Ivins City Staff Report
City Council Meeting 02/05/2026

Agenda Item: Discuss and consider approval of expenditure to reimburse developer for relocation and upsizing of a shared sewer trunk line

Submitted by: Thomas Jorgensen, P.E., Public Works Director / City Engineer

Recommended City Council Action:
Approve expenditure of $26,877.55 to reimburse Cole West (Vera subdivision) for Ivins City's 50% share of costs to relocate and upsize the existing sewer trunk line from 10-inch to 15-inch within the public right-of-way.

BACKGROUND:

An existing 10-inch sewer trunk line serving both Ivins City and Santa Clara City currently runs between the area being developed as the Cole West "Vera" residential subdivision and adjacent commercial property (north of Harmons, between Rachel Drive and Red Mountain Drive). It's currently located in or along a major wash. This sewer trunkline, according to our current master plan, needs to be upsized to a 15" line. It should be noted, though, that this section of sewer line was not anticipated to require upsizing until around 2034, according to our most recent master plan.

Under typical residential development standards, the developer would normally construct an 8-inch sewer main to serve the subdivision. Santa Clara approached the developer and asked if they would be willing to upsize that 8-inch line to a 15-inch line, and then the existing truckline can be abandoned, and the two cities would pay for the additional cost to upsize the line.

The developer has agreed to this and as part of subdivision construction, the developer is removing approximately 1,800 linear feet of the existing 10" sewer and installing approximately 1,300 linear feet of new 15-inch sewer main. The new alignment relocates the trunk line into the street right-of-way, improving long-term access for maintenance and eliminating the line from future commercial lots and the wash.

Santa Clara City previously constructed a segment of 15-inch sewer along Red Mountain Drive prior to paving. This project completes the 15-inch trunk line upsizing from Rachel Drive to Pioneer Parkway, avoiding the need for both cities to perform a separate, more expensive upsizing in the future.

FINDINGS AND ANALYSIS:

The cities are participating in the cost of the pipe upsizing. The developer is providing the labor and equipment as part of their construction operations, and the municipalities are reimbursing only the material cost difference between an 8-inch standard main and a 15-inch trunk main.

The attached invoice from Cole West provides for a 50/50 cost split between Ivins City and Santa Clara City. Ivins City's share is $26,877.55 (total project cost $53,755.10). Santa Clara City staff has confirmed that this invoice represents the full cost of the upsizing with no additional charges anticipated. In our master plan this section of pipe replacement represents a cost of approximately $525,000, so $26,877.55 is a great deal. It should also be noted that the split for this is more like 70% Ivins and 30% Santa Clara, so Ivins is also getting an additional break from Santa Clara on the cost by proposing a 50/50 cost split.

Relocating the trunk line also provides additional benefits like moving it into the public right-of-way for better access for maintenance, reduces long-term risk associated with maintaining critical infrastructure within or along a wash, and results in a cost-effective capacity improvement that benefits both municipalities.

SUPPORT MATERIALS:

- Cole West invoice – sewer trunk line upsizing/relocation (Ivins City share)

FINANCIAL IMPACT:

This is an unanticipated expenditure for FY26. Staff recommends funding the $26,877.55 from the sewer reserves. This also is not included in the 5-year financial plan but due to the immaterial amount of this cost, it won't materially affect the 5-year forecast for the sewer fund.

Respectfully Submitted:

Thomas Jorgensen, P.E., Public Works Director / City Engineer

Content Review:

Chuck Gillette, City Manager