

CITY COUNCIL AMENDED AGENDA

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<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, February 13, 2024, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Mayor Westbrook
2. Prayer: Councilman Dills
3. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

PRESENTATIONS

4. Davis County Animal Care Update
5. Cooper's Landing Development Concept

ACTION ITEMS

6. Consent Agenda
 - a. January 9, 2024 Minutes
 - b. January 23, 2024 Minutes
 - c. January Checks
 - d. December Budget to Actual
7. Ordinance 2024-02: Title 1 Chapter 2 Section 5 (E)(1) Amendment
8. Water and Sewer Utility Rate Studies Contract

DISCUSSION ITEMS

9. Legislative Review

TRAINING

10. Open & Public Meetings Act (OPMA), Powers and Duties Review, Ethics Review

REPORTS

11. New Business
12. Council & Staff

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1) (e)

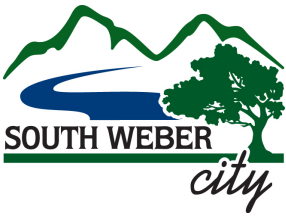
13. Discuss the Sale of Real Property
14. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 02-09-2024

CITY RECORDER: Lisa Smith



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

February 13, 2024

PREPARED BY

Brandon Jones, P.E.
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

ZPFI Proposal
RFP for Study

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Water and Sewer Utility Rate Studies Contract

PURPOSE

Consider the award of a contract to ZIONS PUBLIC FINANCE, INC. (ZPFI) to complete the studies of the water rate and sewer rate.

RECOMMENDATION

Staff recommend approval of a contract with ZPFI for the Water and Sewer Rate Studies in the amount of \$11,000 (total for both). Budget was established at \$50,000.

BACKGROUND

The City sought Proposals for an experienced consultant, or team of consultants to conduct the activities necessary to complete a Culinary Water and Sewer Rate Study (one for each utility). Only one Proposal was received - ZPFI.

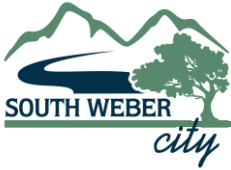
The study and final report will evaluate the City's current rates in relationship to the City's ability to fund the overall operation, maintenance, and capital projects of each utility over the next 10 years. Each rate study will include an analysis to determine the projected rate(s) for the next 10 years based on (1) the rate remaining the same as current; and (2) the rate covers operations, system replacement & facilities maintenance, and capital project costs.

ANALYSIS

ZPFI is qualified and experienced to complete the rate studies.

- They have successfully worked with the City in the past on a variety of studies including the formation of a tax increment project area (CRA), rate studies, impact fees and business license fees;
- They have recently been retained to write the City's water and sewer impact fees and therefore are better prepared to draft consistent water and sewer rates. There must be consistency between the capital projects (although impact-fee eligible projects must be clearly identified in the IFA) in the rate studies and impact fee studies, especially regarding cost and timing of construction, growth projections, etc.; and
- Their financial models are highly interactive. As part of the process, they sit down with our clients and show impacts to the calculations from varying assumptions, such as timing of capital projects, inflation, growth, etc.

Each study will be completed within 5 weeks.



Request for Proposals Culinary Water and Sewer Rate Studies

General

South Weber City is seeking Proposals for an experienced consultant, or team of consultants (“Consultant”), to conduct the activities necessary to complete a Culinary Water and Sewer Rate Study (one for each utility). The City requires a thorough study and final report that evaluates the City’s current rates in relationship to the City’s ability to fund the overall operation, maintenance, and capital projects of each utility over the next 10 years. The final reports must include the method of calculation and documentation of relevant data.

Study Area

Culinary Water. South Weber City serves all areas within the City boundaries, approximately 4.7 square miles. The City currently provides culinary water to approximately 8,100 people through 2,464 connections. This water is intended for indoor and commercial uses. Water for outdoor and landscaping needs is largely provided and managed by one of four independent secondary water providers: South Weber Water Improvement District, Weber Basin Water Conservancy District, Davis and Weber Counties Canal Company, and the South Weber Irrigation Company.

The City purchases most of its culinary water from Weber Basin Water Conservancy District (WBWCD) and has a reliable drinking water well (Well #1) that it owns and operates. In recent years, the well has provided anywhere from 0% to 10% of the drinking water needed to meet current demands. The City intends to continue to utilize the well and plans on meeting future demand by continuing to acquire additional water from WBWCD through their current Capital Charge contract.

City ordinances do not allow culinary water to be used for irrigation unless irrigation service is unavailable. Approximately 2% of the current connections are used for irrigation. To both encourage conservation and allow for varied levels of usage, the City currently has a tiered rate structure for each type of connection as shown on the table on the following page.

The City charges a monthly user fee to cover the costs to operate, maintain, repair, and replace all needs associated with the city’s water system.

Gallon Allotment	Residential Using Secondary Water	Residential with Secondary Water Available (Not Using)	Residential without Secondary Water Available	Multi-Family Residential ¹	Non-Residential
0	\$38.43	\$38.43	\$38.43	\$29.20	\$38.43
Usage Charges per 1,000 gallons					
1-2,000	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
2,001-4,000	\$2.20	\$2.20	\$2.20	\$2.20	\$2.20
4,001-6,000	\$2.50	\$2.50	\$2.50	\$2.50	\$2.50
6,001-8,000	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
8,001-10,000	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
10,001+	\$4.00		\$3.50	\$4.00	
10,001-15,000		\$6.00			
15,001-30,000		\$6.00			
30,001+		\$6.60			
10,001-30,000					\$3.75
30,001-60,000					\$4.00
60,001+					\$4.25

¹ \$29.20 determined by applying 17% census discount (percentage difference between number of persons per household of single versus multi-family units) and 7% administrative savings discount to rates for single family dwellings.

Sewer. The City’s sewer system is made up of a pipe network that collects and discharges to Central Weber Sewer Improvement District’s (CWSID) collection system and subsequent treatment plant. The City charges a monthly user fee to cover the costs to operate, maintain, repair, and replace all needs associated with the city’s sewer system. This is based on the type of connection, as show in the table below:

Type of Connection	City Fee	CWSD Fee
Residential	\$14.33	\$22.26
Commercial	\$28.66	\$44.52
<i>*Based on water usage with a 2 ERU minimum (up to 25,000 gal) water usage over 25,000 gal. is billed at \$1.15 /1,000 gal (City) and \$1.71 / 1,000 gal (CWSID)</i>		
Church	\$29.56	\$47.44
School	\$113.90	\$186.91
Job Corps	\$770.49	\$1,272.81
Non-Residential	\$20.50	\$32.46
Multi-Family Residential	\$10.89 per unit	\$16.91
<i>*2 or more separate single-family dwellings within one structure.</i>		

The City currently collects a fee on behalf of CWSID and passes it along to each connection. This rate study will not require any analysis related to the rates charged by CWSID.

General Scope of Work

The following is a general scope of work. Proposals should expand on these items and/or propose other items to be considered:

1. Review existing information, including:
 - a. Utility elements in the General Plan.
 - b. Capital Projects (list for each utility will be provided by the City Engineer).
 - c. Operations and maintenance costs (information provided by City Finance Department).
 - d. Current and projected fiscal year budgets (information provide by City Finance Department).
2. Collect and analyze data.
3. Complete a culinary water utility rate study with projected rate(s) for the next 10 years based on the following criteria:
 - a. Rate remains the same as current.
 - b. Rate covers operations, system replacement & facilities maintenance, and capital projects costs.
4. Complete a sewer utility rate study (City rate only) with projected rate(s) for the next 10 years based on the following criteria:
 - a. Rate remains the same as current.
 - b. Rate covers operations and system replacement & facilities maintenance costs.
 - c. Rate covers operations, system replacement & facilities maintenance, and capital projects costs.
5. Provide draft of Final Report to City Staff for review and make revisions as necessary.
6. Present Final Report and pertinent information to the City Council when complete.

Deliverables

1. Water Utility Rate Study, complete with recommendations and report.
2. Sewer Utility Rate Study, complete with recommendations and report.

Proposal

Proposals shall be submitted via email to the City Engineer, Brandon Jones (Jones & Associates) (brandonj@jonescivil.com) **AND** the City Recorder, Lisa Smith (lsmith@southwebercity.com) and must be received by the date as stated in the Project Schedule section.

Proposals shall be limited to ten (10) pages and contain:

1. Proposed scope of work and approach;
2. Experience (past projects), include references;
3. Project team;
4. Schedule;
 - a. calendar days to complete, following Notice to Proceed
 - b. can studies be completed simultaneously, or must they be completed one after the other
5. Total proposed fee for Water Rate Study;

6. Total proposed fee for Sewer Rate Study; and
7. Any other information that the Proposer feels pertinent.

Resumes may be included as an appendix and will not count towards the page count. Disclosure Statement (Appendix A of this RFP) will also not count towards the total allowable page limit.

Evaluation Criteria

Proposals will be evaluated based on the following criteria:

1. Scope of Work – Conformance with the general scope of Work listed in this RFP; approach to the Work
2. Experience – Firm’s experience performing similar work; references; project team qualifications
3. Schedule – Proposed schedule; ability to meet past projects’ schedules
4. Fee – Total proposed fee for each Study;

The weighted percentages are as follows:

Item	Weighted Percentage
Scope of Work/Approach	25
Experience/References	30
Time Schedule	25
Fee	20
Total	100

The City or its Agents reserves the right to obtain clarification of any point in a Consultant’s Proposal or to obtain additional information necessary to properly evaluate a particular Proposal. Failure of a Consultant to respond to such a request for additional information or clarification could result in rejection of that Consultant’s response or responses.

Depending on the outcome of the ranking, the top Consultants may be requested to complete an in-person or virtual interview with the Selection Committee. Following the evaluation of the Proposals, the City will award the contract to the highest-ranking Consultant. If the City is unsuccessful in signing a contract with the selected Consultant, the City may then, at its sole discretion, award the contract to the second highest-level Consultant or may decide to terminate the selection process.

RFP QUESTIONS

Any Consultant requiring clarification of the information or proposing suggested revisions to any provision herein, must submit specific questions and/or proposed revisions or comments in writing to: City Engineer, Brandon Jones, P.E., brandonj@jonescivil.com.

The deadline for submitting questions is as stated in the PROJECT SCHEDULE section below. If, in the opinion of the City Engineer, additional information or interpretation is necessary, such information will

be supplied in the form of an Addendum that will be delivered to all Consultants having received this Request for Proposals and placed on the RFP Holders List. All Addenda shall have the same binding effect as though contained in the main body of the Request for Proposals. Oral instructions or information concerning the specifications of the project given by City employees or agents to prospective Consultants shall not bind the City. All Addenda will be issued not less than two (2) calendar days prior to the Proposal deadline.

PROJECT SCHEDULE *(Tentative – Subject to Change)*

Event	Day	Date	Time	Place
RFP Available	Tuesday	January 23, 2024		www.jonescivil.com
Questions Deadline	Tuesday	January 30, 2024	5:00pm	brandonj@jonescivil.com
Addendum Provided	Wednesday	January 31, 2024	12:00pm	www.jonescivil.com
PROPOSALS DUE	Friday	February 2, 2024	5:00pm	brandonj@jonescivil.com
Announcement of Finalists, if applicable	Monday	February 5, 2024	5:00pm	Email to Respondents
Interviews, if applicable	TBD	TBD	TBD	SWC Office
Award Agreement	Tuesday	February 13, 2024	7:00pm	City Council Meeting
Notice to Proceed	Wednesday	February 14, 2024		
Studies Completed by	30 - 45 Days from Notice to Proceed (city’s desired completion timeframe)			

COSTS OF PREPARING PROPOSALS

All costs associated with preparing Proposals are the sole responsibility of the Proposer.

MODIFICATIONS TO PROPOSALS

Proposals submitted may be modified in writing at any time before the Proposal due date. Any modifications to a Proposal must be signed by the person or officer of the entity authorized to do so.

The City reserves the right to request that the Proposer clarify any part of its Proposal. Responses to such requests must be made in writing and will become part of the Proposal. Unsolicited supplementary information and materials received after the Proposal deadline will not be considered in the evaluation. All Proposals, including electronic media, will become and remain property of the City.

PUBLIC RECORD

In accordance with State Law, Proposals are public record and are subject to public review upon request. However, a Proposer may request that any part of its Proposal be designated a protected record and not be available for public release by complying with Utah Law, 63G-2-309(1). To do this, the Proposer must provide the City with a written claim of business confidentiality (Attachment A) and a concise statement of reasons supporting this claim. This information must be submitted together with the Proposal to be considered.

COLLUSION

A Consultant submitting a Proposal hereby certifies that no officer, agent, or employee of South Weber City has a pecuniary interest in this Proposal; that the Proposal is made in good faith without fraud, collusion, or connection of any kind with any other Consultant; and that the Consultant is competing solely in its own behalf without connection or obligation to any undisclosed person or firm.

ASSIGNMENT

Neither the resultant Contract, nor any of the requirements, rights, or privileges demanded by it, may be sold, assigned, contracted, or transferred by the Consultant without the express written consent of South Weber City.

OTHER

The City may reject any Proposal not in compliance with all prescribed public bidding procedures and requirements, and may, for good cause, reject all Proposals upon finding by the City it is in the public interest to do so. The City reserves the right to accept or reject any or all Proposal documents or portions thereof and to waive any informality or irregularity in any Proposal, at the sole discretion of the City, which is determined to serve the best interest of the City. The City shall be the sole judge of the merits of the respective Proposals received.

Please be advised that failure to comply with any of the requirements of this submittal will be grounds for disqualification.

**ATTACHMENT A
CLAIM OF BUSINESS CONFIDENTIALITY**

Any person that provides South Weber City a Proposal (or information contained in any record) that he or she believes should be protected under UCA Subsection 63G-2-305(1-4) shall provide with the Proposal a written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality. The guidelines to grant business confidentiality are as follows:

- Trade secrets – if the submitted information includes a formula, pattern, compilation, program, device, method, technique, or process, that has actual or potential value by its non-disclosure to the general public, and is the subject of efforts that are reasonable under the circumstances to maintain its secrecy;
- Commercial information or non-individual financial information – if the submitted information contains commercial information or non-individual financial information the disclosure of which could reasonably be expected to result in unfair competitive injury to the person submitting the information, or would impair the ability of South Weber City to obtain necessary information in the future, and the person submitting the information has greater interest in prohibiting access than the public in obtaining access.

I, _____ do hereby claim that the pages identified
(name & title)

below, which are contained within this submission as required by South Weber City are confidential.

Signature _____ Date: _____

The following pages of this Proposal are Protected under a Claim of Business Confidentiality:

Proposal for Water and Sewer Rate Studies



ZIONS PUBLIC FINANCE, INC.

January 2024

29 January 2024

Brandon Jones
brandonj@jonescivil.com

Lisa Smith
lsmith@southwebercity.com

RE: PROPOSAL FOR WATER AND SEWER RATE STUDIES FOR SOUTH WEBER CITY

Dear Members of the Selection Committee:

Zions Public Finance Inc. (ZPFI) enthusiastically submits this Proposal to provide South Weber City (City) with water and sewer rate studies. Our consultants have crafted hundreds of rates and fees and we feel we are uniquely qualified to assist the City in this important project for the following reasons:

- ZPFI stays current on the issues surrounding all types of rates and fees in Utah and has testified before the Utah Legislature on issues relating to various types of fee studies;
- We have successfully worked with the City in the past on a variety of studies including the formation of a tax increment project area (CRA), rate studies, impact fees and business license fees;
- We have recently been retained to write the City's water and sewer impact fees and therefore are better prepared to draft consistent water and sewer rates. There must be consistency between the capital projects (although impact-fee eligible projects must be clearly identified in the IFA) in the rate studies and impact fee studies, especially in regards to cost and timing of construction, growth projections, etc.;
- Our experience with rate studies ranges from small towns like Centerfield, to mid-size cities like Clearfield, to larger cities like Provo and Orem and to districts like Granger-Hunter Improvement District and Timpanogos Special Service District. We understand that each community is unique, have seen a vast range of concerns over the years, and are prepared to work closely with you to meet your specific needs; and
- Our financial models are highly interactive. As part of the process, we sit down with our clients and show impacts to the calculations from varying assumptions, such as timing of capital projects, inflation, growth, etc.

We look forward to the opportunity of working with the City on this important project.

Best Regards,

A handwritten signature in cursive script that reads "Susie Becker".

Susie Becker
Vice President, Zions Public Finance, Inc.
One South Main St, 18th Fl
Salt Lake City, UT 84133
801.844.8310 (w); 801.540.8679 (m)

I. Experience and References



Zions First National Bank was founded in Salt Lake City in 1873 and continues its legacy of strength and stability as one of the oldest financial institutions in the Intermountain West. To bring value to individuals, small-to middle-market

businesses, nonprofits, corporations and institutions, Zions Bank provides a wide range of traditional banking and innovative services. Zions Bank is a division of ZB, N.A., which operates in nearly 500 local financial centers across 11 Western states: Arizona, California, Colorado, Idaho, Nevada, New Mexico, Oregon, Texas, Utah, Washington and Wyoming. ZB, N.A.’s parent company is Zions Bancorporation, which is included in the S&P 500 and NASDAQ Financial 100 indices (NASDAQ: ZION).

Our department, Zions Public Finance, Inc. (ZPFI), is comprised of a team of 21 professionals committed to providing unparalleled service to municipal entities, local districts, government agencies and private clients throughout Utah and the Intermountain West. We have two primary service areas: 1) financial advisory to assist governmental entities in the bonding and disclosure/ reporting process; and 2) municipal consulting services focusing on economic development, planning, real estate development advisory and fee-related services.

The consultants at Zions Public Finance, Inc. have extensive experience spanning decades with impact fees and rate studies in Utah. A sample of rate studies are included in the following table.

SAMPLE RATE STUDIES Entity	Culinary Water	PI	Storm Water	Sewer	Garbage/ Landfill
Bear River Water Conservancy District	x				
Blanding	x				
CICWCD	x				
Clearfield	x		x	x	
Cottonwood Heights 2011			x		
Cottonwood Heights 2020			x		
Farmington	x				
Granger-Hunter Improvement District	x			x	
Heber City 2013	x	x	x	x	
Heber City 2020	x	x	x	x	
Herriman City 2011	x	x			
Herriman City 2014	x	x			
Herriman City 2015	x	x			
Herriman City 2017	x	x			
Heyburn, Idaho	x	x		x	
Highland City	x	x	x	x	
Kearns Improvement District	x			x	
Ketchum City, Idaho	x			x	
Lake Point Improvement District				x	
Layton City	x				
Lehi	x	x			
Manila	x			x	

SAMPLE RATE STUDIES Entity	Culinary Water	PI	Storm Water	Sewer	Garbage/ Landfill
Marriott-Slaterville		x			
Millard County					x
Moab	x		x	x	
Morgan	x				
Mount Olympus Improvement District				x	
Mountain Regional Water SSD Rates	x				
Murray City 2018	x				
Murray City 2019			x		
Murray City 2023	x				
Nibley 2017				x	
Nibley 2019	x				
North Fork Special Service District 2016	x				
North Fork Special Service District 2020	x				
North Salt Lake	x	x			
Park City	x		x		
Pleasant Grove	x	x	x	x	
Pleasant View	x		x		
Powder Mountain	x			x	
Riverside North Garland	x				
Riverton City	x		x		
Roy City	x			x	
Roy Water Conservancy District		x			
Salem	x	x			
Sandy City			x		
Santaquin	x	x			
Saratoga Springs	x	x		x	
Smithfield	x			x	x
South Davis Sewer District				x	
South Jordan City	x	x	x		
South Salt Lake				x	
South Weber	x			x	x
Stansbury Park Improvement District	x			x	
Summit County					x
Taylorsville-Bennion Improvement District	x			x	
Timber Lakes Water Special Service District	x				
Timpanogos Special Service District				x	
Tremonton	x			x	
Weber Basin Water Conservancy District	x	x			

II. Project Approach

Water and Sewer Rates

We would be happy to walk you through a sample of one of our rate models and show you how easy the model is to use and how it provides enhanced flexibility for changing inputs that influence potential rate structures. We recognize that every community is unique and our model is designed to deal with varying inputs such as:

- Changing growth rates
- Different tier groupings for water usage
- Operating costs – inflationary and growth-related
- Debt issuance and debt service coverage ratios (for existing and any future debt)
- Capital projects – changing timeframes and costs
- Metrics such as days cash on hand, reserves, etc.

After we obtain initial information from the City, we set up a rate model that includes your City’s operating costs, billing units, existing debt, planned capital improvements, current fund balance, etc. Then, we recommend meeting with you via Teams to go over initial data and to show you preliminary findings in the model. Our deliverables, at this point, generally include reviewing the following options as applicable and the impact on key metrics such as debt service coverage ratios and days cash on hand.

Options:

- No rate increases and no debt issued (baseline, “do-nothing” scenario)
- Flat fees
- Analysis of customer classes (single-family, multi-family, etc.)
- Rate increases that are necessary to cover all costs; no bonds issued
- Various combinations of rate increases (one-time initial v. gradual rate increases over time) and various levels of bonding
- Ratio of revenues received from base fees v. usage fees
- Sensitivity of timing of capital improvement projects
- Analysis of usage tier groupings

Based on the feedback from our interim meeting(s), ZPFI will draft a report that outlines all the assumptions used in the analysis, as well as a summary of potential rate options. Spreadsheets of each option will be included in the appendices as will a comparison of rates with other cities. The City will also receive a copy of the Excel model.

III. References

ZPFI PAST CLIENT REFERENCES		
Syracuse City	Saratoga Springs	TSSD
Steve Marshall	Mark Christensen	Rich Mickelsen
Finance Director	City Administrator	District Manager

ZPFI PAST CLIENT REFERENCES		
Syracuse City	Saratoga Springs	TSSD
801.614.9621	801.766.9793	801.763.5923
smarshall@syracuseut.gov	markc@saratogaspringscity.com	Richard.mickelsen@timpssd.org

IV. Cost Proposal

Water Rate Study

Option 1 – City keeps existing customer tier groupings for water (i.e., < 2,000 gallons; 2,001 – 4,000 gallons, etc.) and no analysis is made of regrouping of tiers (although rates will be evaluated)

Cost for Option 1: \$6,000

Option 2 – ZPFI conducts a detailed customer tier analysis that allows for analysis of and regrouping of the existing customer tiers as part of the rate study

Cost for Option 2: \$8,000

Sewer Rate Study

\$5,000

Our total fee proposal is therefore between \$11,000 and \$13,000 depending on which Water Rate Study option is selected by the City.

IV. Project Schedule

Water Rate Study – 3 weeks to set up initial rate model with additional week if option 2 is chosen; discuss with City and then 2 weeks for draft report

Sewer Rate Study – 3 weeks to set up initial rate model; discuss with City and then 2 weeks for draft report



Susan C. Becker, AICP

Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

For the past 29 years, Susie has specialized in fee studies and economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region, including funding mechanisms for the large Point of the Mountain project that spans Salt Lake and Utah counties, has testified before the Governor's Legislative Task Forces on economic policies and procedures in Utah and in impact fees, has been involved with numerous fee studies, as well as the creation of a multitude of community reinvestment areas. Her experience stretches from issues such as affordable housing concerns in resort communities like McCall, ID, to redevelopment of a large deteriorating commercial center in Mesa, AZ – the Fiesta District to utility rates for a newly-incorporated entity. She has a MBA degree, AICP and a securities license (Series 50 and 52).

Education

Master of Business
Administration, University of
Utah
MBA Ace and Dean's Scholar
Bachelor of Arts, Humanities,
Brigham Young University

Public Service and Affiliations

Municipal Securities Registered
Representative
American Institute of Certified
Planners (AICP)
University of Utah Business School
Alumni Association Board of
Directors
Urban Land Institute, Mentor
Utah Redevelopment Association
Utah Economic Alliance
Utah League of Cities and Towns,
Land Use Task Force
WFRC Economic Development

Selected Presentations

"Downtown Revitalization," Utah
League of Cities and Towns
"Basics of Market Analysis," Main
Street Annual Conferences
"Weathering the Economic Storm,"
Utah League of Cities and Towns
"Redevelopment in Utah," Utah
County and Davis County Economic
Alliance
"The Marriage of CDAs and SAA's,"
Utah League of Cities and towns
"Downtown Revitalization and
Economic Development," University
of Utah School of Architecture
"Economics and Planning," Utah
League of Cities and Towns
"Economic Development Policies and
Practices," Governor's Economic
Task Force and Utah Economic
Alliance

- Timpanogos Special Service District (TSSD) Impact Fees and Rates
- Mountain Regional Water Rates and Impact Fees
- Lehi Culinary Water and PI Rates
- Farmington Impact Fees – Water, Storm and Roads
- Clearfield City Culinary Water, Sewer and Storm Rate Impact Fees and User Rates
- Herriman Water Rates
- Saratoga Springs Storm and Sewer User Rates
- Saratoga Springs Parks and Recreation, Public Safety, Storm Water and Transportation Impact Fees
- Moab Water and Sewer Rates and Impact Fees
- Syracuse Impact Fees
- Herriman Impact Fees
- Layton Park and Transportation Impact Fees
- Marriott-Slaterville Secondary Water Fees
- Orem City Impact Fees
- Provo City Impact Fees
- Plain City Impact Fees
- Hurricane City Electric Fees
- Pleasant View Culinary Water & Storm Water Impact Fees and Rates
- South Weber Culinary Water and Sewer Impact Fees and User Rates
- North Salt Lake Culinary Water and PI User Rates
- Salem City Water and PI Rates
- Park City Impact Fees
- Salt Lake City Northwest Quadrant CRA Benefits Analysis
- North Fork SSD Rates
- Heber City Utility Rates
- Riverton Fire Impact Fees
- Unified Fire Service Area Impact Fees
- Millcreek Incorporation Feasibility Study
- Mount Olympus Improvement District Rates and Impact Fees
- Washington County Emergency Services Feasibility Study



Aaron C. Sanborn

Vice President

Zions Public Finance, Inc. | Municipal Consulting Group

Although new to ZPFI, Aaron has over ten years of experience with local government and municipal research. Prior to joining ZPFI, Aaron worked for Eagle Mountain City as a management intern, Financial & Management Analyst, and as Economic Development Director. He was also heavily involved in local government while still in his MPA program, working on several consulting projects with Utah cities. He has extensive experience with municipal finance and budgeting, as well as rates and fees.

As economic development director, Aaron was heavily involved in the Eagle Mountain's commercial boom. From providing analytical support, coordinating marketing, or directing business development, his efforts have resulted in over \$2.225 billion in direct investment in Eagle Mountain City. This includes the large investments by Meta (2018), Tyson Fresh Meats (2019), and Google (2021).

Aaron's experience includes:

- Municipal Fleet Analysis for multiple cities in Utah
- Clearfield City Performance Measurements
- Utah Office of Tourism "Welcome Center" Software Analysis
- Lehi City Annual Citizen Satisfaction Survey Statistical Analysis
- American Fork Streetlight Purchase Cost & Benefit Analysis
- BYU MPA Program Analysis
- Eagle Mountain Gas & Electric Utility Sale
- Eagle Mountain Utility Rate Analysis
- Eagle Mountain Police Service Delivery Analysis
- Eagle Mountain Information Technology Service Delivery Analysis
- Creation of Eagle Mountain Chamber of Commerce
- Creation of Eagle Mountain Neighborhood Match Grant Program
- Creation of Eagle Mountain City Annual Budget Document
- Creation of Eagle Mountain City Annual Comprehensive Financial Report
- Creation of Eagle Mountain City Popular Annual Financial Report
- CRA Creation for Meta, Tyson, and Google projects
- Eagle Mountain Economic Development Master Plan
- Bountiful General Plan
- Salt Lake County Leverage Ratio Analysis
- Twin Falls Bridge Alternatives Economic Analysis
- Point of the Mountain Transit Alternatives Analysis
- Point of the Mountain Funding Analysis
- Payson Station Area Plan
- Salem Transportation Impact Fees
- Centerfield Impact Fees – Culinary Water, Secondary Water, Wastewater

Education

Master of Public
Administration, Brigham
Young University

Bachelor of Arts, History,
Brigham Young University

Public Service and Affiliations

Utah Alliance for Economic
Development

International Economic
Development Council

International City/County
Management Association

ICMA BYU Student Chapter
President

Eagle Mountain Chamber of
Commerce Board of
Directors



Education

Bachelor of Arts, Finance
Utah State University

Master of Science, Finance
Georgetown University

Alexander B. Hall

Financial Analyst

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Alex is an experienced financial analyst who joined Zions Public Finance in December of 2022. He will graduate with a Master of Science in Finance in May 2023 from Georgetown University in Washington DC. Before working for ZPFI, Alex has worked on consulting projects for national and international clients, including a feasibility and strategy study for the Millenium Challenge Corporation and the Kingdom of Lesotho in support of the MCC Lesotho Compact II that was the first to map liquidity and capital availability in Lesotho's credit cooperative sector using models and assumptions he created.

Alex has also held positions at Zions Bancorporation in Zions Bank's Office of the President as a Project Manager for Scott Anderson and as a Scrum Leader in Zions Bank's Banking Transformation Project where he led a team of developers and testers in specializing in automation and compliance. In past projects, Alex has demonstrated his ability to analyze and present complex sets of financial data in a clear and concise way.

A sample of projects at ZPFI include:

- Rio Tinto 1000 Acre Site Market Study
- Mesa Arizona Housing Balanced Housing Plan
- Mesa Arizona General Plan
- West Point City Small Area Plan
- West Centerville Market Analysis
- Riverton Moderate Income Housing Plan
- New Harmony Housing Feasibility Study
- Grantsville Industrial Feasibility Study
- Lehi Downtown Economic Revitalization and Station Area Plan
- Rio Tinto Project New Day
- North Ogden Commercial Center Market Analysis