Ivins City
Engineering Report to City Council
July 20, 2023

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 Fish and Wildlife has produced a new document, which the BLM has interpreted to say that mitigation is just 1:1. Therefore, the remuneration fee that was originally going to be paid as part of the desert tortoise mitigation has now been eliminated (see table below).

Mitigation Type	Acreage		Ratio		Unit Cost		Total Cost
Land	80 Acres	x	1	x	$8,500 per acre	=	$680,000
~~Remuneration Fee~~	~~80 Acres~~	~~x~~	~~3~~	~~x~~	~~$ 941 per acre~~	~~=~~	~~$225,840~~
					TOTAL COST		**$680,000**

The tortoise survey was conducted the last couple of months and tortoise were once again found on the property in nearly the same quantity and locations as the previous survey.

There are several items that will need to be completed, but Ivins City is hoping for a final record of decision by January of 2024. A few of these items yet to be completed include the following:

1. Publish the Notice of Realty Action (NORA) to the federal register (7-8 months).
2. Finalize the updated tortoise survey.
3. Survey the property.
4. Ivins City signs a Memorandum of Agreement regarding the Historical Properties Treatment Plan, which is an agreement between Ivins and the BLM that Ivins will follow the treatment plan for two historical sites found on the property.
5. Have a letter prepared stating that the lease / patent is consistent with Ivins land use plan.
6. Update the Environmental Site Assessment (ESA).

Sewer Master Plan: Consultant is working on the initial draft of the master plan.

Storm Drain Master Plan: Consultant is working on the initial draft of the master plan. It is anticipated that the initial draft will be ready for review in August.

Design Projects

Irrigation System Phase 1 Improvements Project: The project includes some irrigation pipelines down portions of Kwavasa (between Center Street and Old Hwy 91) and portions of 400 West (between 200 South and 400 South). The consultant has completed the plans and the project is being bid out this month. We should have bid results for the council by the first council meeting in August.

400 West Gap Fill: Staff is working on designing a "gap fill" project along 400 West from approximately 200 South to 300 South. The project would consist of additional asphalt, curb and gutter, and a 10' asphalt path. Staff is working on acquiring right of way for the project.

Active Transportation Path Gap Fill Project: A project kickoff has been held with the consultant in May. The first draft of the plans is being reviewed mid-July. The project will need to be bid out by the end of September and the project is on schedule to do so.

Construction Projects

400 East Storm Drain Project: The project is complete.

Old Highway 91; 200 E to Shivwits: The project began on February 6th. This month the contractor is still working on some of the underground utility work and the clearing, grubbing and excavation for the trail, roadway improvements, and the roundabout at Kwavasa and 400 West. Subgrade and base course are being installed and additional pavement will be installed along the north side of the highway along with several locations around the roundabouts. Currently, the anticipated completion date is September of this year.

Developer Projects under Construction

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

Mojave Flats Phase 1: 95%, currently working on final punch list items.
Anasazi Vista Phase 3-5: Complete, warranty period has begun.
Indigo Trails Phase 2A-2C: Complete, warranty period has begun.
Taviawk 12D: 95% complete, they are currently working punch list items.
Unity Village: 95% complete, currently working on final punch list items.
Crossings at Red Desert: 5% complete, currently working on site grading and over-excavation for the site.
Black Desert Resort Center: 20%, currently working on underground utilities.
Black Desert North Village: 5%, currently working on site grading and underground utilities.
Black Desert Golf Village Phase 1 and 2: 5%, currently working on site grading and underground utilities.
Hidden Springs RV Resort: 5%, currently working on site grading.



7/10/2023

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