Ivins City
Engineering Report to City Council
December 21, 2023

Planning Projects

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.

Mitigation Type	Acreage		Ratio		Unit Cost		Total Cost
Land	80 Acres	x	1	x	$8,500 per acre	=	$680,000
					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 March 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 (5-6 months).
2. Have a letter prepared stating that the lease / patent is consistent with Ivins land use plan.
3. Update the Environmental Site Assessment (ESA).
4. Identify locations where the City is likely to obtain property to meet the mitigation requirements. Currently this item is holding up the process as we work with SILTA.

Sewer Master Plan: Staff have received an initial draft and is currently reviewing it.

Storm Drain Master Plan: Staff have received an initial draft and is currently reviewing it.

Design Projects

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 are working on acquiring right of way for the project.

Highway 91 Phase 2: A kickoff meeting was held at the end of November. Staff is hoping to have construction plans ready to bid out by the beginning of April.

Active Transportation Path Gap Fill Project: It is anticipated that construction will begin before the end of the year.

Construction Projects

Irrigation System Phase 1 Improvements Project: This project is complete.

Old Highway 91; 200 E to Shivwits: The project is substantially completed; the contractor will be working on punch list items. It should be noted that a portion of the trail was removed from the

contract, just north of Kwavasa, and a gravel path was installed in its place. This portion of the trail will be installed with the second phase of the project.

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.
Taviawk 12D: 95% complete, they are currently working punch list items.
Crossings at Red Desert: 10% complete, currently working on site grading and over-excavation for the site.
Black Desert Resort Center: 45%, currently working on underground utilities.
Black Desert North Village: 30%, currently working on site grading and underground utilities.
Black Desert Golf Village Phase 1 and 2: 35%, currently working on site grading and underground utilities.
Hidden Springs RV Resort: 15%, currently working on site grading.
Vista Estates: 20%, currently working on side grading and underground utilities.



12/13/2023

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