Ivins City
Engineering Report to City Council
June 18th, 2026

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.):
No change from last month, but here's the update from May. We had a coordination meeting with the BLM and it sounds like the efforts from Rep. Maloy's office were very fruitful, they are now giving our project high prioritization. The BLM and our consultant have indicated that the project is nearing completion of the NEPA and realty review steps. The Notice of Realty Action (NORA) package is going through BLM's final review process. The Environmental Assessment (EA) is expected to be finalized next week. BLM has indicated that the public review/comment periods for the EA and the NORA will be coordinated so that comments received on both items can be reviewed and addressed together where appropriate.

The NORA package is estimated to reach final review by the end of June, and the EA will already be ready for publication, which could allow public notice/comment to begin by mid-summer. My understanding is that the NORA comment period will be 45 days and the EA comment period will be 15 days, so a total of 45 days of public comment since they will coincide.

After comments are reviewed and addressed, BLM would then be in the position to issue the appropriate NEPA decision document, likely a Decision Record and FONSI and complete the R&PP realty decision/classification process. If the NORA is structured to cover both actions, it may also support the decision to issue the R&PP lease.

Water and Irrigation Master Plan: The buildout model has been completed, and the consultant has run the various planning scenarios through the model. The consultant is currently performing an internal quality-control review to verify the model and results. Preliminary findings are encouraging and suggest that only minimal future system improvements may be needed.

Transportation Master Plan: Staff and the consultant have a debriefing meeting scheduled this week to review the feedback received during last month's work meeting and discuss the recommended approach and next steps for moving the plan forward.

Design Projects

Sewer Lift Station Design: Staff has provided comments to the consultant on the 90% design plans. The project is now in the final stages of design, after which the consultant will begin preparing the bidding documents.

AMI: Installation of the new meters and cellular endpoints is underway. Work began on the 9th, and approximately 410 meters and endpoints have been completed to date. The installation contractor is currently averaging about 137 meters per day, which puts the project on pace to be completed within approximately 30 working days. In addition, staff has developed a webpage to introduce residents to the AMI system and the EyeOnWater application. The webpage is listed on the door hangers being hand-delivered or left at each residence by the installers and is available at ivinsutah.gov/eyeonwater/.

Construction Projects

Pavement Maintenance Project:
The spring pavement maintenance project is nearing completion. Chip seal and slurry seal work have been completed, and the HA5 seal coat work is either complete or nearing completion. Striping will follow the HA5 application by approximately two weeks toward the end of June. Once striping is complete, this will conclude the City's spring pavement maintenance project for the year. Later this summer, prior to the start of school, staff will also coordinate the refreshing of school crossings and pavement messages.

Developer Projects under Construction

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

BDR North Village: 99%, currently working on landscaping and punch list items.
BDR Golf Village Phase 1, 2 & 3: 99%, final walk through has been conducted, the wall along Snow Canyon Parkway is the last item remaining to be completed.
BDR Family Village: 95%, working on punch list items.
BDR Water Park: 55%, they are currently working on mass grading and utilities.
BDR Pickleball Facilities: 95%, they are currently working on surface improvements.
Hidden Springs RV Resort: 95%, currently working on punch list items.
Desert Cove: 99% complete, final walk through has been conducted with a couple outstanding items to be completed.
Arava Phase 2: 60% complete, working on mass grading and underground utilities.
Aventura: 35%, working on site grading and importing fill materials.
Hafen Farms: 100% complete.
Blake Subdivision: 95%, working on final surface improvements.
Mohave Vilage: 10%, working on mass grading and storm drain improvements.
Chinle Cliffs: 25%, working on underground utilities.
Kwavasa Phase 3: 35%, working on mass grading and underground utilities.

6/12/2026

Thomas Jorgensen, P.E. City Engineer — Date

Proposed Utility Rate Adjustments — FY2027

Water • Sewer • Storm Drain | Prepared for City Council

Prepared by Public Works & Engineering • For consideration at the upcoming City Council meeting

This memo summarizes three proposed FY2027 utility rate adjustments for Council review. Each is driven by an outside cost or an already-adopted plan rather than a new policy decision: the **Water** change passes through a wholesale cost increase from the Washington County Water Conservancy District (WCWCD); the **Sewer** and **Storm Drain** changes keep the City on the rate schedules recommended in its adopted master plans. Taken together, they raise a typical residential bill by about **$3.17 per month (~3%)**.

AT A GLANCE

Utility	Current (FY2026)	Proposed (FY2027)	Increase	Why
Water	Vol. rate (base $21.57)	**+$0.11 per 1,000 gal**	**$0.11 / 1,000 gal**	Pass-through of WCWCD wholesale water increase; base charge unchanged
Sewer	$33.41 /mo	**$34.73 /mo**	**+$1.32 (3.95%)**	Master plan ~3.8%/yr; catches up the increase deferred in 2025
Storm Drain	$15.50 /mo	**$16.25 /mo**	**+$0.75 (4.8%)**	Matches the adopted master plan FY2027 schedule exactly

BOTTOM LINE — TYPICAL RESIDENTIAL HOUSEHOLD

$105.16
CURRENT MONTHLY

→

$108.33
PROPOSED MONTHLY

+$3.17
PER MONTH (+3.0%)

*Illustrative household using **10,000 gallons/month**. Combines Water ($56.25→$57.35), Sewer ($33.41→$34.73), and Storm Drain ($15.50→$16.25). The Water portion scales with usage at $0.11 per 1,000 gallons.*

1 WATER

What's changing: The volumetric (per-1,000-gallon) water rate increases by **$0.11 across every usage tier**. The monthly base charge is **unchanged** at $21.57.

Why: This is a direct **pass-through** of a wholesale water cost increase from the Washington County Water Conservancy District (WCWCD). The District raised the cost of the water Ivins purchases by $0.11 per 1,000 gallons; the City is passing that exact amount on to usage, with no added City margin. Because it is tied to consumption, a household's increase scales with how much water it uses.

Monthly Water — Residential	Current (FY26)	Proposed (FY27)
Base charge (fixed)	$21.57	**$21.57**
Tier 1 — first 7,000 gal	$3.12 / 1k	**$3.23 / 1k**
Tier 2 — 7,001–15,000 gal	$4.28 / 1k	**$4.39 / 1k**
Tier 3 — 15,001–30,000 gal	$5.23 / 1k	**$5.34 / 1k**
Tier 4 — above 30,000 gal	$6.46 / 1k	**$6.57 / 1k**

The same $0.11 / 1,000-gallon pass-through applies to all commercial and larger-meter volumetric tiers as well.

What it means by household usage

Monthly usage	5,000 gal	10,000 gal	15,000 gal	20,000 gal
Current bill	$37.17	$56.25	$77.65	$103.80
Proposed bill	$37.72	$57.35	$79.30	$106.00
Monthly increase	**+$0.55**	**+$1.10**	**+$1.65**	**+$2.20**

2 SEWER

What's changing: The residential monthly sewer rate increases **$1.32**, from $33.41 to **$34.73** (a 3.95% increase). The commercial base/minimum moves by the same amount.

Why: The City's adopted Sewer Master Plan (Bowen Collins & Associates) recommends a series of small annual increases of about **3.8% per year**. The increase scheduled for 2025 was **not implemented**, so the current rate is behind the plan's trajectory. This $1.32 adjustment (~3.95%) brings the rate back in line with the master plan schedule.

Monthly Sewer	Current (FY26)	Proposed (FY27)	Change
Residential (per ERU)	$33.41	**$34.73**	**+$1.32**
Commercial base / minimum	$33.41	**$34.73**	**+$1.32**

1 ERU = 7,000 gallons. For non-residential connections, the rate is calculated on an ERU basis using average winter (Dec–Feb) water demand.

From the adopted Sewer Master Plan

Recommended sewer base rates ($/month/ERU). The plan recommends ~3.8% annual increases through FY2030, then ~2.7% thereafter.

	Existing	FY2026	FY2027	FY2028	FY2029	FY2030
Recommended % increase	—	3.8%	3.8%	3.8%	3.8%	3.8%
Collection	$17.26	$17.91	$18.58	$19.28	$20.00	$20.75
Treatment	$14.15	$16.15	As dictated by St. George treatment fee			
Non-res. surcharge (>7 kgal)	$3.34	$3.47	$3.60	$3.73	$3.87	$4.02

Source: Ivins City Sewer Rate Update, Bowen Collins & Associates (Table 2, Proposed Sewer Rates).

3 STORM DRAIN

What's changing: The residential monthly storm drain rate increases **$0.75**, from $15.50 to **$16.25** (a 4.8% increase). Non-residential rates move with the same adopted schedule.

Why: This adjustment keeps the City exactly on the schedule in its adopted Storm Drain Master Plan (Bowen Collins & Associates). The proposed $16.25 residential rate is the plan's **FY2027** figure to the penny. The plan recommends these step increases because, under existing rates, projected revenue falls increasingly short of what the system requires — a gap the plan projects at roughly **$277,900 by FY2029** if rates are not adjusted.

Monthly Storm Drain	Current (FY26)	Proposed (FY27)	Change
Residential (per account)	$15.50	**$16.25**	**+$0.75**
Non-residential (per 1,000 SF impervious)	$3.17	**$3.32**	**+$0.15**

Non-residential rate shown per the adopted master plan FY2027 schedule. Office and church accounts ($3.01 /1,000 SF) follow the same schedule.

From the adopted Storm Drain Master Plan

Recommended monthly storm drain rates. The current FY2026 rate and proposed FY2027 rate both track this schedule exactly.

	FY24	FY25	FY26	FY27	FY28	FY29
Residential ($/account)	$14.05	$14.75	$15.50	**$16.25**	$16.95	$17.50
Non-res. ($/1,000 imperv. SF)	$2.87	$3.01	$3.17	**$3.32**	$3.46	$3.57

Highlighted column = proposed FY2027. Source: Ivins City Storm Drain Rate Study, Bowen Collins & Associates (Table 2-7).

Why the increases are needed

Under existing rates, projected revenue does not keep pace with the system's revenue requirements:

	FY26	FY27	FY28	FY29
Revenue at existing rates	$1,252,983	$1,290,569	$1,328,170	$1,365,789
Revenue requirement	$1,382,271	$1,456,182	$1,554,042	$1,643,694
Projected shortfall	**($129,288)**	**($165,613)**	**($225,872)**	**($277,905)**

Source: Ivins City Storm Drain Rate Study, Bowen Collins & Associates (Table 2-6, Projected Revenue Based on Existing Rates).

Summary for Council: None of these three adjustments represents a discretionary increase in City services or margin. Water is a dollar-for-dollar pass-through of the District's wholesale cost. Sewer catches up an increase deferred in 2025 to stay on the adopted master plan. Storm Drain stays precisely on the adopted master plan schedule. Combined effect on a typical residential household is about **$3.17 per month**.