,426.00	6,494.00	6,562.00	6,629.00

Proposed Power Impact Fees										
	Current Fees	2026	2027	2028	2029	2030	2031	2032	2033	2034
Three Phase (120/240)										
125	3,959.04	5,107.00	5,170.00	5,232.00	5,293.00	5,352.00	5,411.00	5,469.00	5,526.00	5,583.00
150	5,938.56	7,661.00	7,755.00	7,848.00	7,939.00	8,028.00	8,117.00	8,204.00	8,289.00	8,374.00
200	7,670.64	9,895.00	10,017.00	10,137.00	10,255.00	10,370.00	10,484.00	10,596.00	10,707.00	10,817.00
225	8,658.30	11,172.00	11,310.00	11,445.00	11,578.00	11,708.00	11,837.00	11,963.00	12,088.00	12,212.00
250	9,662.49	12,448.00	12,602.00	12,753.00	12,901.00	13,046.00	13,190.00	13,331.00	13,470.00	13,608.00
300	11,670.86	15,002.00	15,187.00	15,369.00	15,547.00	15,722.00	15,895.00	16,065.00	16,233.00	16,399.00
350	13,679.23	17,555.00	17,772.00	17,985.00	18,194.00	18,399.00	18,601.00	18,800.00	18,996.00	19,191.00
400	15,588.72	20,109.00	20,357.00	20,601.00	20,840.00	21,075.00	21,306.00	21,534.00	21,759.00	21,982.00
500	19,701.95	25,535.00	25,850.00	26,160.00	26,464.00	26,762.00	27,055.00	27,345.00	27,631.00	27,914.00
600	23,259.36	30,004.00	30,374.00	30,738.00	31,095.00	31,445.00	31,790.00	32,130.00	32,466.00	32,799.00
800	31,177.44	40,218.00	40,715.00	41,202.00	41,680.00	42,150.00	42,612.00	43,068.00	43,518.00	43,964.00
Three Phase (120/208)										
1000	38,848.07	50,112.00	50,732.00	51,339.00	51,935.00	52,520.00	53,096.00	53,665.00	54,225.00	54,780.00
1200	46,766.15	60,326.00	61,072.00	61,803.00	62,521.00	63,224.00	63,918.00	64,603.00	65,277.00	65,946.00
1600	62,354.87	80,435.00	81,429.00	82,404.00	83,361.00	84,299.00	85,225.00	86,137.00	87,036.00	87,928.00
2000	77,943.59	100,544.00	101,786.00	103,005.00	104,201.00	105,374.00	106,531.00	107,671.00	108,796.00	109,910.00
2500	97,491.35	125,760.00	127,314.00	128,838.00	130,334.00	131,801.00	133,248.00	134,674.00	136,081.00	137,475.00

Proposed Power Impact Fees										
	Current Fees	2026	2027	2028	2029	2030	2031	2032	2033	2034
Three Phase (277/480)										
125	8,660.40	11,172.00	11,310.00	11,445.00	11,578.00	11,708.00	11,837.00	11,963.00	12,088.00	12,212.00
150	12,866.88	16,598.00	16,803.00	17,004.00	17,201.00	17,395.00	17,586.00	17,774.00	17,960.00	18,144.00
200	18,063.12	23,301.00	23,589.00	23,871.00	24,148.00	24,420.00	24,688.00	24,952.00	25,213.00	25,471.00
225	20,784.96	26,812.00	27,143.00	27,468.00	27,787.00	28,100.00	28,408.00	28,712.00	29,012.00	29,309.00
250	23,011.92	29,684.00	30,051.00	30,411.00	30,764.00	31,110.00	31,452.00	31,789.00	32,121.00	32,450.00
300	27,713.28	35,749.00	36,191.00	36,624.00	37,049.00	37,466.00	37,878.00	38,283.00	38,683.00	39,079.00
350	32,414.64	41,814.00	42,330.00	42,837.00	43,334.00	43,822.00	44,303.00	44,778.00	45,245.00	45,709.00
400	35,878.79	46,282.00	46,854.00	47,415.00	47,966.00	48,505.00	49,038.00	49,563.00	50,081.00	50,593.00
500	46,271.28	59,688.00	60,425.00	61,149.00	61,859.00	62,555.00	63,242.00	63,919.00	64,587.00	65,248.00
600	54,189.35	69,902.00	70,766.00	71,613.00	72,445.00	73,260.00	74,064.00	74,857.00	75,639.00	76,414.00
800	71,757.59	92,564.00	93,708.00	94,830.00	95,931.00	97,011.00	98,076.00	99,126.00	100,161.00	101,187.00
1000	90,068.15	116,184.00	117,620.00	119,028.00	120,410.00	121,765.00	123,102.00	124,420.00	125,719.00	127,007.00
1200	107,883.82	139,166.00	140,885.00	142,572.00	144,228.00	145,851.00	147,452.00	149,031.00	150,587.00	152,129.00
1600	144,257.50	186,086.00	188,385.00	190,641.00	192,855.00	195,025.00	197,166.00	199,277.00	201,358.00	203,420.00
2000	180,136.29	232,369.00	235,239.00	238,057.00	240,820.00	243,531.00	246,204.00	248,840.00	251,439.00	254,014.00
2500	225,170.37	290,461.00	294,049.00	297,571.00	301,025.00	304,414.00	307,755.00	311,050.00	314,298.00	317,517.00
3000	270,204.44	348,553.00	352,859.00	357,085.00	361,230.00	365,296.00	369,306.00	373,260.00	377,158.00	381,021.00
3500	314,743.63	406,007.00	411,023.00	415,945.00	420,774.00	425,510.00	430,181.00	434,786.00	439,327.00	443,827.00
3750	337,260.67	435,053.00	440,428.00	445,702.00	450,876.00	455,951.00	460,956.00	465,891.00	470,757.00	475,578.00
4000	359,777.70	464,099.00	469,832.00	475,459.00	480,979.00	486,393.00	491,732.00	496,996.00	502,187.00	507,330.00



ORDINANCE NO. 64-2025

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN, AN IMPACT FEE ANALYSIS AND AMENDED IMPACT FEES FOR Power

WHEREAS it is necessary, from time to time, to amend the impact fees being assessed for development in Lehi City; and

WHEREAS the City has prepared an impact fee facilities plan and an impact fee analysis; and

WHEREAS, based on the impact fee facilities plan and an impact fee analysis, the City proposes to amend the amount of impact fees assessed for sewer and pressurized irrigation; and

WHEREAS, on October 28th, 2025, the City Council held a duly noticed public hearing to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) adopting amended impact fees for sewer and pressurized irrigation furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it ordained by the City Council of Lehi City:

PART I:

- A. The amended impact fees attached as Exhibit "A" are hereby adopted.

PART II:

A. If a provision of this Ordinance No. 64-2025 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

B. This ordinance and its various section, clauses, and paragraphs are hereby declared to be severable. If any part, sentence, clause, or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

C. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City, Utah this 28th day of October, 2025.

LEHI CITY

ATTEST

Mark Johnson, Mayor

Teisha Wilson, City Recorder

Exhibit A

Lehi City Proposed Pressurized Irrigation Impact Fees

Year	Gross Fee per Irrigated Acre	Projects Benefitting Existing	2019 Bond	Total Irrigation	Fire Flow	Non- Residential/ Pervious Acre	Residential/ Acre (.25 acre minimum)
2024	\$9,640.23	(\$281.27)	(\$773.18)	\$8,585.78	\$253.28	\$8,839.06	\$5,834.04
2025	\$9,640.23	(\$269.10)	(\$741.34)	\$8,629.79	\$254.08	\$8,883.88	\$5,863.44
2026	\$9,640.23	(\$256.86)	(\$709.48)	\$8,673.89	\$254.87	\$8,928.77	\$5,892.90
2027	\$9,640.23	(\$244.54)	(\$677.35)	\$8,718.34	\$255.67	\$8,974.01	\$5,922.59
2028	\$9,640.23	(\$232.14)	(\$645.04)	\$8,763.05	\$256.46	\$9,019.51	\$5,952.44
2029	\$9,640.23	(\$219.65)	(\$612.57)	\$8,808.01	\$257.26	\$9,065.27	\$5,982.47
2030	\$9,640.23	(\$207.05)	(\$579.97)	\$8,853.19	\$258.06	\$9,111.27	\$6,012.63
2031	\$9,640.23	(\$194.33)	(\$547.00)	\$8,898.90	\$258.87	\$9,157.77	\$6,043.16
2032	\$9,640.23	(\$181.38)	(\$513.48)	\$8,945.37	\$259.69	\$9,205.06	\$6,074.18
2033	\$9,640.23	(\$168.19)	(\$479.42)	\$8,992.62	\$260.53	\$9,253.16	\$6,105.73

Lehi City Proposed Sewer Impact Fees

Meter Size	Ratio	2024	2025	2026	2027	2028	2029
Per dwelling unit	1.0	\$867.88	\$872.44	\$877.06	\$881.73	\$886.48	\$891.32
¾"	1.0	\$867.88	\$872.44	\$877.06	\$881.73	\$886.48	\$891.32
1"	2.71	\$2,347.60	\$2,359.96	\$2,372.44	\$2,385.07	\$2,397.92	\$2,411.02
1 ½"	3.37	\$2,927.63	\$2,943.04	\$2,958.61	\$2,974.36	\$2,990.38	\$3,006.71
2"	10.75	\$9,328.21	\$9,377.30	\$9,426.90	\$9,477.09	\$9,528.15	\$9,580.19
3"	23.63	\$20,510.79	\$20,618.73	\$20,727.78	\$20,838.13	\$20,950.41	\$21,064.82
4"	40.52	\$35,166.31	\$35,351.37	\$35,538.35	\$35,727.54	\$35,920.06	\$36,116.21
6"	94.54	\$82,052.56	\$82,484.36	\$82,920.63	\$83,362.05	\$83,811.25	\$84,268.94
8"	162.0 8	\$140,665.9 8	\$141,406.2 2	\$142,154.1 5	\$142,910.8 9	\$143,680.9 7	\$144,465.60

City Council Agenda Item Report

Meeting Date: October 28, 2025

Submitted By: Kate Morgan

Submitting Department:

Item Type: Action Item

Agenda Section: Regular Agenda

Subject:

Consideration of Resolution #2025-77 approving the UAMPS Fremont Solar Project Agreement.

Suggested Action:

Attachments:

[Fremont Solar and Battery Executive Summary _ Final.pdf](#)

[Fremont Solar and Battery Talking Points _ Final.pdf](#)

[FirmPowerSupplyAgrResolution _ FremontSolar _ Lehi.pdf](#)



Fremont Solar + Battery PPA

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

Overview of the Agreement

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

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

Key Project Features

Solar Facility

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

Battery Facility

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

Combined Cost

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



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Commercial and Financial Terms

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

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

Scheduling, Operation, and Metering

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

Risk Allocation and Force Majeure

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

Regulatory and Legal Provisions

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

Assignment, Step-In, and Default Remedies

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

Exhibits and Supporting Materials

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

Conclusion

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



Fremont Solar + Battery PPA

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

What is the Resource?

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

How is UAMPS Contracting for the Resource?

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

What is the Term of the Agreement?

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

Who is the Developer?

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



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What if the Project Is Delayed?

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

What is the Pricing?

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

What Are the Benefits of the Battery?

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

How Are Curtailments Managed?

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

What Happens If Participants Drop Out?

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

What Environmental and Educational Benefits Are Included?

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

Why Now?

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

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE FREMONT SOLAR PPA PROJECT TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

WHEREAS, Lehi City (the “*Member*”) owns and operates a utility system for the provision of electric energy to its residents and others (the “*System*”) and is a member of Utah Associated Municipal Power Systems (“*UAMPS*”) pursuant to the provisions of the Utah Associated Municipal Power Systems Amended and Restated Agreement for Joint and Cooperative Action dated as of March 20, 2009, as amended (the “*Joint Action Agreement*”);

WHEREAS, the Member desires to purchase all or a portion of its requirements for electric power and energy from or through UAMPS and has entered into a Power Pooling Agreement with UAMPS to provide for the efficient and economic utilization of its power supply resources;

WHEREAS, the Member has previously entered into the Master Firm Power Supply Agreement with UAMPS in order to allow for UAMPS entering into various firm transactions for the purchase and sale of firm supplies of electric power and energy;

WHEREAS, UAMPS has investigated the Fremont Solar PPA Project, a 99 megawatt (MW) solar photovoltaic generation facility and a 49.5 MW battery storage system located in Iron County, Utah, on behalf of its members and is now prepared to enter into a 25 year power purchase agreement with Fremont Solar, LLC to secure the delivery of all the energy from the Project and associated environmental attributes; and

WHEREAS, the Member now desires to authorize and approve the Fremont Solar Transaction Schedule (“*Transaction Schedule*”) attached hereto as Exhibit A for the Project subject to the parameters set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lehi City as follows:

Section 1. Authorization of Fremont Solar Transaction Schedule. The Transaction Schedule, in substantially the form presented at the meeting at which this resolution is adopted, is hereby authorized and approved, and the Member Representative is hereby authorized, empowered and directed to execute and deliver the Transaction Schedule on behalf of the Member. If additional subscription becomes available, Member Representative may approve an adjustment to the Member’s kW subscription up to _____ total subscription, in which case a revised Transaction Schedule reflecting the increase will be prepared for signature. Promptly upon its execution, the Transaction Schedule shall be filed in the official records of the Member.

Section 2. *Other Actions.* The Chairman, Secretary, Member Representative and other officers and employees of the Member shall take all actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all actions necessary to carry out the execution and delivery of the Transaction Schedule and the performance thereof.

Section 3. *Miscellaneous; Effective Date.* (a) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(b) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(c) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this _____ day of _____, 2025

LEHI CITY

Mayor

ATTEST AND COUNTERSIGN:

City Recorder

[SEAL]

EXHIBIT A
FREMONT SOLAR PROJECT TRANSACTION SCHEDULE