5:30 p.m. – Work Session (City Council Conference Room)
No motions or decisions will be considered during this session, which is open to the public.

6:00 p.m. – Council Meeting (Council Chambers)

A. Welcome & Roll Call

B. Pledge of Allegiance

C. Moment of Silence

D. Open Communications
(This is an opportunity to address the City Council regarding your concerns or ideas. Please try to limit your comments to three minutes.)

E. Presentations and Reports
1. Mayor’s Report
   a. Council Committee Assignment Reports

F. Consent Items
1. Consideration to approve meeting minutes:
   October 17, 2017 City Council Work Session
   October 17, 2017 City Council Regular Session
2. Consideration to set a public hearing for November 21, 2017 to receive and consider comments regarding budget amendments for fiscal year 2017-2018.

G. Action Items
1. Consideration of Resolution 2017-26, appropriating funds for a fire district study performed by Zions Bank Public Finance Group in the amount of $8,250.
   Presenter: Rodger Worthen, City Administrator

I. Discretionary Items

J. Adjournment

In compliance with the Americans with Disabilities Act, persons in need of special accommodation should contact the City Offices (801) 394-5541 at least 48 hours in advance of the meeting.

Certificate of Posting
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Riverdale City limits on this 3rd day of November, 2017 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) the Standard-Examiner via email.
Jackie Manning
City Recorder
AGENDA ITEM: F

SUBJECT: Consideration to approve City Council Meeting Minutes.

PRESENTER: Jackie Manning, City Recorder

INFORMATION:  
   a. October 17, 2017 City Council Work Session Meeting  
   b. October 17, 2017 City Council Regular Meeting  

BACK TO AGENDA
Minutes of the Work Session of the Riverdale City Council & RDA Tuesday, October 17, 2017, at 5:30 p.m., at the Civic Center in the Administrative Offices, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present: City Council: Norm Searle, Mayor
Braden Mitchell, Councilmember
Brent Ellis, Councilmember
Gary E. Griffiths, Councilmember
Alan Arnold, Councilmember
Cody Hansen, Councilmember

City Employees: Steve Brooks, City Attorney
Cody Cardon, Business Administrator
Scott Brenkman, Police Chief
Jared Sholly, Fire Chief
Mike Eggett, Community Development
Jackie Manning, City Recorder

Excused: Rodger Worthen, City Administrator

The Work Session meeting began at 5:30 p.m. Mayor Searle welcomed the Council Members stating for the record that all were in attendance.

Open Communications:
There were no confirmed open communications.

Presentations and Reports:
Mayor Searle invited discussion regarding the City Administrative report. Councilmember Hansen had questions pertaining to the meeting regarding the car dealership sales tax. Mayor Searle explained it was an annual car dealership meeting. During the meeting the car dealer owners expressed concern regarding the higher sales tax in Weber County.

Mayor Searle invited discussion regarding the feasibility study for a fire [special service] district. Jared Sholly, the Fire Chief, explained the study will help evaluate the cost and service efficiency for the district. He clarified this will not be a taxation district. He speculated it would operate similar to South Davis Metro.

There was a discussion regarding the potential increased ambulance response times which could occur as a result of the special service district.

Chief Sholly discussed the paramedic board contract and explained he was able to negotiate a reduced rate.

Consent Items:
Mayor Searle invited any corrections or comments for the work session and regular meeting minutes for the City Council Meeting held on October 3, 2017. There were no requested changes.

Mayor Searle invited discussion regarding consideration to approve poll workers list and polling locations for the 2017 Municipal General Election. Jackie Manning, the City Recorder, summarized the executive summary. There were no questions regarding this item.

Action Items:
Mayor Searle invited discussion regarding the first action item, consideration of Resolution 2017-25, amending the consolidated fee schedule (multiple amendments). Steve Brooks, the City Attorney, summarized the executive summary. There were no questions regarding this item.

RDA AGENDA Items

Consent Items:
Consideration of Meeting Minutes for the RDA Meeting that was held on September 26, 2017 and October 3, 2017. Councilmember Hansen noted an incomplete sentence on line 109, from the September 26, 2017 meeting, as such he asked that it be struck from the record.

Action Items:
Mayor Searle invited discussion regarding the only action item, public hearing and consideration of Resolution R2017-04, amending the RDA budget for fiscal year 2017-2018. Cody Cardon, the business administrator, summarized the executive summary and invited questions. Councilmember Hansen asked if line item amendments could be parenthetically notated to offer more clarity and understanding.

Discretionary Items:
Mayor Searle asked if there were any discretionary items. Councilmember Griffiths asked for a follow up regarding the unpaid court fines data. Mr. Brooks explained they are still compiling data.

Mayor Searle provided the City Council with an update regarding recycling; all options are still being explored.

Adjournment:
Having no further business to discuss the Council adjourned at 6:04 p.m. to convene into their Regular City Council Meeting.
Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, October 17, 2017, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:  
City Council:  
Norm Searle, Mayor  
Braden Mitchell, Councilmember  
Brent Ellis, Councilmember  
Gary E. Griffiths, Councilmember  
Alan Arnold, Councilmember  
Cody Hansen, Councilmember  

City Employees:  
Steve Brooks, City Attorney  
Cody Cardon, Business Administrator  
Scott Brenkman, Police Chief  
Jared Sholly, Fire Chief  
Mike Eggett, Community Development  
Jackie Manning, City Recorder  

Excused:  
Rodger Worthen, City Administrator  

Visitors:  
Lloyd High  
David Leahy  
Chuck Kerkvliet  
Katie Cole  
Brenda Griggs  
Dave Griggs  
Steve Stenquist  
Nate Tray  
Milton Preator  
Eddie Graham  
Steven Whetton  
Emily Graham  
Taylor Graham  
Lucille Kelly  

A. Welcome & Roll Call  
The City Council meeting began at 6:08 p.m. Mayor Searle called the meeting to order and welcomed all in attendance, including all Council Members and all members of the public. Mayor Searle excused Rodger Worthen, the City Administrator from the meeting.

B. Pledge of Allegiance  
Mayor Searle invited Councilmember Griffiths to lead the Pledge of Allegiance.

C. Moment of Silence  
Mayor Searle called for a moment of silence and asked everyone to remember our police officers, fire fighters, U.S. Military service members, and members of the City Council as they make decisions this evening.

D. Open Communications  
Mayor Searle invited any member of the public with questions or concerns to address the Council and asked that they keep their comments to approximately three minutes.

Chuck Kerkvliet, a Riverdale resident, explained the past 3 months the Standard Examiner has been delivering papers to each house in his neighborhood. The newspapers are sometimes thrown in the gutter, sidewalk, and grass. He has spoken to Mr. Brooks, the Riverdale City Attorney, who sent a letter to the Standard Examiner regarding the matter, but the issue still continues. Mr. Kerkvliet felt this was a littering issue.

Lloyd High, a Riverdale resident, discussed his contact with Kurt Foster, who is an investigator for Adult Protective Services. Mr. High informed the City Council, he represents a group of 62 people who are petitioning Adult Protective Services regarding rate changes which have occurred in the mobile trailer park in which they all reside. The group’s biggest concern is the mobile parks employees ability to enter the mobile home resident’s properties to investigate inside of their homes.

Mr. High discussed the upcoming 2017 Municipal Election and stated he hopes all the Councilmembers get re-elected. Mr. High discussed his interaction with the mobile park employees which entailed the employee’s tampering with water. One of the newly proposed rules was to remove all swamp coolers that were visible from the street. Mr. High informed the Adult Protective Services that the actions of the employees are causing emotional distress to the mobile home residents. He felt the mobile home tenants civil rights were being abused, and further explained a lot of the mobile home residents are elderly and disabled. They need air conditioning and they deserve to have protection and have an accurate utility bill.

Mr. High encouraged the City Council to contact Adult Protective Services if they feel there has been emotional abuse at the mobile home park, to allow for an investigation to move forward within the mobile home park. Mr. High explained that until someone outside of the mobile home park contacts Adult Protective Services, no action will be taken.
Chuck Kerkvliet was granted permission from Mayor Searle to make a second comment. Mr. Kerkvliet explained on the corner of 4300 South and 950 West there are two trucks, as well as snowmobiles on a trailer parked on the grass. He didn't feel that code enforcement was being accomplished like it should. Mayor Searle explained code enforcement is complaint based, as Riverdale only has one code enforcement officer who shares his responsibility as a fire marshal. He discussed the new reporting option on the City Website. He encouraged residents to contact the city regarding code enforcement issues. Mayor Searle discussed the additional efforts being made to ensure the code is being enforced.

E. Presentations and Reports

1. Mayor’s Report

Mayor Searle informed the City Council there will be a ribbon cutting for the new Lion Centennial Park, on October 23, 2017 at 11:00 a.m. This event is open to the public. On October 24, 2017 AT&T will have a ribbon cutting for their grand opening at 1:00 p.m.

2. City Administration Report

Steve Brooks, the City Attorney, summarized the department reports and highlighted the staff anniversaries. An award was presented to Eddie Graham for his 20 years of service to Riverdale City. Chief Sholly thanked Mr. Graham for his dedication and service to the city.

3. Idea Discussion regarding a feasibility study of a fire district.

Jared Sholly, the Fire Chief, discussed the research conducted between the South Ogden Fire Chief and City Manager. He discussed the opportunity in reviewing data collected by Washington Terrace regarding fire department consolidation. Chief Sholly sought direction from the City Council on whether or not to move forward with a budget amendment which would allow the cities of South Ogden and Riverdale to conduct a study for the feasibility of a special service district. The cost would be shared between South Ogden and Riverdale City.

There was a discussion regarding the level of service for emergency services with regard to the special service district, with an emphasis on increase in response times, increase resources and man-power, increase safety to the fire fighters and the ability to control who responds. Another benefit to the Riverdale City residents would be the financial cost share between South Ogden and Riverdale City.

Chief Sholly emphasized all the Riverdale amenities, such as the parades would still continue after the service district was formed.

There were 5 fire fighters present during the meeting. Councilmember Mitchell asked the fire fighters to raise their hands if they were in favor of the service district. All the fire fighters were sitting behind Chief Sholly so he could not see whether or not they raised their hands. All 5 fire fighters raised their hand in favor of the service district.

The City Council made a unanimous consensus in favor of having the service district study to be voted on the next City Council meeting.

Chief Sholly discussed the paramedic board contract and explained he was able to negotiate a reduced rate.

F. Consent Items

1. Review of meeting minutes for the City Council Work Session and Regular Meeting minutes held on October 3, 2017.

Mayor Searle invited any corrections or comments for the City Council Work Session and Regular Meeting minutes held on October 3, 2017. There were no requested changes.

2. Consideration to approve poll worker list and polling locations for the 2017 Municipal General Election.

Jackie Manning, the City Recorder, read a memo which explained: Pursuant to Utah Code §20A-5-602, each municipal legislative body shall appoint poll workers at least 15 days prior to the local election. There was a brief discussion regarding poll worker criteria.

MOTION: Councilmember Hansen moved to approve the consent items as proposed. Councilmember Ellis seconded the motion. There was not any discussion regarding this motion. The motion passed unanimously in favor.

G. Action Items
1. **Consideration of Resolution 2017-25, amending the consolidated fee schedule (multiple amendments)**

   Steve Brooks, the City Attorney, summarized the executive summary which explained:

   The following amendments are proposed by various City Staff members for the purpose of being in compliance with State Code. The supporting documents include Resolution 2017-25, as well as the itemized proposed changes to the consolidated fee schedule.

   **BUSINESS LICENSE FEES:**

   1-12-2 A (6) In accordance with Senate Bill 81, home occupations that do not impact the residential neighborhood can no longer be charged a licensing fee. In order to accommodate this change a new line item was added for fee exempt home occupations.

   1-12-2 A (11) In accordance with Senate Bill 250, food trucks are only required to get one annual business license, fire inspection and health permit. They are then allowed to operate in any city within the State of Utah, as long as they show the City proof of license, fire inspection and health permit. In order to accommodate this change a food truck line item was created for the instance that the food truck is already licensed, or to allow a fee if Riverdale is the original licensing entity.

   1-12-2 A (12) In order to maintain consistency with billing, the police officer hourly rate was updated in the Special Event Permit.

   **PLANNING AND ZONING FEES:**

   1-12-5 In order to keep costs consistent to what is being charged throughout the State of Utah and to account for inflation, multiple fees were amended.

   **POLICE DEPARTMENT FEES:**

   1-12-7 In order to keep costs consistent to what is being charged throughout the State of Utah, and to cover the cost of staff's time and equipment, line item E was added for discovery video requests.

   **FIRE DEPARTMENT FEES:**

   1-12-8 In accordance with the Utah Department of Health and in conjunction with the Bureau of Emergency Medical Services and Preparedness new billing rates for ambulance services were established.

   There were no questions regarding this item.

   **MOTION:** Councilmember Arnold moved to approve Resolution 2017-25, amending the consolidated fee schedule (multiple amendments). Councilmember Griffiths seconded the motion.

   Mayor Searle invited discussion regarding the motion. There was not a discussion.

   **ROLL CALL VOTE:** Councilmembers Mitchell, Hansen, Ellis, Griffiths and Arnold all voted in favor of Resolution 2017-25.

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**H. Discretionary Items**

Mayor Searle invited any discretionary items to be discussed. Councilmember Hansen stated he received a concern regarding the traffic north bound along Riverdale Road and 900 West. The person who voiced the concern proposed the possible solution of allowing the left turn lane to be a straight through lane as well. Mayor Searle noted the other access points for the businesses that may be a safer option.

Councilmember Mitchell discussed the recent jury trial that occurred at the Riverdale Justice Court. He explained one of the potential jurors was partially disabled and had health problems, and expressed how impressed she was with the Riverdale City employees accommodating her needs throughout this process.

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**I. Adjournment**

**MOTION:** Having no further business to discuss, Councilmember Mitchell made a motion to adjourn. The motion was seconded by Councilmember Arnold; all voted in favor. The meeting was adjourned at 6:52 p.m.

Norm Searle, Mayor

Jackie Manning, City Recorder
AGENDA ITEM: G1

SUBJECT: Consideration of Resolution 2017-26, appropriating funds for a fire district study, performed by Zions Bank Public Finance Group in the amount of $8,250.

PRESENTER: Rodger Worthen, City Administrator

INFORMATION:

a. Executive Summary

b. Resolution 2017-26

c. Proposal

BACK TO AGENDA
City Council Executive Summary

For the Council meeting on: 11/08/2017

Petitioner: Rodger Worthen, City Administrator

### Summary of Proposed Action

Authorize City to enter into an agreement with Zions Bank Public Finance to provide feasibility study of potential creation fire district services.

### Summary of Supporting Facts & Options

Over the past year; the Riverdale and South Ogden City Administrators and Fire Chiefs have been exploring the potential of consolidating the two fire departments, into one single fire district. This consolidation appears to have potential economic and service benefits to both cities in many facets.

The city staff is recommending approval of an Agreement with Zion’s Public Finance, Inc., to provide a fire district feasibility study for Riverdale and South Ogden. The City will pay 50% of the cost, not to exceed $8,250.00. Funds from existing department budget allocations will be applied to pay for the study, as such no budget amendment will be necessary.

### Legal Comments - City Attorney

Steve Brooks, Attorney

### Fiscal Comments - Business Administrator/Budget Officer

Cody Cardon

Cody Cardon, Business Administrator

### Administrative Comments - City Administrator

Rodger Worthen

Rodger Worthen, City Administrator

Signatures were added electronically. There were no comments regarding this item.
RESOLUTION NO. 2017-26

A RESOLUTION OF RIVERDALE CITY, A MUNICIPAL CORPORATION OF THE STATE OF UTAH, SUPPORTING A STUDY FOR THE POSSIBLE CREATION OF A FIRE SERVICE DISTRICT AND SERVICE AREA THAT WOULD PROVIDE FIRE PROTECTION, EMERGENCY MEDICAL RESPONSE AND AMBULANCE SERVICES AND OTHER RELATED SERVICES TO THE CITIES OF SOUTH OGDEN, RIVERDALE AND WASHINGTON TERRACE

WHEREAS, Riverdale City has determined that it is in the best interest of the citizens of the City to provide for greater ongoing stability for fire protection, emergency medical services, emergency response and ambulance services by exploring the option of a joint entity with other neighboring cities; and

WHEREAS, in order to get a better understanding and unbiased idea of how to best provide emergency services to each individual city, a study would need to be obtained in order to determine how to move forward in a time when costs for emergency services continue to climb and place a heavy burden on municipalities; and

WHEREAS, Riverdale City and the other public entities participating in the study desire to know if a separate, joint entity could best serve the 3 cities better and at a more affordable cost, while still providing valuable and crucial services to each of the cities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERDALE CITY, STATE OF UTAH, AS FOLLOWS:

1. The City Council hereby supports the idea of a study, to explore options available and costs associated with the possibility of a consolidation of fire protection, emergency medical response and ambulance services and other related services for the service area and cities.

2. The proposed study shall be funded through equal contributions from South Ogden and Riverdale City (not to exceed $8,250.00). The study will be performed by Zions Public Finance as outlined in accordance with the proposal attached hereto and incorporated hereby as Attachment A.

3. The Riverdale Fire chief will then report back to the City Council with the results, when the study is completed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF RIVERDALE CITY, STATE OF UTAH, THIS _____ DAY OF NOVEMBER, 2017.

By: _______________________________
          Norm Searle, Mayor

ATTEST:

________________________________
Jackie Manning, City Recorder
October 6, 2017

Riverdale City
South Ogden City

RE: PROPOSAL FOR FIRE DISTRICT STUDY

VIA E-MAIL:

Zions Public Finance, Inc. (ZPFI) enthusiastically submits this Proposal to conduct a fire district study for Riverdale, South Ogden and Washington Terrace. While only Riverdale City and South Ogden City will participate in the study, the study will also analyze the impacts with and without Washington Terrace participating in the fire district.

The study will include an analysis of combined revenues and expenses (operating and capital) for both fire and EMS services. ZPFI is currently working with Washington Terrace to evaluate the feasibility of providing ambulance services by the City. That information can be incorporated into this study.

ZPFI has extensive experience working with both special service districts and local districts. We have worked with a wide range of districts including the Unified Fire Authority (UFA), North Davis Fire District, Salt Lake Valley Law Enforcement Service Area (SLVLESA), Utah Transit Authority (UTA), Snyderville Basin Special Recreation District (SBSRD), Weber Fire District, Kearns Improvement District, Hooper Water Improvement District, Castle Valley SSD, Metropolitan Water SSD, Coral Canyon SSD, Snyderville Water Reclamation District, Twin Creeks SSD, Mountain Regional Water SSD, Magna Water Improvement District, Timberlakes SSD, Taylorsville-Bennion Improvement District, Cottonwood Heights Parks and Recreation Service District and Jordanelle Special Service District.

We are excited to work with you on this important project. Please let us know if we can provide you with any further information.

Best Regards,

Susie Becker
Vice President, Zions Public Finance, Inc.

Johnathan Ward
Vice President, Zions Public Finance, Inc.
Project Understanding and Approach

Fire District

- Fire district analysis that includes the following:
  - Evaluation of type of district and governance
  - Demand – evaluation of calls for service by community
  - Operating Expenses – evaluation of all operating costs such as personnel (including review of staffing models), insurance, continuing education, licensing, fuel, supplies, vehicle maintenance, buildings, utilities, etc.
  - Capital Expenses – evaluation of all capital costs such as fleet replacement, method of financing and timing
  - Equity – evaluation of revenues and costs by community

Ambulance Study

- Ambulance study that would include both ALS and BLS services to be provided by the fire district
  - Demand - includes analysis of number of calls, transports, type of service needed (ALS v. BLS)
  - Revenues – analysis of revenues, including revenue from transports (i.e., work with billing company to assess collectible amounts of State rate – Medicare, Medicaid, uncollectible, etc.)
    - Additional revenues from supplies and mileage
  - Operating Expenses – analysis of costs for personnel, ambulance operations and maintenance, fuel, medical supplies, licensing, continuing education, billing, etc.
  - Capital Expenses – analysis of capital costs (i.e., fleet replacement), funding mechanisms and timing
  - Equity – evaluation of revenues and expenses by City

Financial Feasibility

- Creation of Excel spreadsheet model showing the tax rate, or contract amounts, needed for the fire district to be financially feasible. The model will show the risk levels associated with various assumptions in the study such as, “What if ambulance transports are 20 percent less than projected, 20 percent more, etc.?”. The analysis will show the impacts with and without Washington Terrace participating in the fire district.

- Comparative analysis with other similar fire districts – most notably North Davis Fire District. This analysis will compare tax base, demographics, number of calls for service, transports, etc., with operating and capital expenses.
- Site location for fire stations – based on our discussions with you, the fire stations appear to be well spaced and do not need to be evaluated as part of this study. No capital costs for future fire stations will be included; however, any existing lease payments will be included in the analysis.

**Proposed Fee and Timeline**

The proposed fee is $16,500.

**Firm Qualifications**

Zions Public Finance, Inc.

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, ZPFI, is comprised of a team of 20 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.

Our Municipal Consulting Group, an integral part of ZPFI, is well known and respected throughout the Intermountain Region for its leadership in economic development, redevelopment, market analysis, real estate development advisory, capital facility finance planning, feasibility studies and fiscal/economic impacts analysis.
Susie Becker – Vice President, AICP | Zions Public Finance, Inc.
For the past 23 years, Susie has specialized in economic consulting and planning and has been the lead consultant on some of the largest and most challenging projects in the intermountain region. Susie wrote the *Economic Best Practices for Salt Lake County* that is an integral part of the Cooperative County Plan, serves on the Wasatch Front Regional Council’s Economic Strategy Committee and has testified before the Governor’s Legislative Task Force on economic policies and procedures in Utah. Susie holds the following degrees and certifications: MBA, AICP and Registered Securities Representative, Series 50 and 52. Susie has written numerous fees of all types, including impact fees, business license fees, planning and development fees, utility rates, recreation fees, cemetery fees, etc. Within the past few years, Susie has assisted the following communities with fees: Herriman, Syracuse, Weber County, Grand County, Snyderville Basin Special Recreation District, Marriott-Slaterville, Harrisville, Orem, South Weber, Salt Lake County, Taylorsville, Springville, Layton, Morgan, Saratoga Springs, Clearfield, Wellsville and Perry.

Johnathan Ward – Vice President | Zions Public Finance, Inc.
Mr. Ward is a licensed municipal securities representative and has 16 years of municipal finance experience throughout Utah and Idaho covering a wide variety of municipal needs including economic development, water, sewer, power, roads, municipal facilities, hospitals, and more. His work also includes extensive analysis and modeling for enterprise systems owned and operated by municipalities, and financing tools for the development and redevelopment of municipalities.

Since joining Zions, he has successfully completed over 360 municipal financings with a total par amount in excess of $2.35 billion. Mr. Ward is the lead financial advisor to a wide variety of issuers and has worked on tax exempt and taxable financings for economic development in communities like Herriman, South Ogden, Washington Terrace, Saratoga Springs, Cedar City, Farmington, Taylorsville, and even Sandy City.

Scott Aylett – Financial Analyst | Zions Public Finance, Inc.
During his time with ZPFI, Scott has specialized in economic plans, retail and housing market studies, and the economic development and affordable housing portions of general plans. In addition to extensive analytical skills, Scott contributes considerable skills in GIS analysis to provide in-depth geographic analytics. He has extensive experience in using geographic land analysis to enhance economic and financial examination through mapping and tracking of market areas, demographics, and other relevant factors. Scott has been the lead consultant on the recently completed fee analysis for Municipal Services District of Salt Lake County, as well as fee studies for Orem and Taylorsville.