Ivins City Staff Report
City Council Meeting 1/21/2021

Agenda Item: Discuss and consider expenditure and developer agreement for rehabilitation on Taviawk Drive, 200 N and Center Street surrounding Arrowhead subdivision

Submitted by: Charles Gillette, P.E., Public Works Director/City Engineer

Recommended City Council Action:
Approve expenditure of $30,000 and agreement with Tempting, LLC for rehabilitation of Taviawk Drive, 200 North and Center Street

BACKGROUND:
Arrowhead subdivision originally was told by the City that they had the responsibility to repair the existing roadway surrounding the Arrowhead subdivision by making improvements through seals, overlays, or rebuilds that would provide a roadway to Ivins City with an RSL (Remaining Service Life) of 20 years. Their geotechnical engineer originally concluded that this could be accomplished with a cape seal consisting of a layer of chip seal followed by a layer of slurry seal. The preliminary plan was approved with this proposal based on the report provided by the developer's engineer.

Since then it has become apparent that there are deeper structural issues with these roadways and now the only way to restore the roadway is to grind up the road and recompact the native soils underneath and then rebuild it.

FINDINGS AND ANALYSIS:
The developer has agreed to reconstruct the roadway if the city will provide some participation in the total reconstruction. Staff supports the concept of providing a maximum of $30,000 towards the total reconstruction. There are some additional terms that are included in the attached agreement.

SUPPORT MATERIALS:
- Agreement

FINANCIAL IMPACT:
$30,000 will be used from the Streets funds GL10-6052.5 Undesignated Street Projects

Respectfully Submitted:

Charles Gillette, P.E., Public Works Director/City Engineer

Content Review:

Dale Coulam, City Manager

Memorandum of Agreement
for Arrowhead Subdivision within Ivins City, Utah

Between developer, Tempting LLC and Ivins City

Tempting LLC, developer of the Arrowhead subdivision in Ivins City, as a result of roads failing and recognizing its developer commitment to provide/rehabilitate roadways adjacent to the Arrowhead subdivision agrees to:

- Replace failing asphalt on Kwavasa Drive (600 West) as per Geotech recommendation which is to grind up the asphalt, remove asphalt grinds/roadbase, recompact 1-foot of native soils, replace roadbase (may use uncontaminated asphalt grinds/existing roadbase) to a depth of 8-inches, install new asphalt to a depth of 3-inches.
- Remove existing old asphalt on Center Street (see map) and replace with 3-inches of new asphalt.
- Remove existing old asphalt on Center Street (see map) and replace with 3-inches of new asphalt.
- Manage the contract and pay for all costs
- Deliver a check for $7,210 for the sealing of 103,000 square feet of roads as part of the Arrowhead subdivision.

Ivins City recognizing that the currently failing roadways are an unexpected expense and severely needed to finish the subdivision and provide sturdy infrastructure with minimal future maintenance needs agrees to:

- Contribute $30,000 to improvement of Kwavasa Drive (600 West) once the new asphalt work is completed.
- Hold improvement bond currently in place ($85,666 + $31,564.71 = $117,230.71) until all the new asphalt work is completed.
- Take responsibility for the sealing of all roads in the Arrowhead subdivision.
- Once Tempting as completed all the items it has agreed to above, the City further agrees to:
    - Release the improvement bond.
    - End the warranty period for all currently completed items (unless there are warranty issues) and release an appropriate amount of the warranty bond
    - Commence a new warranty period for the asphalt improvements and continue to hold at least $12,000 (10%) until the period is complete and there are no warranty issues.
    - Take over maintenance of landscaping on Kwavasa Drive and Center Street including the payment for water.

Map is attached to show locations for repairs.

_____ _____

Ivins City Date

_____ _____

Tempting LLC Date


AGREEMENT MAP
1/21/21
13740 SF
200 N
TAMARAC DR (GOLF)
ARROWHEAD SUBDIVISION
39,405 SF
CENTER ST
5700 SF
520 SF