

BEFORE THE PUBLIC SERVICE COMMISSION OF UTAH

In the Matter of the Formal Complaint of)	Direct Testimony
InSite Towers Development, LLC against)	of Colin Jack
Dixie-Escalante Rural Electric Association)	For Dixie Escalante
)	Rural Electric
)	Association
)	

June 4, 2015

1 **INTRODUCTION**

2 **Q. WHAT IS YOUR NAME, OCCUPATION AND BUSINESS ADDRESS?**

3 A. My name is Colin Jack. I am employed as Chief Engineer by Dixie
4 Escalante Rural Electric Association ("DEREA" or "Dixie Power"). My
5 Business address is 145 West Brigham Road, St. George Utah 84790,

6 **Q. CAN YOU PROVIDE A BRIEF SUMMARY OF YOUR QUALIFICATIONS
7 AND EXPERIENCE?**

8 A. I have worked with Dixie Escalante Rural Electric Association since 1994
9 as Engineering Manager. Currently I am the Chief Operating Officer of
10 Dixie. I am qualified as a Professional Engineer, with a Bachelor's degree
11 in Computer and Electrical Engineering from Brigham Young University.
12 My years of experience in the electric utility industry include services in
13 Utah as well as Texas, Bangladesh, Bolivia, Nepal and Central and South
14 America.

15 **Q. CAN YOU BRIEFLY DESCRIBE YOUR DUTIES WITH DIXIE POWER?**

16 A. I provide engineering oversight, review, and management for planning,
17 development, design and maintenance procedures on all of Dixie's electric
18 utility facilities. I supervise members of Dixie's engineering and operations
19 staff.

20 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

21 A. I present the understanding of Dixie Power concerning facts and
22 circumstances related to the formal complaint lodged by InSite Towers
23 Development LLC ("InSite") concerning electric service at a proposed

24 location in the area primarily located in the City of St. George, Utah and
25 known generally as the "Green Valley" area.

26 **Q. AS BACKGROUND, WHAT DO YOU MEAN BY THE "GREEN VALLEY**
27 **AREA"?**

28 A. Green Valley is an area about 1 mile wide, lying along the current western
29 boundary of St. George City, beginning at about the intersection of 600
30 West and Dixie Drive on the south, and running north to a point just
31 beyond where the Santa Clara river crosses Dixie Drive north of the
32 entrance drive to the Sunbrook golf course.

33 **Q. IS THERE A MAP THAT ACCOMPANIES YOUR TESTIMONY?**

34 A. Yes. A map depicting the area and showing certain property at issue in
35 this proceeding, relative to St. George City municipal service area and the
36 Dixie franchise area within the City is attached as Exhibit "A".

37 **Q. COULD YOU PLEASE DESCRIBE THE EXTENT OF ELECTRIC**
38 **UTILITY FACILITIES THAT DIXIE POWER OWNS IN OR AROUND**
39 **GREEN VALLEY?**

40 A. Dixie Power does not own facilities in or near Green Valley. All electric
41 service to residents, businesses, or other electric consumers located in
42 Green Valley is furnished by St. George City exclusively using municipal
43 electric facilities which St. George owns. Dixie does not provide any
44 service to any customer(s) or members in Green Valley.

45 **Q. DID THE PETITIONER IN THIS CASE, INSITE TOWERS LLC, APPLY**
46 **FOR ELECTRIC SERVICE FROM DIXIE POWER?**

47 A. No. InSite did not complete an application for membership to request
48 service from Dixie Power. InSite representatives contacted Dixie Power
49 staff and asked for assistance in determining feasibility of connecting
50 electric service to a proposed cellular data tower in Green Valley; they
51 were referred to the City of St. George, which currently furnishes electricity
52 to that property as part of a long-established agreement between Dixie
53 Power and St. George City.

54 **Q. IS IT POSSIBLE FOR DIXIE POWER TO PROVIDE SERVICE TO THE**
55 **PROPERTY INSITE HAS IDENTIFIED FOR ITS CELL TOWER?**

56 A. Not without a determination of the respective parties' rights, terms and
57 provisions of Dixie's agreement with St. George City for municipal electric
58 service to the property. If it were determined that Dixie cannot enforce its
59 rights against the City under that agreement, Dixie would have to
60 construct extensive new facilities to reach the area.

61 **Q. HAS DIXIE DETERMINED WHAT ADDITIONAL FACILITIES WOULD**
62 **BE NEEDED IF IT WERE TO SERVE THE PROPERTY?**

63 A. InSite would be required to request and pay for an engineering study in
64 order to make that determination. To date, InSite has not requested a
65 study nor offered to make the requisite construction deposit to commence
66 study and construction of any facilities.

67 **Q. WOULD CONSTRUCTION OF SUCH FACILITIES LIKELY BE**
68 **EXPENSIVE?**

69 A. The nearest point of possible connection to Dixie's distribution feeder
70 system is some miles away, to the south of the Virgin river. A number of
71 structures would be required to be erected to span the distance in addition
72 to conductor and associated equipment, including transformation
73 equipment. The cost of poles, wire, and transformers alone could exceed
74 \$375,000.00. In addition, the area(s) between the property and Dixie's
75 nearest facilities pose particular complications as the possible path(s) for a
76 line extension would necessarily cross portions of: (i) the City of St.
77 George, which would require special use permits; (ii) State lands managed
78 by SITLA, which would require applying for rights-of-way and other
79 permits which in my experience would likely take years to obtain; and (iii)
80 federal land managed by BLM. It would be necessary to determine if, and
81 the extent of, any environmental or other studies that might be required to
82 obtain the necessary consents in order to construct facilities to reach the
83 property. One possible path to study is depicted on the diagram map in
84 the attached Exhibit "B", which would entail construction of a feeder line
85 approximately 5.2 miles in length.

86 **Q. WHAT BECAME OF UTILITY EQUIPMENT THAT ONCE SERVED**
87 **DIXIE'S CUSTOMERS IN GREEN VALLEY?**

88 A. Prior to 1981, the single distribution feeder line Dixie used to feed the few
89 scattered cooperative customers in Green Valley extended about 5 miles,
90 partly underground, and traversed I-15 and crossed the Virgin River above
91 ground to tie into a substation east of I-15, near the Brigham Road exit.

92 Dixie de-energized and idled the feeder in 1981, whereupon many parts
93 were removed by the City of St. George, others portions were dismantled
94 by Dixie Power, and even the disconnected structures that remained at
95 the Virgin river crossing have been removed for many years. No
96 portion(s) of the feeder system to reach areas north of Dixie's franchise
97 area remain.

98 **Q. WHAT WERE SOME OF THE REASONS TO DISMANTLE THE**
99 **FEEDER LINE?**

100 A. The feeder that once went into Green Valley extended through and across
101 what has since become developed neighborhoods, stores, office buildings,
102 etc., and would pose serious fire risks as well as risks of public safety and
103 environmental concerns if left standing idle for so many years.

104 **Q. DOES DIXIE POWER HAVE A REGULATION CONCERNING IDLE**
105 **SERVICE FACILITIES?**

106 A. Dixie has filed Service Regulation No. 10 which specifically provides that
107 the cooperative retains discretion to remove idle facilities, and that if future
108 customer(s) locate in the area, the request for line extension must be
109 accompanied by the construction deposit adequate to cover the cost to
110 construct new facilities.

111 **Q. DOES THIS COMPLETE YOUR PREFILED DIRECT TESTIMONY?**

112 A. Yes.

EXHIBIT "A"

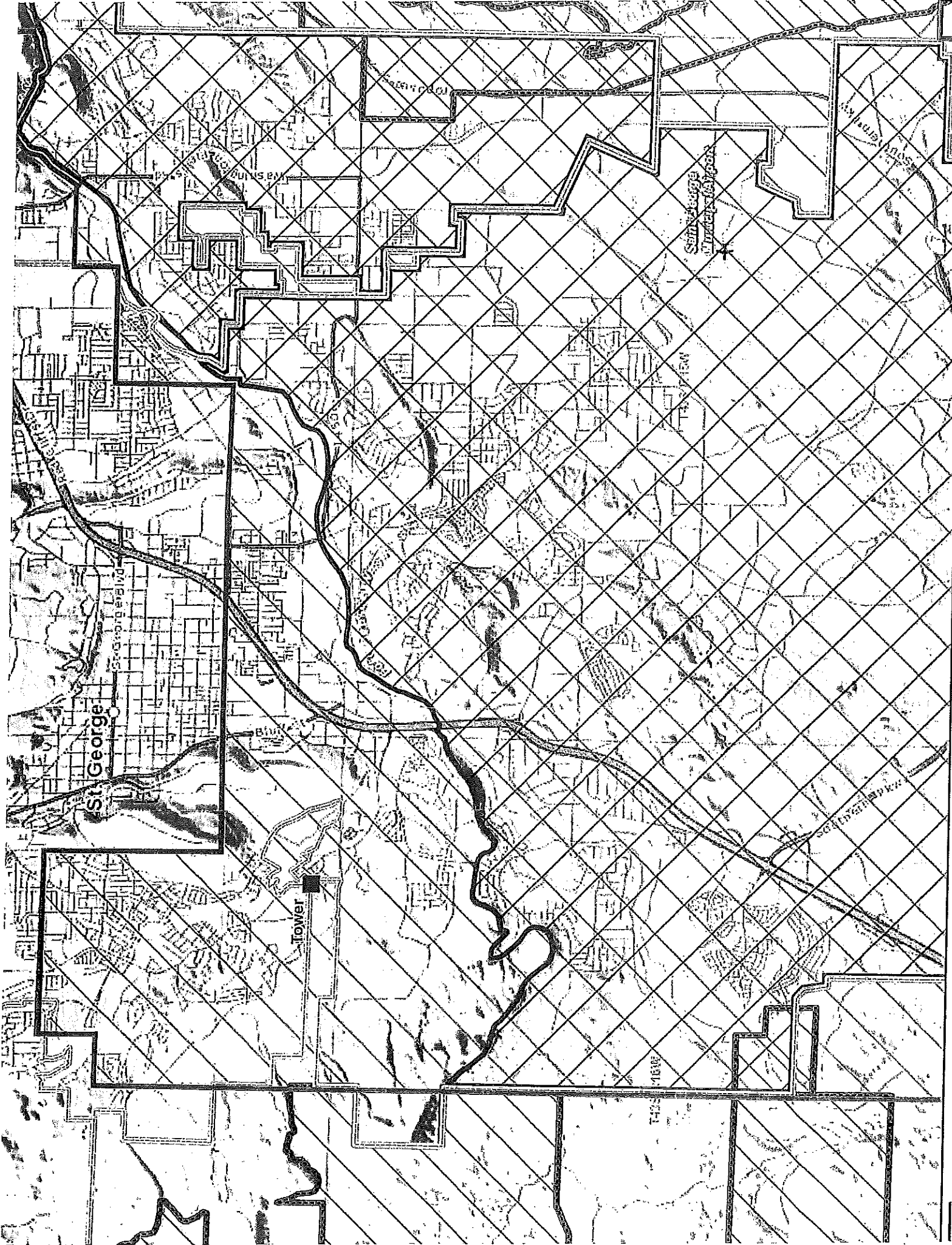
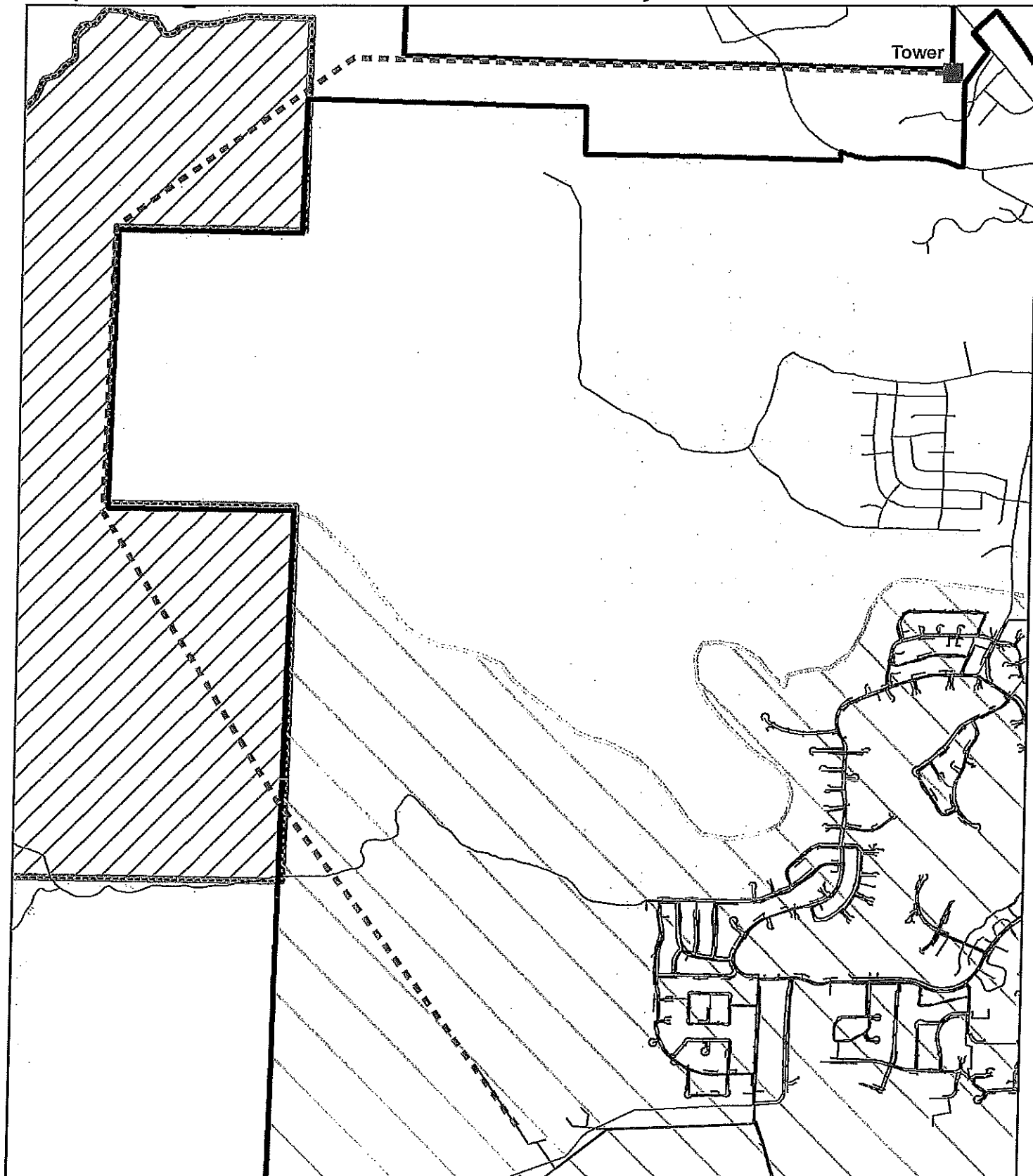


EXHIBIT "B"

Proposed 5.2 Mile Power Line - Dixie Power System to Tower Site



Tower



City Boundary

Proposed Line

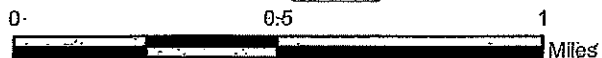


Dixie Power Franchise Area

Existing Line



BLM ACEC



BLM

Private

State



Created By: toddc

Date: 4/29/2015



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