



CITY COUNCIL MEETING

Thursday, July 21, 2022 at 6:30 PM
Council Chambers, 60 West Main, Hyrum, Utah

AGENDA

Public notice is hereby given of a Hyrum City Council Meeting to be held in the Council Chambers, 60 West Main, Hyrum, Utah at 6:30 PM, July 21, 2022. The proposed agenda is as follows:

1. ROLL CALL
2. CALL TO ORDER
3. WELCOME
4. PLEDGE OF ALLEGIANCE
5. INVOCATION
6. APPROVAL OF MINUTES
7. AGENDA ADOPTION
8. PUBLIC COMMENT
9. PUBLIC HEARING
10. SCHEDULED DELEGATIONS
 - A. [Roy Savage, Hidden Valley Estates PUD - To request Preliminary Plat approval for Hidden Valley Estates PUD located at approximately 900 West 85 South consisting of 13 single family lots on 34 acres.](#)
11. INTRODUCTION AND APPROVAL OF RESOLUTIONS AND ORDINANCES
 - A. [Resolution 22-10 - A resolution authorizing the Steel Solar 1A Project amended and restated transaction schedule under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems; and related matters.](#)
12. OTHER BUSINESS
 - A. Presentation of the Power Rate Study.
 - B. Appointment to the Hyrum Library Board.
 - C. [Consideration and approval of the Hyrum City Municipal Wastewater Planning Program \(MWPP\) Annual Report for year ending 2021.](#)
 - D. Mayor and City Council reports.
13. ADJOURNMENT

Stephanie Fricke
City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Hyrum City at 435-245-6033 at least three working days before the meeting.

CERTIFICATE OF POSTING - The undersigned, duly appointed and acting City Recorder of Hyrum City, Utah, does hereby certify that a copy of the foregoing Notice was emailed to The Herald Journal, Logan, Utah, posted on the Utah Public Notice Website and Hyrum City's Website, provided to each member of the governing body, and posted at the City Offices, 60 West Main, Hyrum, Utah, this **18th day of July, 2022**. Stephanie Fricke, MMC, City Recorder.

SAVAGE SUBDIVISION – PRELIMINARY PLAT
900 W 85 SOUTH
CITY COUNCIL MEETING
JULY 21, 2022

Summary: Leon and Roy Savage are seeking Preliminary Plat approval for a 13-lot subdivision on approximately 34 acres. The proposed lots will range in size from 1.25 to 6 acres.

ZONING: R-2 Residential (minimum area 9,900 sq. ft., frontage 82.5 ft.)

UTILITIES:

Power:	Developer to provide
Culinary:	Developer to provide
Sewer:	Septic Systems
Irrigation:	Developer to provide

NOTES FROM PLANNING COMMISSION:

1. Address drainage and stormwater management. Swale along lots 1,2,12,13, will not contribute to storage and may have erosion concerns that should be addressed per the comments on the plat.
2. Plat to be updated with any existing land drains, high water limits (flood and dam failure), wetlands, etc. Letter from the U.S. Army Corp is required.
3. Street lights to be shown on plans.
4. Ribbon curb is approved by the planning commission for this development.
5. Animal rights are to be kept for all lots in this subdivision. Notation must be included to the plat stating that the pursuant to 16.12.030 (D)(14).
6. Recommend that City Council accept the offer of ownership of the land between this subdivision and Hidden Valley. Boundaries to be shown on plat. This is the land that the Wellsville East Field Canal encumbers.
7. Planning Commission has recommended that this subdivision be allowed as a cul-de-sac and not provide connectivity to the north, pending City Council approval per 16-020-170 (B). Length of cul-de-sac approved as there are

few houses. Fire Code does not require secondary access road for fewer than 30 dwelling units.

Electrical component delays are estimated to be 2.5 years. If this development needs any upgrades to the existing services, coordination with the Hyrum City Power Department should be started immediately.



RESOLUTION NO. 22-10

A RESOLUTION AUTHORIZING THE STEEL SOLAR 1A PROJECT AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS; AND RELATED MATTERS.

***** ***** *****

WHEREAS, Hyrum 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 Steel Solar 1A Project, a forty (40) megawatt (MW) solar photovoltaic generation facility to be located in Box Elder County, Utah, on behalf of its members and is now prepared to enter into a twenty-five (25) year amended and restated power purchase agreement with Steel 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 Steel Solar 1A Amended and Restated Transaction Schedule (“Amended and Restated 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 Hyrum City as follows:

Section 1. Authorization of Steel Solar 1A Amended and Restated Transaction Schedule. The Amended and Restated 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 Amended and Restated Transaction Schedule on behalf of the Member. Promptly upon its execution, the Amended and Restated Transaction Schedule shall be filed in the official records of the Member.

Section 2. Other Actions. The Mayor, City Recorder, the 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 Amended and Restated 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 _____, 2022.

HYRUM CITY

Mayor

ATTEST AND COUNTERSIGN:

City Recorder

[SEAL].

EXHIBIT A
STEEL SOLAR 1A AMENDED AND RESTATED TRANSACTION SCHEDULE

Municipal Wastewater Planning Program (MWPP)
Annual Report
for the year ending 2021
HYRUM CITY

Thank you for filling out the requested information. Please let DWQ know when it is approved by the Council.

Please download a copy of your form by clicking "Download PDF" below.

Below is a summary of your responses

[Download PDF](#)

SUBMIT BY APRIL 15, 2022

Are you the person responsible for completing this report for your organization?

Yes

No

This is the current information recorded for your facility:

Facility Name:	HYRUM CITY
Contact - First Name:	Kevin
Contact - Last Name:	Maughan
Contact - Title	Plant Manager

Contact - Email:	kmaughan@hyrumcity.com
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Is this information above complete and correct?

Yes

No

Please enter in the correct information

WARNING: If you change Facility Name, you will no longer have access to this form upon clicking Save & Continue. DWQ will resend link with updated Facility Name to person indicated below.

Facility Name	HYRUM CITY
Contact - First Name	Kevin
Contact - Last Name	Maughan
Contact Person's Title	Plant Manager
Phone	435-245-3123
Email	kmaughan@hyrumcity.com

Your wastewater system is described as Collection, Mechanical Treatment & Financial:

Classification: COLLECTION

Grade: II

(if applicable)

Is this correct?

WARNING: If you select 'no', you will no longer have access to this form upon clicking Save & Continue. DWQ will update the information and contact you again.

- Yes
- No

Click on a link below to view a previous year's examples of sections in the survey:

(Your wastewater system is described as Collection, Mechanical Treatment & Financial)

- [MWPP Collection System.pdf](#)
- [MWPP Discharging Lagoon.pdf](#)
- [MWPP Financial Evaluation.pdf](#)
- [MWPP Mechanical Plant.pdf](#)
- [MWPP Non-Discharging Lagoon.pdf](#)

Will multiple people be required to fill out this form?

- Yes
- No

Please update the information for the person in charge of filling out each section.

	Email ex. john@email.com	Name (first and last)	Notes These notes will be sent in the invite email
Financial Evaluation	kmaughan@hyrumcity.com	Kevin Maughan	[notes, if any apply, should be entered here]
Collection System	kmaughan@hyrumcity.com	Kevin	

Review, sign and submit	Email	Name	Notes
	kmaughan@hyrumcity.com ex. john@email.com	Kevin Maughan (first and last)	Section 12. Item C. These notes will be sent in the invite email

Click 'Yes' to send an email to each responsible person with the notes you've included (if any) with a link to the forms and to receive updates

- Yes, send the link to this form for the next person to fill out.
- Continue filling out the form myself and send the link to others later.**

Financial Evaluation Section

Form completed by:

Kevin Maughan

Part I: GENERAL QUESTIONS

	Yes	No
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	<input checked="" type="radio"/>	<input type="radio"/>
Are you collecting 95% or more of your anticipated sewer revenue?	<input checked="" type="radio"/>	<input type="radio"/>
Are Debt Service Reserve Fund ⁶ requirements being met?	<input checked="" type="radio"/>	<input type="radio"/>

What was the annual average user charge for 2021?

46.00

Do you have a water and/or sewer customer assistance program * (CAP)?

- Yes
- No

Part II: OPERATING REVENUES AND RESERVES

	Yes	No
Are property taxes or other assessments applied to the sewer systems ¹⁵ ?	<input type="radio"/>	<input checked="" type="radio"/>

	Yes	No
Are sewer revenues ¹⁴ sufficient to cover operations & maintenance costs ⁹ , and repair & replacement costs ¹² (OM&R) at this time?	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Are projected sewer revenues sufficient to cover OM&R costs for the <i>next five years</i> ?	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Does the sewer system have sufficient staff to provide proper OM&R?	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Has a repair and replacement sinking fund ¹³ been established for the sewer system?	<input checked="" type="radio"/>	<input type="radio"/>

	Yes	No
Is the repair & replacement sinking fund sufficient to meet anticipated needs?	<input checked="" type="radio"/>	<input type="radio"/>

Part III: CAPITAL IMPROVEMENTS REVENUES AND RESERVES

Yes

No

Are sewer revenues sufficient to cover all costs of current capital improvements³ projects?

Has a Capital Improvements Reserve Fund⁴ been established to provide for anticipated capital improvement projects?

Are projected Capital Improvements Reserve Funds sufficient for the *next five years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next ten years*?

Are projected Capital Improvements Reserve Funds sufficient for the *next twenty years*?

Part IV: FISCAL SUSTAINABILITY REVIEW

Yes

No

Have you completed a Rate Study¹¹ within the last five years?

Do you charge Impact fees⁸?

2021 Impact Fee (if not a flat fee, use average of all collected fees) =

\$372772.00

Yes

No

Have you completed an Impact Fee Study in accordance with UCA 11-36a-3 within the last five years?

Operations¹⁰?

Yes

No

Section 12. Item C.

Have you updated your Capital Facility Plan² within the last five years?

Yes

No

Do you use an Asset Management¹ system for your sewer systems?

Describe the Asset Management System (check all that apply)

- Spreadsheet
- GIS
- Accounting Software
- Specialized Software
- Other

Yes

No

Do you know the total replacement cost of your sewer system capital assets?

2021 Replacement Cost =

\$15,000,000

Yes

No

improvements annually with sewer revenues at 2% or more of the total replacement cost?

Yes

No

Section 12. Item C.

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

What is the sewer/treatment system annual asset renewal* cost as a percentage of its total replacement cost?

4,000,000

Part V: PROJECTED CAPITAL INVESTMENT COSTS

Cost of projected capital improvements

	Cost Please enter a valid numerical value	Purpose of Improvements		
		Replace/Restore	New Technology	Increase Capacity
2022	\$500000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2022 thru 2026	\$200000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2027 thru 2031	\$200000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2032 thru 2036	\$200000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2037 thru 2041	\$200000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This is the end of the Financial questions

To the best of my knowledge, the Financial section is completed and accurate.

Yes

Form completed by:

May Receive Continuing Education /units (CEUs)

Kevin Maughan

Part I: SYSTEM DESCRIPTION

What is the largest diameter pipe in the collection system (diameter in inches)?

24

What is the average depth of the collection system (in feet)?

8

What is the total length of sewer pipe in the system (length in miles)?

45

How many lift/pump stations are in the collection system?

5

What is the largest capacity lift/pump station in the collection system (design capacity in gallons per minute)?

250

percent or more?

Yes

No

What year was your collection system first constructed (approximately)?

1975

In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? (If more than one, cite the oldest)

1975

PART II: DISCHARGES

How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt?

0

How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)?

0

The Utah Sewer Management Program defines two classes of sanitary sewer overflows (SSOs):

Class 1- a Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that:

(a) affects more than five private structures;

(b) affects one or more public, commercial or industrial structure(s):

- (c) may result in a public health risk to the general public,
- (d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- (e) discharges to Waters of the state.

Class 2 – a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria.

Below include the number of SSOs that occurred in year: 2021

Number

Number of Class 1 SSOs in Calendar year

0

Number of Class 2 SSOs in Calendar year

0

Please indicate what caused the SSO(s) in the previous question.

n/a

Please specify whether the SSOs were caused by contract or tributary community, etc.

n/a

Part III: NEW DEVELOPMENT

Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?

Yes

Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more?

Yes

No

Number of new commercial/industrial connections in the last year

7

Number of new residential sewer connections added in the last year

203

Equivalent residential connections⁷ served

710

Part IV: OPERATOR CERTIFICATION

How many collection system operators do you employ?

4

Approximate population served

9500

certified at least at the Facility's Grade.

List the designated Chief Operator/DRC for the Collection System below:

	Name First and Last Name	Grade	Email Please enter full email address
Chief Operator/DRC	Kevin Maughan	IV	kmaughan@hyrumcity.com

List all other Collection System operators with DRC responsibilities in the field, by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	
Collection Grade III:	
Collection Grade IV:	Tom Broadbent

List all other Collection System operators by certification grade, separate names by commas:

	Name separate by comma
SLS ¹⁷ Grade I:	
Collection Grade I:	
Collection Grade II:	Chris Crockett, Jeff Jorgensen
Collection Grade III:	
Collection Grade IV:	

Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility?

Yes

No

Part V: FACILITY MAINTENANCE

Yes

No

Have you implemented a preventative maintenance program for your collection system?

Have you updated the collection system operations and maintenance manual within the past 5 years?

Do you have a written emergency response plan for sewer systems?

Do you have a written safety plan for sewer systems?

Is the entire collections system TV inspected at least every 5 years?

Is at least 85% of the collections system mapped in GIS?

Part VI: SSMP EVALUATION

Yes

No

Has your system completed a Sewer System Management Plan (SSMP)?

Has the SSMP been adopted by the

meeting?

Yes

No

Has the completed SSMP been public noticed?

During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan?

Date of Public Notice

11/16/2017

During 2021, was any part of the SSMP audited as part of the five year audit?

Yes

No

If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?

section on flow- purchased a flow recording device for monitoring

Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Program?

Yes

No

Part VII: NARRATIVE EVALUATION

This section should be completed with the system operators.

included)

good-7 new lift stations installed

What sewerage system capital improvements³ does the utility need to implement in the next 10 years?

upsized lines

What sewerage system problems, other than plugging, have you had over the last year?

none

Is your utility currently preparing or updating its capital facilities plan²?

Yes

No

Does the municipality/district pay for the continuing education expenses of operators?

100% Covered

Partially cover

Does not pay

Is there a written policy regarding continuing education and training for wastewater operators?

Yes

No

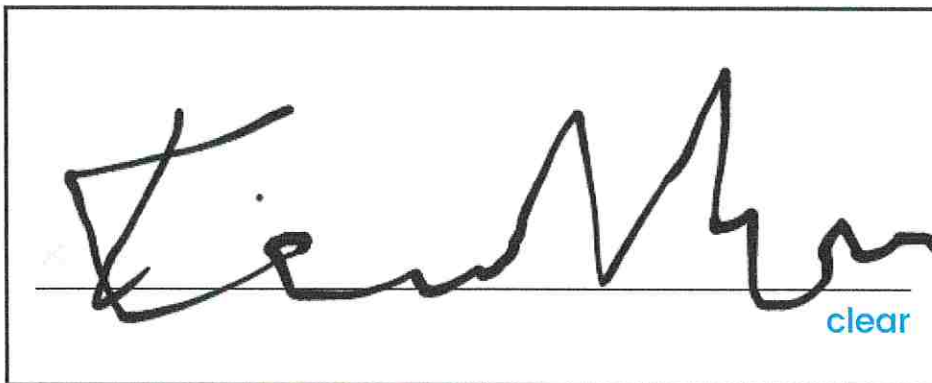
Any additional comments?

This is the end of the Collections System questions

To the best of my knowledge, the Collections System section is completed and accurate.

Yes

I have reviewed this report and to the best of my knowledge the information provided in this report is correct.

A digital signature box containing a handwritten signature in black ink. The signature is written over a horizontal line. A blue 'clear' button is located at the bottom right of the box.

Has this been adopted by the council? If no, what date will it be presented to the council?

- Yes
- No

What date will it be presented to the council?

Date format ex. mm/dd/yyyy

07/22/2022

Please log in.

Email

Section 12. Item C.

PIN

NOTE: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. Completion of the collection section meets the annual reporting requirement for the USMP. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of that assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance, please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our [Frequently Asked Questions](#) page.

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