



ZIONS PUBLIC FINANCE, INC.

January 2, 2020

Todd Gardner
Alpha Engineering
43 South 100 East, Suite 100
St. George, UT 84770

RE: Proposal for Impact Fee Analyses for Culinary Water, Streets and Parks/Trails

Dear Todd:

ZPFI enthusiastically submits this proposal to provide Toquerville City with impact fee analyses for culinary water, streets and parks/trails. Because the City's population is less than 5,000, the City is only required, by law, to complete Impact Fee Analyses (IFAs) for each utility. Impact Fee Facility Plans (IFFPs) are not required. Regarding IFFPs, Utah Code 11-36a-205(3) states:

- (3) A local political subdivision or a private entity with a population, or serving a population of less than 5,000 as of the last federal census that charges impact fees of less than \$250,000 annually need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:
 - (a) the impact fees that the local political subdivision or private entity imposes are based upon a reasonable plan that otherwise complies with the common law and this chapter;

The Capital Facilities Plan prepared by Alpha Engineering would serve the purpose of the IFFPs. However, in quickly reviewing the CFPs, it appears that there may be a few pieces of data that would be needed by Zions in order to draft impact fees. This is the type of information that is normally found in IFFPs. For example, while streets and water provide a list of capital facilities needed by new development within the next 10 years, the CFP does not provide the capacity (i.e., percent of the total cost) that will be consumed by new development over the next 10 years.

Assuming that we can work with Alpha Engineering to gather this type of information, as needed for the Impact Fee Analyses, we propose a fee of \$6,000 for each impact fee, for a total of \$18,000.

We greatly look forward to the opportunity of working with you on this important project and are happy to send additional firm experience, resumes, etc., at your request.

Best Regards,

Susie Becker
Vice President