

IRON COUNTY COMMISSION MEETING
OCTOBER 28, 2024

Minutes of the Iron County Commission meeting convened at 9:00 a.m. October 28, 2024 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Michael Bleak	Commission Chair-Excused
Paul Cozzens	Commissioner
Marilyn Wood	Commissioner
Jonathan T. Whittaker	County Clerk

Also present:

Karsten Reed	County Assessor
Chad Dotson	County Attorney
Lucas Little	County Auditor
Terry Palmer	County Building & Zoning
Richard Wilson	County Chief Engineer
Wendy Jessen	County CJC
Sam Woodall	County Deputy Attorney
Jennifer Bradbury	County HR Director
Jared Wilson	County I.T.
Lori Eichelberger	County Justice Court
Reed Erickson	County Planner
Kenneth Carpenter	County Sheriff
Jaden Thomas	Victim Advocate

Others present:

Kendal Allan	Jayne Banks	Carol Barker
Bradden Beaumont	Jake Benson	Dennis Cox
Robert Ellertson	Steve Miller	Paul Mitchell
Andrea Nelsen	Jeff Richards	Exilda Serrano
Ellen Sorensen	Bruce Washburn	

SYNOPSIS

ADJOURNMENT	12
APPROVAL OF CLAIMS FOR PAYMENT	2
APPROVAL OF MINUTES	2
CLOSED SESSION, LAND ACQUISITION.....	11
CLOSED SESSION, LAND DISPOSAL	12
CONSERVATION DISTRICT PROGRAMS	10
DAUGHTERS OF THE UTAH PIONEERS	7

DEPARTMENTAL REPORTS.....	2
GIS PORTAL/QUICK CAPTURE TOOL.....	8
INVOCATION	2
NON-DELEGATED ITEMS.....	12
PERSONNEL	11
PLEDGE OF ALLEGIANCE.....	2
PUBLIC COMMENTS	8
PUBLIC HEARING, VACATE AND AMEND (APN: D-938-941)	6
RATIFICATION OF AGREEMENT REGARDING THE NEW JAIL.....	10

CHAIR PRO TEMPORE

Commissioner Wood excused Commissioner Bleak and made a motion to appoint Paul Cozzens as Commission Chair Pro-Temp. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

INVOCATION

An invocation was offered by Kendal Allan.

PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by Karsten Reed.

APPROVAL OF MINUTES

Marilyn Wood made a motion to approve the minutes of the Iron County Commission meeting held September 23, 2024. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Marilyn Wood made a motion to approve Claims for Payment from October 14, 2024 to October 27, 2024. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

DEPARTMENTAL REPORTS

Chad Dotson, Iron County Attorney, reported that the Attorney's Office was fully staffed with the addition of Dallin Brooks. Chad noted that they would be losing David Hill on November 8th, which would leave a vacancy. There was an Attorney that had been offered a job, which he accepted, was still in law school and would be taking the bar exam in February 2025. He reported that as of October 28th, the caseload had increased 13% from 2023. This did not include the civil responsibilities that Sam Woodall, Iron County Chief Deputy Attorney, handled. Chad reported that in addition to the increased caseload, they had included their Victim Advocate caseload since 2021, which had also continued to increase. Jessica Cramer had been the sole worker with Victims Advocate for 14 years. He was concerned with the burdensome caseload and the ability to continue to provide a level of service needed in their victim advocate cases with only one advocate. He expressed his appreciation to Jessica for the great work she does. Chad reported that they had cleared a majority of their backlog Jury Trial calendar and only one Jury Trial was scheduled for District Court. Chad explained what was involved in the backlog of Jury Trials. He expressed his appreciation for everyone in the Attorney's Office.

Wendy Jessen, Children's Justice Center (CJC) Director, reported that since January 2024 there had been 185 Interviews (victim and family), 45 Medical Exams, 35 Clients, and 95 Therapy Sessions with CJC Contracted Therapists. She explained that therapy sessions included

secondary victims that might have been included in the sessions. Wendy reported on Victim Statistics. There were 3-child endangerment, 12-child exposures to drugs, and or, alcohol abuse, 2-child neglect abuse, 55-child physical abuse, 67-child sexual, domestic, family violence, emotional or psychological abuse, 2- child labor trafficking, and 3-kidnapping victims. Wendy noted that when she last reported it had been just before the ribbon cutting and open house for the new CJC building. It was well attended and was a great day. She reported that they were all moved into the new building. Wendy expressed her appreciation to everyone from Iron County, local Law Enforcement (LE), DCFS, Community Partners, Alex Meisner and his team, Rotary Club, Chamber of Commerce, Sheriff Investigators, and the Building Department. She expressed her appreciation for the fantastic CJC employees for all the work and hours that had been put in. This was a huge team effort to move the CJC into its new building and move out of the old building. The Friends Board had done a great job with fundraising and their preparation for the open house. This moving process and preparing for the ribbon cutting and open house would not have been possible without all the support and help. Wendy noted that she wanted to give a huge special thank you to Jennifer Bradbury (HR Director) and her husband Steve's willingness to come and help. Jennifer had a minor degree in Interior Design and was very helpful with the interior decisions, and she to give reassurances. She and her husband helped hang pictures and made sure they were level, helped clean, vacuum, mop, and wipe down surfaces. She stayed late nights, helping to make sure that they were ready for the ribbon cutting. She went far beyond her job description because she cared not only about the CJC and the county, but for us as people. Wendy was appreciative to Jennifer as the Iron County HR Director, as a person, and for everything that she did to help. Wendy reported that there was a total of 1,114 people who came through the center, which was a great awareness and educational event. It was great to share that educational information and the beautiful new building that the community essentially helped build with their donations and support. She noted that she has asked the CJC employees' to submit something to her that they were really proud of from this quarter. Adelyn Abbott, CJC Forensic Interviewer, said, "Being able to provide education about the CJC during the Festival of Homes was invaluable. Not only did the majority of people not know about the CJC, but many who had heard of the CJC thought we were a detention center or juvenile court. Widespread understanding of the CJC ultimately aides us being able to better serve the children and families in Iron County. Continually being able to provide forensic interviews to children is an honor. Each child I speak with who entrusts me with their experience and allows us, as the professionals, to carry some of the burden with them is a hero in my book. To see their bravery and resilience despite their fear, anger, reluctance, and anguish is something I am constantly in awe of. No matter how big or small, the case may be, the strength of the child to tell remains the same. I'm happy to be a part of a team that works to amplify the voices of children." Addy had also conducted trainings for community professionals like the school counselors. Brenda Valle, Victim Services Coordinator, said, "When she used the Care Process Model (CPM) Assessment to evaluate where a child is as far as trauma and suicidality goes. The results showed signs of suicide ideation. This child was young, elementary school age. I gave the parent a quick glimpse of the answers, and the parent nodded with remarks of disbelief. The child had such a bubbly and bright personality that it could have been assumed that there was no way they were feeling depressed or suicidal. To address the answers, I began to read the following question out loud. Over the past two weeks, how often have you been bothered by thoughts that you were better off dead or hurting yourself some way? Nearly every day was the answer. This was the moment where the child's demeanor changed. It felt like they were another person, completely serious and heavy. The CSSRS, which is just one of the tools, then gave the parent and I insights of why they felt the way they did. While having those suicidal thoughts, the child had found they were scrolling through social media for hours, and the algorithm was feeding the child more themes on suicide. The child began to compare themselves to others with the same feelings they had. Those people had lists of things worth living for, but the child felt even more depressed because they only had the one thing on their list, their cats. While at the center, we created a safety plan that helped to strengthen communication between parent and child. We found many wonderful things about the child to add to their list. The list kept getting bigger and bigger, and it showed the child

that they truly are a very cool and amazing kid. In the parent follow-up, so we follow up days and weeks later just to check in with things and see if there's anything else they need. So I found that the child had an ongoing list and was planning to create a little trinket box of all their favorite things. This was a moment where I was proud of the work I do at the CJC and it taught me why I do what I do, giving me confidence to bring up these conversations with families." And finally, Jessica Brindley, Victim Services Specialist, said, "In the short time I have been at the CJC, something I'm proud of is the safe place we have for children. It may not always be sunshine and rainbows, but I feel honored to get to be a part of a child's healing journey and provide them with tools and resources they need to get through a difficult time in their lives. I'm also proud of how passionate I've become in this job. I have so much support at home, it gives me a chance to be the best support I can for kiddos that may not have the best support system. Being a part of the CJC has really opened my eyes, makes me thankful for the job I have and the people I work with to be a voice for children." Wendy expressed that those were touching statements from our team that the work we do was important. She stated that it had been a privilege to be the CJC Director for the past two years and to do right by these children the best we can.

Lori Eichelberger, Iron County Justice Court Administrator, expressed her appreciation to Commissioner Wood and that it had been wonderful working with her. This was Lori's last commission meeting with Marilyn, and she wished her the best moving forward. She noted that the budget was on track at 69.92%. There were three vacancies that had been filled and she expressed her appreciation to her "seasoned staff" that had been there a while, for working extra hard putting in some comp time training the three new employees. Lori reported that under the Justice Court Monthly recap, DUI's, and impaired driving DUI's had reduced, assaults, theft, controlled substance/narcotics, and other miscellaneous misdemeanors/infractions were up from this time in 2023, and Driver's License violations, moving violations, non-moving violations, and domestic violence numbers were down. Citation comparisons from September 2023 to the present for the Cedar City Police Department was down by 944, Iron County Sheriff's Office was down 90, and the Utah Highway Patrol was up 840. Revenue collected was up by \$107,765, Revenue disbursed was up by \$19,285, and Revenue retained was up by \$61,480. There was \$1,042,506 retained thus far. Lori reported that at a recent Task Force meeting, Jim Peters, AOC Administrator, mentioned that it would be approximately \$45M a year to create Justice Court Task Reform that had been discussed, and there had been a little bit of a halt. She noted that was not what they were expecting, which was good news for her because she had a wonderful staff and would be able to continue the work that they do together.

Jaden Thomas, Iron County Victim Advocate Services Program Manager, reported that during the 3rd Quarter, the Sheriff's Office program served a total of 131 clients. The main victimization continued to be domestic violence with 51 clients in the 3rd Quarter. Jaden noted that there had been an increase in stalking and harassment cases and adult sexual assaults, which was the next highest crime victimization. He reported that the main services that they provide included providing information about the advocate process, victim rights through the process, making sure the victims were notified about what was happening with their cases, Individual and Criminal Justice Advocacy, and connecting them with different resources in the community. They always made sure that their cases were moving as quickly as they could, without sacrificing the integrity of an investigation. Jaden reported that the Victim Advocate Services Program was in year two of their grant cycle and had used \$2K of the \$3K emergency fund budget. He explained the use of the emergency funds and grant funding. Jaden reported on highlights from the Advocate program which included quarterly advocate trainings. He noted that Iron County was no longer providing SUU Police with victim services as SUU hired a part-time victim advocate to work with their own cases. The Intern Partnership with SUU was renewed as some of the students had expressed interest in victim services. Jaden reported and explained the administering of grants through the State Office for Victims of Crime. He had made a request for additional grant funding to help with the emergency funds and was granted an extra thousand dollars.

Marilyn Wood, Iron County Commissioner, reported that on October 1st she attended a High Desert Trail meeting held in Beaver County. This had been a project that counties from Box Elder to Washington County had been working on for approximately 10 years. She explained that the project received approximately \$1M in 2022 to help with signage along the trail but the Bureau of Land Management (BLM) had some issues with it and those had to be worked through before the signage could be put up. Mike Worthen, Iron County Natural Resource, had been working on this and had all of the Iron County staging areas set up. Some counties were struggling with environmental groups, which made things difficult. Marilyn reported that on October 21st there was a zoom meeting with several staff members of the Department of Environmental Quality (DEQ) regarding issues with used tires, especially in rural area landfills. Bruce Anderson, Iron County Public Works Director, had gone to Idaho and the landfills there shred them and then use it for their coverage instead of dirt. In Utah, tires were not allowed to be buried or transported unless you had a special permit from the state. She explained that there was only one person in the State of Utah that did tire shredding and that was with a company up north. Marilyn reported on regulations and recycling tires. Senator Vickers and Representative Chew said that they would take this to interim. This would be something that would be very valuable to Utah if the regulations could be changed. Commissioner Wood reported that she attended the Cedar Livestock Festival on Friday and Saturday, which was very well done. She expressed her appreciation to the Nelsons for bringing the sheep down Main Street. She noted that the commissioners were putting together an Iron County Fair Master Plan and were going to hire a firm to make sure everything was covered for improvements moving forward.

Paul Cozzens, Iron County Commissioner, reported that the commissioners had been busy this past week with department budget meetings. He noted that Iron County received notice that the Employee Health Insurance benefits were increasing approximately \$1.5M which was discouraging news. The budget was tight this year and there were many needs. It was a grueling process and they were trying to do the best they could. Paul reported that work continued on the Northwest corner by Westview Subdivision where all of the water from the hillside, clear up to the south, drained to that corner during heavy monsoonal events. Iron County purchased 36 inch High-Density Polyethylene (HDPE) pipe from WL Plastics and Richard Wilson, Iron County Engineer, had been working with Tracy Feltner, Central Iron County Water Conservancy District (CICWCD), to rent a machine from Salt Lake City, to bring down and weld the pipe together. There would be enough pipe to do both the SUU approach, Rocky Mountains' approach, and also the west end of Rocky Mountains Power's approach. The pipe would hopefully be installed this year in preparation for next year's runoff. Paul expressed his appreciation to WL Plastics for their generosity working with Iron County for a great cost for the pipe. Commissioner Cozzens reported that Dennis Johnson, Iron County Television Specialist, had contacted him regarding some possible interference issues with some of the cable stations on Red Hill. He was having a little trouble getting the information he needed from the BLM, and Paul contacted the director and hopefully those issues had been worked through. Paul reported that the Happy Factory Open House was held on Saturday from 10:00 a.m. to 2:00 p.m. and it was a great success. For the fundraiser, they had found that it was better to have people come to the center to see what was done there and to give the children a toy. He noted that he had been the president of that organization for about 16 years, and had been involved since the Happy Factory began in 1998. He was no longer the president, but was still on the board. It was a great event and they raised \$17K which funds the operation. They had made nearly 1.8 million toys that had been distributed to needy kids around the world and made and donated steam shovels for kids in hospitals for rehabilitation. He met early Saturday morning with a couple from New York City and took them over for a tour of the Happy Factor and they were very impressed by what happened there and they both volunteered to come and work at the factory after they retired. Paul reported that weekly jail meetings continued with the architects, engineer, and the contractor, Layton Construction. The construction of the cornerstone was done with molds brought from back east. They poured a huge slab of concrete and they would pour the cell molds right on site and then stack them up, which was cost-effective. It would take about two years to build and complete the

new jail. Paul also spoke at the Lions Club this last week regarding water and recharge projects in the Cedar Valley.

Jon Whittaker, Iron County Clerk, reported that as of this morning, there had been verified signatures on 6,850 ballots, which constituted about 21% turnout thus far. More ballots would be coming in this week during early voting. Jon noted that there were some that were concerned that the outdoor drop boxes were somehow not secure. He stated that the drop boxes were bolted to the concrete, had dual locks, and each one was required to have 24-hour camera surveillance, which they did. He reported that he had received one third-hand report of someone intimidating voters at the Cedar City drop box. There had been meetings with law enforcement to try and address that and he would also visit with Chief Adams about making a few more regular patrols there. Law enforcement would be more of a presence at the vote centers. Jon explained that there had to be regular meetings with the FBI to go over threat assessments several times a week. Working elections was a different job than it used to be. He reported that his deputies were working from 7:00 a.m. to 7:00 p.m. trying to stay up with checking the ballots in so that we were not behind by Election Day. Jon explained that there was usually a contingent that voted early and by-mail, but many felt strongly about this election and more had been using the drop boxes. He suggested that voter's use the drop boxes and not put their ballot in the mail to ensure that their ballot was received on time. The Postal Service recommended to mail your ballot at least seven days before the election postmark deadline which was November 4th or earlier. Jon explained the ballot pickup process for Election Day. Drop boxes would be located in Beryl Junction-Dixie Power, Brian Head Town Hall (Porch), Cedar City Parking Garage, Iron County Courthouse-Parowan, Enoch City Offices, Kanarraville Town Hall, Paragonah Town Hall, and the SUU Sharwan Smith Student Center. He reported that the registration deadline for the 2024 General Election was Friday, October 25th, and explained that voters could register on Election Day and vote a provisional ballot. The provisional ballot would update their voter information. He did recommend that SUU students register from where they were from and request a ballot be sent to them at their SUU mailing address, they could either mail back their ballot or drop it off in one our drop boxes and we would make sure their ballot was mailed to the correct county to be counted. Early voting begins tomorrow, October 29th through Friday November 1st from 12:00 p.m. to 5:00 p.m. each day at the Iron County Courthouse, 68 S. 100 East in Parowan. Election Day Voting Centers (Polls open at 7:00 a.m. to 8:00 p.m.): Iron County Courthouse, 68 S 100 East, Parowan, UT; Enoch City Offices, 900 E Midvalley Road, Enoch, UT; and Cedar City Heritage Center, 105 N 100 East, Cedar City, UT.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PARTIAL VACATE AND AMEND SUBDIVISION PLAT FOR A PORTION OF THE MONTE VISTA ACRES UNIT NO. 4 SUBDIVISION (55 LOTS). APPROXIMATELY 65.50 ACRES WITHIN THE NW ¼ SECTION 8, T36S, R11W, SLB&M, IRON COUNTY, UT. (APN: D-938-2-941), INCLUDING THE VACATION OF AVENIDA LPLATA STREET, VIA DE LA REINA STREET, VERDE VIA STREET, LINDA VISTA AVENUE, MONTEVISTA AVENUE AND NOCHES VIA STREET, CEDAR CITY, UT

Reed Erickson, Iron County Planner, reported that this request application was to vacate and amend the Monte Vista Acres Unit 4 for approximately 65.5 acres. This was what was left of the Monte Vista Unit 4. There was more of this subdivision that extended to the east than what was currently left at the time that it was annexed, in an island of unannexed property off the north side of Highway 56. Reed explained that Cedar City surrounded this property on the north, on the east, and they share in common 3700 west. The Monte Vista Subdivision was currently zoned R½. Part of the interest of this property in the application was to vacate the subdivision in the county, retaining a couple of the county roads that could then be annexed when the property was annexed. The annexation process had already begun through Cedar City. Cedar City was waiting to finalize that until this was vacated. Reed reported that an ordinance was passed that allowed staff to handle vacations of lots and subdivision lots if they did not include roads. If the vacate included roads and rights-of-way, it required a public hearing and required the Iron County Commissions' approval. Reed reported on the current development of property east of October 28, 2024

the Monte Vista Subdivision. There were a number of roads that went through this development where the property to the east of this was also part of this development originally, and as it annexed, they vacated those portions further to the east. Since that became business in light manufacturing, the current developer, or the property owner of the property, was not as interested in seeing a road through the middle and traffic having access to go back through this subdivision and the residential. He wanted to keep those separated so that the residential traffic would not go through the industrial zone, and the industrial traffic would not go through the residential zones. Discussion continued regarding the roads that go through the subdivision, and the area to be annexed, and maintenance responsibility.

Paul Cozzens, Iron County Commission Chair Pro-Tem, declared a public hearing open regarding a partial Vacate and Amend in Monte Vista Subdivision.

Dennis Cox, a resident of Monte Vista, expressed concerns with the vacation because of livestock, increased traffic through the subdivision, residents being able to safely walk around the community, the minimum standard road width, roads need to be upgraded and improved, and who was going to pay for it. Isolating the road that had just a few commercial properties on the main highway could disperse half the traffic out of the subdivision. Having a couple of signs there that said "No commercial traffic" would help. He asked who was going to make these roads safe and upgrade them. Safety ought to be weighed in on this decision that it was the least impactful as possible.

Bob Ellertson noted that he lived with his son in Monte Vista and expressed concern with commercial traffic coming in the subdivision and wondered if there could be a buffer in between them. The other concern with vacating the lot was they did not want to vacate their water company and if a survey had been conducted. The roads could not handle all the extra traffic that would be coming through. The speed limit on 3900 was 25, but nobody obeys it and it would become a safety concern. There could be liability for anyone involved, and he did not want to see anybody hurt, especially financially. Bob wondered how much was it going to cost to improve those roads to make them safe for everybody, and who was going to pay for it. He stated that the residents of the subdivision were not going to vote for streets because they could not afford them as it was a major expense. He did not want to see them driving through his neighborhood because there were goats, dogs, and cats in the neighborhood. It was not safe.

Steve Miller, a citizen of Iron County, noted that he knew that Phil Schmidt dug a massive pond, retention basin, and claimed that it would take the subdivision out of a flood zone, which was great if that was really what it does. The 3700 roads were destroyed. They had been damaged when they came into the sewer. Steve stated that the impact of increased traffic on 800 West would be devastating to the residents of the subdivision. He agreed with everything that the previous gentlemen had brought up and hoped the commissioners would consider talking about this and see if they could come to some resolutions together.

Paul Cozzens, Iron County Commission Chair Pro-Temp, declared the public hearing closed.

Discussion continued regarding flood protection and who was responsible for protecting the easement, a well protection zone, who was responsible for road maintenance, the sewer system, road width, and traffic.

Marilyn Wood made a motion to approve the partial Vacate and Amend Subdivision Plat as presented by Reed Erickson. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

PRESENTATION BY THE DAUGHTERS OF THE UTAH PIONEERS

Andrea Nelson, spokesperson for the Daughters of the Utah Pioneers (DUP), noted that as previously reported, the Iron County DUP Museum was greatly out of space and the Iron County Commissioners graciously allowed the DUP to store some of their artifacts in the basement of the Iron County Courthouse. Andrea expressed appreciation to the commissioners in behalf of the DUP staff and presented each of the commissioners, and Jon Whittaker, a thank you gift. Andrea explained that the Sons of Utah Pioneers (SUP) was an organization for the sons of pioneers. The Cedar City DUP & SUP Chapters and the Parowan Chapters had combined and

was the Cedar City Chapter now. They had many treks, raised money, and awarded scholarships. In the last few years, the Cedar City Chapter had documented over 130 documents in Iron County, which were being digitized online with QR codes so people could go find them. The documents were also being refurbished and rebuilt. The Daughters of Utah Pioneers was organized as a company and divided into different camps. There were four or five in Cedar City and one in Parowan that were working hard to restore their old artifacts. The group attending the meeting today were members of the Museum Board for the Cedar City Museum of the Daughters of Utah Pioneers. The Museum Foundation offered a scholarship for women who were attending SUU and had a pioneer heritage. The museum was located at 581 N Main in Cedar City. Andrea read a poem written by Ada Wood Webster, a Parowan Pioneer, which she wrote to celebrate the 81st Anniversary of the pioneers' entrance into the Parowan Valley. Andrea noted that if we did not remember our heritage, we would not have it, so these organizations did a lot of work to keep that alive. She encouraged everyone to please join the SUP and the DUP. She reported that this Saturday, November 2nd, the SUP was going reenact a trek to honor John C. Fremont, who was the first republican nominee for President of the United States. He lost the election to Abraham Lincoln.

PUBLIC COMMENTS

No Public Comments were offered.

PRESENTATION FROM THE ASSESSOR'S OFFICE ON GREENBELT, ASSESSORS OFFICE DATA, AND GIS PORTAL/QUICK CAPTURE TOOL Presented by Karsten Reed, Bradden Beaumont (Assessors Office), and Kendall Allen (IT)

Karsten Reed, Iron County Assessor, noted that every employee in the Iron County Courthouse were extremely hardworking and diligent people. Karsten reported that Bradden Beaumont took over Greenbelt (a belt of landscaped roads, parks, or farmlands that encircles a community), which was very challenging to manage and was left to him in poor shape and mismanaged, which was a huge component of our tax base. Greenbelt needed to be administered fairly, which was a tall order and a really difficult job to. With a huge effort, Bradden had turned Greenbelt around. He turned the time over to Bradden.

Bradden Beaumont, Iron County Deputy Assessor, noted that this was by no means perfect, but they were doing their best to make it better. He reported that there were approximately 2 million acres in Iron County between public and private-owned land. Private taxed acres by Iron County assessed acres was 779,593. Of that, 479,000 acres were in Greenbelt which was roughly 66% of all land that was valued in Iron County. This information showed just how large agriculture was in Iron County. This Geographic Information System (GIS) Portal/Quick Capture Tool was an extremely helpful program and needed to be administered correctly. Typically, people only look at the parcel count. Iron County had almost 50,000 parcels and 4,700 were in Greenbelt, but there were numerous parcels that were 3,000 acres. In order for it to be administered properly, it was necessary audit the properties in Greenbelt. Bradden explained the FFA. Kendal Allan, Iron County Geographic Information Systems (GIS) Coordinator reported that he and Bradden had been working on this greenbelt map for over a year to get it fine-tuned. Every parcel in the Iron County Greenbelt was represented in a color by different categories and multiple classifications. Bradden explained that the reason they created this Quick Capture tool was to learn how Iron County split Greenbelt properties. This tool allowed them a quick look at people's property. Iron County had many pivots that had come in in the past five to ten years that were being classified as grazing, which was a lower tax on graze value than irrigated land. This tool had been very helpful in being able to have these pivots classified correctly. Greenbelt had different classifications for what you were tiered at. Bradden presented a slideshow that showed a breakdown of the different grades and the vastness of the greenbelt. Classifications in Iron County ranged from irrigated one. Iron County was one of the few counties that had all 4 irrigated classifications ranging from irrigated 1 to irrigated 4, and included a 1 orchard classification, and a dry tillable 3 and 4 classifications. The lower the classification number the higher yield the land could produce. Bradden explained the new

application requirements, determining classifications, requirements to maintain status, and audits. These need to be done correctly and the stats were telling about how important greenbelt was for Iron County and how much it could affect the regular taxpayer, not just the farmers. Iron County was quite diverse in terms of topography, elevation, vegetation, precipitation, water rights, and temperature. With this diversity many different uses were allowed to qualify for the FAA program.

Commissioner Wood noted that there were many that did not understand the break that ranchers get. Ranchers make a lot of money, but it slides right through their hands and it goes to the feed stores, to the tractor store, etc. The economic value of agriculture was huge in Iron County. She added that most farmers would not be able to pay the high taxes on a regular piece of land, and they would go out of business. It was very important to have a great program to keep our agriculture healthy and in place. This tool had taken a 30 minute job down to 2 to 3 minutes. Commissioner Cozzens asked how long it would take to audit Iron County. Bradden replied that it could be done in a year if he did not work on anything else but the audit. Iron County would have a five or seven year audit cycle. It was not possible to do two or three. The parcel number was not the challenge, it was the acreage.

Karsten Reed expressed his appreciation to Kendal Allan for how valuable he was to Iron County. To have someone like Kendal that could allow us to continue to operate by increasing our efficiency was just really incredible. Karsten was really appreciative of Kendal for his efforts and knowledge.

Bradden reported that in 2018, the total permits were approximately 1,000 throughout all of Iron County with only eight office employees that were averaging about 136 permits. In 2022, we reached a peak of 1,900 permits with only seven appraisers and averaged 275 permits, and 211 permits in 2023. That did not count anything that rolled over from the previous year that was not finished. Each of his employees were taking on vastly more permits than they used to with a larger reappraisal area. Kendal reported that he had worked in local government in assisting the Assessor's Office for the last 17 years between IT and GIS. He thought he understood the scope of what the Assessor's Office did until he started to make this portal and sat at the table with an assessor and then rebuilt, from scratch, something that would be useful. This tool called "Quick Capture," was created to help them go out and reassess their reappraisal areas and to track their day-to-day movement not only for them but for their managers to be able to see what they were doing. Kendal explained the Quick Capture program. The Assessors had gone out the last month to assess Iron County property and they touched almost every part of Iron County in a month and had taken over 5,000 photos for reassessment. He showed what the Quick Capture program could do when a photo was attached to the parcel. What typically took two to three weeks just to get reappraisal photos, could now be done in two or three days. Bradden explained the process of getting a permit for a new construction. Everything that they do was uploaded into their Computer Assisted Mass Appraisal (CAMA) system.

Karsten Reed once again expressed his appreciation to all of his employee for all the hard work they do for Iron County.

John Williams, Iron County Appraiser Apprentice, reported that he previously worked in the Iron County Road Department for 17 years and he had no idea what really went on in the Assessor's Office. Bradden had spent a fair amount of time with Kendal to get this program up and going. He reported that he and Bradden had measured a cabin located in Brian Head. It could have been sketched off the plan, but it was a thousand feet larger than the plans specified. There was so much talent in each of the departments.

Bradden reported that once every five years, the Assessors have something called a "Reappraisal Detailed Review." They go out to every property and take a photo and do a physical inspection and update any data. They then send a letter to the owner of record that gave them the ability to tell us if they made any changes. This was one of the more time-consuming jobs we have, and it was one that you would not even know happened. Bradden explained the review. This program would have all the files scanned and digital.

DISCUSSION WITH THE ENTERPRISE AND IRON COUNTY CONSERVATION DISTRICT (E&I) REGARDING CONSERVATION DISTRICT PROGRAMS

Jake Benson, E&I Conservation District, expressed his appreciation for the support that E&I Conservation District gets from Iron County. Jake reported that he was here today to once again ask for financial support to help with what they were doing. He reported on some of their accomplishments in the past year. Jake explained that the E&I Conservation had received several Water Optimization Grants funded for Iron County. They worked hard to strive to do any kind of water conservation project. There was another major grasshopper infestation on Cedar Mountain this summer and the grasshopper program had been extremely successful. He explained that the economic threshold was 8 to 12 grasshoppers per square yard and, according to his field studies, there were between 30 and 40 grasshoppers per square yard. Financially, and economically, that was not good for livestock when they were on the mountain. He explained that E&I was distributing grasshopper bait in Kanarra Valley, Beryl, and Escalante Valley with producers that were having infestations of grasshoppers. Jake reported that E&I received the “no-till drill” and had offered that to ranchers and farmers around Iron County to help reduce soil erosion, wind erosion, improve air quality, and reduce the amount of fuel that farmers were burning. There had been well over 1,000 acres completed this past year with the no-till drill. The drill also helped with water infiltration and irrigation efficiency. Mr. Benson noted that he would like to ask the Iron County Commissioners, in behalf of the E&I Conservation District, if they could continue to receive financial support and partnership for the work they were doing.

Commissioner Wood replied that the commissioners had discussed a donation during budget hearings and would let him know of any decision they make. Discussion continued regarding a Range Seeder.

DISCUSSION AND RATIFICATION OF AGREEMENT WITH CEDAR CITY RELATING TO THE CONSTRUCTION OF A NEW IRON COUNTY JAIL

Sam Woodall, Iron County Deputy Attorney, explained that the purpose of this agreement was to clearly identify the roles and responsibilities of the parties as they relate to the infrastructure connections, use of the Cedar City water system, and exchange of gravel resources needed for the construction of the new Correctional Facility, and to have in writing the expectations the parties would have of each other. Cedar City and Iron County were entering into this agreement to further their mutual interest in having a functional correctional facility and maximizing the beneficial use of resources and infrastructure in the area. The agreement was approved by the Cedar City Council on October 11th and was now before the commissioners to ratify that approval. This agreement outlined the infrastructure, water, and other items such as aggregate material that might be used during the construction of the new jail and ensured that the water connection at the existing jail carried over to the new jail. Discussion continued regarding water meters, connections, and the exchange of aggregate resources.

Marilyn Wood made a motion to approve the Ratification of Agreement with Cedar City relating to the construction of a new Iron County Jail. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

Reed Erickson, Iron County Planner, reported that, based on the previous conversations regarding the greenbelt and the water, he wanted to bring the idea of establishing a program in Iron County to acquire agricultural preservation water. If agriculture was important in Iron County, and in order to keep agriculture, you had to have water. Reed explained that priority Water had been established for development and requirements for development. As the Groundwater Management Plan was being developed, the state engineer agreed that it was possible to acquire, just like a conservation easement on the land, and preserve water as a portion of the water for agriculture off of a water right. If Iron County could develop a program that could buy and compensate the property owner for the agricultural value of the water, they would be preserving the water for agriculture and the value of that would be much less because Iron County had compensated the owner of the water right for the development portion of the water which had a much higher value. The value would be put back onto the water that was more commensurate with agricultural ability. This would be a program that would essentially give a

greenbelt development benefit to water. A conservation easement could be made on the water and essentially, compensate that property owner or the owner of the water right, then that water could be moved anywhere and be bought and sold and leased for agricultural purposes. The water could be tagged as agricultural only because it no longer had value in development. Discussion continued on how this could be done and the tax benefits it could create.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion of Kyle Daniels from as a Full-Time Worker 1 to a Full-Time Worker 2 in the Road Department, effective October 27th. This was a backfill of a vacant position; the new hire of Landon Wall as a Part-Time Maintenance Technician for the Building & Zoning Department, effective October 27th. This was a backfill of a vacant position; the promotions of Aaron Hatch and Tanner Taylor from Full-Time Deputy 1 to Full-Time Deputy 2, in the Sheriff's Office - Corrections, effective October 27th.

Marilyn Wood made a motion to approve the Personnel changes as presented by Jennifer Bradbury. Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

REVIEW AND POSSIBLE APPROVAL OF LAND ACQUISITION. THIS PORTION OF THE MEETING MAY BE CLOSED PURSUANT TO UCA § 52-4-205(d), STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

Jon Whittaker, Iron County Clerk, explained that agenda item #7 was listed incorrectly. It was listed as UCA §52-4-205 (d) and should have been listed a UCA §52-4-205 (e). Jon recommended that agenda item #7 be listed under "Non-delegated - closed session." This would give the commissioners the freedom for a closed session because it was listed incorrectly on the agenda. Item #6 was listed correctly and could move forward as a closed session as presented.

Marilyn Wood made a motion to move into a closed session pursuant to UCA §52-4-205 (d) – "Strategy session to discuss the purchase, exchange, or lease of real property." Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

STATE OF UTAH)
) s.s.
COUNTY OF IRON)

I, Paul Cozzens, Chairman Pro-Tempore of the Iron County Utah Commission, hereby certify that the purpose of the closed session convened was conducted in accordance with UCA §52-4-205 (1) (A) for discussion regarding the purchase, exchange, or lease of real property.



Signed: Paul Cozzens, Chairman Pro-Temp

Attest: Jonathan Whittaker, County Clerk

END OF CLOSED SESSION

Paul Cozzens, Iron County Commission Chair Pro-Temp, declared the closed session ended and the return to the open Iron County Commission meeting.

NON-DELEGATED ITEMS

Closed Session:

REVIEW AND POSSIBLE APPROVAL OF LAND DISPOSAL. THIS PORTION OF THE MEETING MAY BE CLOSED PURSUANT TO UCA § 52-4-205(e), STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

Marilyn Wood made a motion to move into a closed session pursuant to UCA §52-4-205 (e) – “Strategy session to discuss the purchase, exchange, or lease of real property.” Second by Paul Cozzens. Voting: Michael Bleak, Absent; Paul Cozzens, Aye; Marilyn Wood, Aye.

STATE OF UTAH)
) s.s.
COUNTY OF IRON)

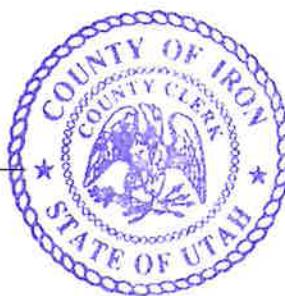
I, Paul Cozzens, Chairman Pro-Temp of the Iron County Utah Commission, hereby certify that the purpose of the closed session convened was conducted in accordance with UCA §52-4-205 (e) – “Strategy session to discuss the purchase, exchange, or lease of real property.”



Signed: Paul Cozzens, Chairman Pro-Temp



Attest: Jonathan Whittaker, County Clerk



END OF CLOSED SESSION

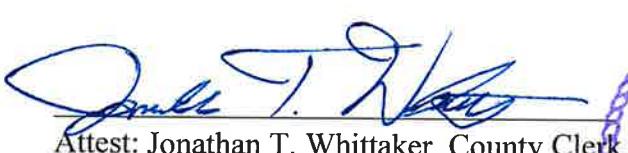
Paul Cozzens, Iron County Commission Chair Pro-Temp, declared the closed session ended and the return to the open Iron County Commission meeting.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair Pro Temp, declared adjournment.



Signed: Paul Cozzens, Chair Pro Temp



Attest: Jonathan T. Whittaker, County Clerk

