



**OVERTON POWER DISTRICT NO. 5
BOARD MEETING**

April 15, 2026

3:00 P.M.

Overton, Nevada

PRESENT:

Seat 2 – Logandale,	Mr. Jack Nelson, Chairman	Mrs. MeLisa Garcia, CEO / General Manager
Seat 1 – Overton,	Mr. Richard Jones, Vice-Chair	Mr. Randall Ozaki, Engineering Services Manager
Seat 3 – Moapa	Mr. Chad Leavitt, Trustee	Mr. Jonathan Denninghoff, Financial Services Manager
Seat 4 – Bunkerville,	Mr. Bob Bunker, Trustee	Mr. Keven Hansen, Substation Operations Manager
Seat 5 – Mesquite,	Mr. Mike Young, Sec / Treas	Mrs. Becky LaGrow, Executive Assistant
Seat 6 – Mesquite,	Mr. Dale Rust, Trustee	Mr. Steven Brown, IT Administrator
Seat 7 – At-Large,	Mr. Randy Laub, Trustee	Mr. Cody Hardy, MV Line Foreman
	Mr. Byron Mills, Attorney	

ABSENT:

Mr. Scott Fullman, Administrative Services Manager
Mr. Kyle Leavitt, Line Operations Manager

Note: The minutes of this meeting have been tape-recorded and will remain on file in the OPD5’s main office for a period of one year for public examination

A. CALL TO ORDER

At 3:00 p.m. Jack Nelson called the meeting of the Overton Power District No. 5 Board of Trustees to order. The agenda items were addressed in the following order:

B. PLEDGE OF ALLEGIENCE

Richard Jones led the attendees in the Pledge of Allegiance

C. PUBLIC COMMENTS

There were no Public Comments

D. ACCEPTANCE OF THE AGENDA

A motion was made by Mike Young and seconded by Dale Rust to accept the OPD5 agenda as posted. The Board voted seven (7) ayes and zero (0) nays in approval.

E. APPROVAL OF THE MINUTES

A motion was made by Richard Jones and seconded by Mike Young to approve the minutes of the March 25, 2026 meeting as written. The Board voted seven (7) ayes and zero (0) nays in approval.

F. CHAIR'S REPORT

- A letter of appreciation from the Mesquite Veteran's Day Committee for participation in the 2025 Veteran's Day Parade
- Jack Nelson presented Richard Jones with his NRECA Board Leadership (BLC) Certificate

G. ATTORNEY'S REPORT

Byron Mills had no report at this time.

H. MANAGER'S REPORTS

Line Operations

Cody Hardy reported on the following items:

💡 *Jobs*

💡 Mesquite

- 💡 Painted Hills Substation – The team completed the conductor installation from the 69 kV transmission line into the substation, representing the final stage of preparation for energizing the newly constructed bay.
- 💡 Pulte Subdivisions – The team has been working on conductor installations to keep up with the new construction

💡 Overton

- 💡 Mesa Line Extension - the team is completing an overhead single phase line extension in addition to repositioning and upsizing a transformer for improved load management. The sub-surface conditions (hard rock) and terrain have presented logistical challenges.
- 💡 Overton / Mesquite – Are continuing to work on the Property Control (PC) numbering system that streamlines the tagging process, working towards all underground assets being accurately logged and easily identifiable for repairs and future service.

💡 *Outages*

💡 March 2026

- 💡 There were fourteen (14) planned outages for maintenance.
- 💡 There was one (1) unplanned outages for the month affecting two (2) customers

💡 *Training*

💡 *Safety*

- 💡 The topics were Pole Top, Bucket Truck, and Vault Rescue
 - 💡 All rescues must be completed in less than four minutes to be certified
 - 💡 OPD5 tests employees annually. OSHA requires certification every two years
- 💡 All present participated in a tabletop scenario on roles during a system-wide outage

- 💡 Clark County Fair
 - 💡 The team set up the safety demonstration exhibit for the Clark County Fair
 - 💡 There were a total of twelve 'shows' over a five day period
 - 💡 Topics highlighted were tree trimming, ladder and kite safety, what to do around live downed power lines

Engineering Services

Randall Ozaki reported on the following items:

- 💡 *Tortoise – Gila 138kV Line*
 - 💡 The pole installation phase is nearing completion, with the contractor reaching location 23
 - 💡 Pole installation will be followed by a three-week conductor installation period
 - 💡 Project completion and final tie-in are projected for the end of May, aligning with the Q2 reliability timeline
- 💡 *69 kV Bay at Tortoise Substation*
 - 💡 This project is now completed
 - 💡 The budget for this project was \$5.1M; with a total cost to date of \$1.3M
- 💡 *Tortoise Substation Ring Bus & Expansion*
 - 💡 This project has also been completed
 - 💡 The budget for this project was \$11M with a final cost of \$7.6M
- 💡 *WECC Update*
 - 💡 Forty-four percent of the Standards have been submitted
 - 💡 No comments have been received on the Implementation Plan
 - 💡 There is ongoing progress in strengthening internal controls to ensure sustained compliance and audit readiness for future fiscal periods

SCADA & Substation Operations

Keven Hansen reported on the following items:

- 💡 *Metering Department Update*
 - 💡 Under the company 5-year maintenance cycle - the team has been actively conducting testing on residential services; prioritizing system reliability and accuracy
 - 💡 Three-phase service testing is recording equipment is used by the team during power quality events to gather diagnostic data
- 💡 *Sweitzer Engineering Laboratories Training*
 - 💡 This years event was held in St. George, UT and attended by 25 individuals from nine utilities
 - 💡 The conference is customized by the questions submitted at registration in topics of interest
- 💡 *Painted Hills Substation Bay 4*
 - 💡 Low-voltage wiring is complete, and the high-voltage wiring is in the final steps of completion
 - 💡 Testing and commissioning will happen next week
 - 💡 Finish grade and the road base will be added after the bay is energized
 - 💡 The approved budget was \$1M, to-date, the current cost is approximately \$700,000
 - 💡 This project is scheduled to be energized by mid-May

- 💡 *Long Drive Switchyard and Raptor Substation*
 - 💡 Testing and commissioning stage at both locations is almost complete
 - 💡 These projects are scheduled to transition to the system cut-over phase next week, marking the final stage of operational integration
 - 💡 Both projects are estimated to be energized by mid-May
- 💡 *Tortoise Substation 120 / 200 MVA Transformer*
 - 💡 The new transformer is scheduled to be delivered on November 6th
 - 💡 Staff met onsite for a coordination meeting to be prepared for the transformer delivery
 - 💡 Pre-arrival requirements are de-energize and relocate existing transformer to storage pad; and demolish and replacement of the current equipment pad featuring an enlarged footprint and a built-in oil containment basin to enhance infrastructure longevity and environmental protection
 - 💡 The estimated cost of the project is \$5.5M and targeted for completion in January 2027
- 💡 *Tortoise Substation Ring Bus*
 - 💡 The ring bus is complete with the exception of the 3 defective Current Transformers (CTs)
 - 💡 The manufacturer is coming on-site to replace and test the CT units
 - 💡 Following the replacement and testing of the CTs, the ring bus will be fully operational

Administrative Services

Steven Brown reported on the following items:

- 💡 *Cyber Security Training* – 100% participation by employees in March. The topics included Phishing is getting smarter, cybercrime is organized like a company, and people are still the biggest risk
- 💡 *Information Technology* – In March, no employees clicked on internal spam email
- 💡 *Servers* – All servers were up and running 100% of the time in March. All servers were successfully backed up and stored offsite in March
- 💡 *Electric Information Sharing and Analysis Center (E-ISAC)* – This month there were one hundred forty-seven (147) emails giving information on cyber and physical incidents. Sharing information with E-ISAC is part of WECC compliance. The top three threat patterns were physical attacks on infrastructure, phishing, vishing and social engineering, and cyber-attacks and critical vulnerabilities
- 💡 *Payment Card Industry (PCI) Compliance* – This standard ensures secure handling of credit / debit card information during transactions. Quarterly scans are also a requirement of this compliance. OPD5's compliance is now valid until April 2027.

Kristi Eames reported on OPD5's Emergency Management Partners and how they are there to help us – Current partners are Virgin Valley Emergency Managers Group, Moapa Valley Emergency Managers Group, Clark County Emergency Management, and Las Vegas Emergency Management Sector

Financial Services

Jonathan Denninghoff reported on the following items

- 💡 Utah Rural Electric Cooperative Association (URECA)
 - 💡 The Finance team attended informative URECA meetings in St. George
- 💡 Gave the financial report for March 2026, a copy of which is on file

**Trustees requested CFC Debt Service Coverage covenants be added to the monthly financial report*

General Manager

MeLisa Garcia reported on the following items:

- 💡 IPSA Apprentice Programs - Introduced Jared Klunker, Alonzo Martinez, and Layton Woods who successfully completed this year's Apprentice Program testing
- 💡 *Government & Community Advocacy* - Participated in Virgin Valley Elementary School Career Day. The students asked surprisingly technical questions. Spoke at a private women's group PEO Nevada on the topic of work – life balance
- 💡 *NV Energy* – A substation transformer in northern Nevada caught fire. The cause is suspected equipment failure
- 💡 *Governor's Office of Economic Development* – MeLisa reported on her participation in a recent session with the Governor's Office of Economic Development (GOED) and representatives from Southern Nevada municipalities. During the meeting, she provided critical utility-sector perspectives on data center expansion. Key points of advocacy included the evaluation of tax abatements, noting that the current market demand from data centers suggests that further state-level incentives may be unnecessary. Additionally, she provided an educational overview of the land-use requirements for renewable energy, clarifying that for every one megawatt of solar generation requires approximately five to seven acres of land to adequately support high-demand entities like data centers.
- 💡 *Nevada Rural Electric Association (NREA)* – While attending the Board meeting in Ely,
 - 💡 The Director of GOED, Tom Burns, was on the agenda. MeLisa was able to discuss with him that out of the eleven utilities in Nevada only one is investor owned
 - 💡 The Nevada State Director of United States Department of Agriculture (USDA) Rural Development, Alida Ceballos, discussed National Environmental Policy Act (NEPA) permitting reform and interest rates
 - 💡 Heard from David Dazlich, Infrastructure and Policy Director for Governor Lombardo, he stressed having a relationship with the NREA members. MeLisa reminded him about the difference between not-for-profit NREA members and NV Energy. Also, spoke on wildfire liability and data center incentives
 - 💡 Governor Lombardo has stopped at the NREA member utilities during his rural tour of the state. When he tours southern Nevada we are assured OPD5 will be one of his stops
 - 💡 Kammy Kinkade, Nevada Office of Emergency Management Homeland Security, discussed the value of tabletop exercises and emergency scenarios. Informed the attendees that her office can help review wildfire mitigation plans and help with mutual aid
 - 💡 Fay Aboussleman, Governor's Office of Energy, gave an update on the IJJA grant via phone

- 💡 Jimmy Humm also attended virtually. He has been in office for nine days and is looking forward to attending the next NREA Board Meeting
- 💡 Jesse Wadhams gave a legislative update for the group. This was helpful as Melisa and Vernon prepare for the NRECA Legislative conference
- 💡 The action items for the afternoon included Youth Tour and Scholarship Committee, REAN PAC 2026 Giving Cycle, D. Vernon Dalton Award, the new Home Means Nevada Legislative Champion Award and finally Joint Interim Committee Presentation on Wildfires
- 💡 Colorado River Energy Distributors Association (CREDA)
 - 💡 The forecast for the Colorado River is ominous, and plans are still in the works for cold flow experiments at Lake Powell in late 2026 or early 2027
 - 💡 A member of CREDA from another organization requested OPD5 take a more active role in the meetings. Randall has expressed an interest and will work with MeLisa in attending the CREDA meetings
- 💡 Escape Solar
 - 💡 They are doing annual maintenance which has caused light oscillations in our service territory.
 - 💡 Keven reached out to them and when their system did not self-correct, they ramped down their solar
 - 💡 Their batteries did not reset to normal operation and went back to grid following instead of grid forming
 - 💡 Thankfully, none of our large commercial customers, or water districts were adversely affected

I. REVIEW AND POSSIBLE APPROVAL OF THE GENERAL MANAGER / CEO CONTRACT

Pursuant to the Board’s duty to monitor the General Manager’s performance, the Trustees conducted a formal review of MeLisa Garcia’s goals and achievements since her appointment in September 2024. After reviewing past performance and future strategic goals for OPD5, the Board considered a new three-year contract effective April 2026. The proposed terms include a three-year duration and a current salary of \$250,000 per annum.

After discussion by the board, a motion was made by Mike Young and seconded by Randy Laub to approve the General Manager / CEO employment contract and associated salary as presented. The Board voted seven (7) ayes and zero (0) nays in approval.

J. REVIEW AND POSSIBLE APPROVAL OF THE LOAN AGREEMENT AND OTHER ASSOCIATED DOCUMENTS FOR CFC POWER VISION LOAN NV004-V-9004

Staff reported on the status of securing future capital project funding. Currently, OPD5 is a 100% NRUCFC (CFC) borrower. To support the reliability plan’s capital projects scheduled for 2026–2030, staff is applying for a \$36 million Power Vision Loan through CFC. These funds are available for a five-year draw period, with no obligation to utilize the full amount. The final requirements for CFC approval include a legal opinion from OPD5’s counsel and the formal approval of the loan agreement and promissory note. No funds will be borrowed without prior approval of the Board of Trustees.

Management will present a comprehensive analysis at a future meeting regarding long-term debt structuring. This review will evaluate optimal loan terms versus principal amounts, specifically focusing on aligning amortization schedules with the 30-to-40-year useful life of the underlying assets.

During the review of the CFC loan documents, three specific areas were identified for clarification. First, the Board noted the absence of explicit contractual language regarding the preferential discount for 100% CFC borrowers. Second, the Board evaluated governance-based protections should CFC alter its discount policies; it was clarified that as a member-owned cooperative, policy shifts are directed by an elected Board of Directors in which members maintain a representative voice. Third, the Board reviewed the Minimum Debt Service Coverage (DSC) ratio requirements, noting that the current amortization schedule and loan repayment strategy are projected to maintain or exceed the minimum DSC ratio, thereby ensuring continued compliance with loan covenants.

After discussion by the Board, a motion was made by Richard Jones and seconded by Chad Leavitt to Approve the Loan Agreement and Other Associated Documents for CFC Power Vision Loan NV004-V-9004 as presented. The Board voted seven (7) ayes and zero (0) nays in approval.

K. REVIEW AND POSSIBLE APPROVAL OF HIRING OF EMPLOYEES POLICY OPD-A-09.301

Management presented a revised Hiring Policy, noting that it had not been updated since 2017. The proposed revisions include standardized nomenclature—replacing 'the District' with 'OPD5'—and the inclusion of gender-neutral language. Beyond administrative updates, the policy was modernized to explicitly define OPD5's commitment as an Equal Opportunity Employer and to clarify the Board's oversight role regarding employment conditions. These changes are part of a broader initiative to update antiquated policies and ensure they align with current legal standards and operational practices. This policy has been reviewed and approved by legal counsel.

After discussion by the Board, a motion was made by Chad Leavitt and seconded by Mike Young to approve revisions to the Hiring of Employees Policy OPD- A-09.301 as presented. The Board voted seven (7) ayes and zero (0) nays in approval.

L. REVIEW AND POSSIBLE APPROVAL OF EMPLOYMENT & HIRING PRACTICES POLICY OPD-A-08.202

The 2017 Hiring Policy was presented for revision to clarify the General Manager's delegated authority regarding personnel recruitment. The updates ensure a clear distinction between the hiring of permanent staff and temporary employees, while reaffirming that all personnel actions remain subject to the Board-approved standards established in secondary employment policies. This cleanup ensures the General Manager's authority is explicitly aligned with current operational requirements. This policy has been reviewed and approved by legal counsel.

After discussion by the Board, a motion was made by Mike Young and seconded by Chad Leavitt to approve revisions to the Employment & Hiring Practices Policy OPD-A-08.202 as presented. The Board voted seven (7) ayes and zero (0) nays in approval.

M. PUBLIC COMMENTS

There were no Public Comments

N. TRUSTEE COMMENTS

Randy Laub – Acknowledgment was given to Randall Ozaki for hosting a technical system tour for Randy and Dale. The tour was noted as being highly informative and beneficial.

Richard Jones – Expressed the Boards appreciation to Legal Counsel for their diligent work and professional guidance in finalizing the CEO / General Manager’s new employment contract.

Mike Young – Commended the staff on their program and participation at the Clark County Fair

O. APPROVAL OF THE NEXT BOARD MEETING

A motion was made by Chad Leavitt and seconded by Richard Jones to approve Wednesday, May 20, 2026, as the next Board Meeting date. The meeting will be held in the Overton Board Room at 3:00 p.m. The Board voted seven (7) ayes and zero (0) nays in approval.

P. EXECUTIVE – CLOSED DOOR SESSION

There was no executive session

Q. ADJOURNMENT

The Board voted unanimously to adjourn at 5:03 P.M.

Chair

Vice Chair

Secretary / Treasurer