Ivins City
Engineering Report to City Council
February 17, 2022

Planning Projects

Coyote Gulch Wash LOMR: Rosenberg Associates has completed all the base mapping and has run through the hydrologic and hydraulic portions of the study. Rosenberg will begin working on the submittal package.

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.): The public comment period has been completed and the preliminary final EA has been completed, which sought to address public comments. The BLM has finalized the review of the preliminary final EA and the preparation of the final EA for publication is currently in progress:

Prepare preliminary Final EA	Complete
BLM Review	Complete
Prepare Final EA for Publication	In Progress
BLM Receipt of Final EA	Early 2022

The Fish and Wildlife Service (FWS) met with the City to discuss mitigation measures for the desert tortoise. FWS has stated that the mitigation ratio will be 5:1. This means that the City will need to mitigate and/or replace desert tortoise habitat at a 5:1 ratio. 4 out of the 5 can be a "remuneration fee" at $941 per acre, but 1 out of the 5 needs to physical land. The county just recently purchased mitigation lands west of St. George for about $8,500 an acre. The ratio, mitigation type, and cost are outlined below.

Mitigation Type	**Acreage**		**Ratio**		**Unit Cost**		**Total Cost**
Land	100 Acres	x	1	x	$8,500 per acre	=	$850,000
Remuneration Fee	100 Acres	x	4	x	$ 941 per acre	=	$376,400
					TOTAL COST		**$1,226,400**

Staff is working on adjusting the plan to reduce the overall acreage that's going to be acquired by the City to hopefully reduce costs. Staff will also be working with FWS to see that mitigation ration can be reduced.

Design Projects

Irrigation System Phase 1 Improvements Project: Now that the Dry Wash reservoir has been approved, the design of the first phase of the irrigation system will begin.

Old Highway 91; 200 E to Shivwits: The project kickoff was held in May of 2020. The project is being delayed due to right-of-way acquisition. Once right-of-way has been acquired for the project, we'll move into finalizing the design and bidding the project out. Staff is anticipating that we'll be bidding the project out in April or May of this year.

Tuacahn Tank Recoating: Staff has been meeting with Sentierre to go over options for replacement of the tank rather than recoating the existing tank, per the request of the City Council. Sentierre is

looking to gather budgetary costs for the project, along with preparing a rendering of the tank to provide a visual of the proposed tank.

Construction Projects

Ivins City Hall Project: The interior framing is complete and the majority of the drywall is installed.

Developer Projects under Construction

Engineering is managing and supervising the construction of the following developer projects:

Mojave Mesa Phase 1C: 95%, they are currently work on some surface improvements and final punch list items.
Mojave Flats Phase 1: 85%, currently working on surface improvements.
Anasazi Vista Phase 3-5: 90%, currently working on some punch list items, walls, and landscaping.
Black Desert Golf Course: 65% complete, they are working on the final improvements for the holes and driving range.
Azalea Townhomes Phase 2-4: 90%, currently working on punch list items.
Red Mountain Terrace: 95% complete, working on landscaping.
Palisades Phase 8: 95% complete, working on walls and landscaping.
Indigo Trails Phase 2A: 70% complete, working the underground utilities.
Red Desert Phase 2: 25% complete, working on underground utilities.



2/10/2022

Thomas Jorgensen, P.E., Assistant City Engineer Date