Ivins City
Engineering Report to City Council
September 13th, 2024

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.):
There are several items that still need to be completed, but Ivins City is hoping for a final record of decision by the end 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). Although it is not completed it has been published.
2. Have a letter prepared stating that the lease / patent is consistent with Ivins land use plan.

Staff has been able to identify some locations where the city might purchase as part of the mitigation requirements for the desert tortoise. Having completed this step, staff anticipates that the rest of these items can now move forward. The final formal consultation with Fish and Wildlife was completed last month. The NORA should be concluding around the end of the year, so a decision should be made by the end of December.

Sewer Master Plan: Staff and the consultant should be presenting an initial draft to council at the meeting on the 15th of this month.

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: The design is now complete and advertisement of bids is scheduled for September 18th and the bid opening date is planned for October 9th. It is anticipated that we could award the bid as early as October 17th. The contract would allow the contractor to have some flexibility on when to start the project to help get bidders to be willing to be more aggressive on the bidding, but once the project is started the contractor will have 4 months to complete the project.

Roundabout Design: Several roundabouts are currently under design. The locations currently being designed include: Center Street & Kwavasa, 400 South & Puerto Drive, 400 South & Hamblin Parkway, and Hamblin Parkway & Snow Canyon Parkway. All of these roundabouts are part of several developments throughout the City and will be installed through a partnership between the City and the developers.

Construction Projects

No Active City Construction Projects

Developer Projects under Construction

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

Mojave Flats Phase 2: 95%, currently working on final punch list items.

Taviawk 12D: 95% complete, they are currently working punch list items.
Posovi 3: 95%, they are currently working on punch list items.
Crossings at Red Desert: 25% complete, currently working on site grading and over-excavation for the site, they have started to install underground utilities.
Black Desert Resort Center: 95%, currently working on underground utilities and some surface improvements.
Black Desert North Village: 65%, currently working on underground utilities.
Black Desert Golf Village Phase 1, 2 & 3: 70%, currently working on underground utilities and surface improvements.
Hidden Springs RV Resort: 95%, currently working on final surface improvements and landscaping.
Vista Estates: 95%, currently working on landscaping and miscellaneous punch list items.
Serenity Estates: 50%, grading is complete, working on underground utilities.
Black Stone: 50%, grading is nearly complete, working on underground utilities.
Sage Villas: 30%, currently working on grading and some underground utilities.
Desert Cove: 10% complete, currently working on site grading.
Mojave Commercial Grading: 65% completed, currently working on site grading.
Retreat at Snow Canyon: 95% complete on the wash, getting ready to submit for site grading permit.
Black Desert Family Village: 30%, working on mass grading, and underground utilities.
Moenkopi Trails: 0%, work will begin this month on the rough grading of the roadways.



9/13/2024

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