

**IRON COUNTY COMMISSION MEETING
NOVEMBER 12, 2024**

Minutes of the Iron County Commission meeting convened at 9:00 A.M. November 12, 2024 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Lucas Little	County Auditor
Terry Palmer	County Building & Zoning
Richard Wilson	County Chief Engineer
George Colson	County Emergency Management
Wade Adams	County Fleet Manager
Jennifer Bradbury	County HR Director
Mike Worthen	County Natural Resource
Reed Erickson	County Planner
Carri Jeffries	County Recorder
Nicole Rosenberg	County Treasurer

Others present:

John Dean	Mollie Halterman	Dan Jessen
Adam Long	Blaine Nay	

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PLEDGE OF ALLEGIANCE

Those assembled were led in the pledge of allegiance by George Colson.

INVOCATION

An invocation was offered by Wade Adams.

APPROVAL OF MINUTES

Paul Cozzens made a motion to approve the minutes of the Iron County Commission meeting held on October 14, 2024. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

APPROVAL OF CLAIMS FOR PAYMENT FROM

Marilyn Wood made a motion to approve Claims for Payment from October 28, 2024 to November 11, 2024. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

DEPARTMENTAL REPORTS

Jon Whittaker, Iron County Clerk, reported on the 2024 General Election. Jon expressed his appreciation to George Colson, Iron County Emergency Manager, for all his help on Election Day. He noted that there three reports of voter intimidation at the Cedar City ballot drop box. The ballots that came from the Cedar City Post Office had a Cedar City ball-stamp and not the Las Vegas stamp. The Post Office had been proactive, especially during a major election year. Jon reported that each of the ballot drop-off boxes had video surveillance and regular patrols by law enforcement. The larger ballot boxes were picked up more than once on Election Day. Iron County had an 88.52% turnout, with most of the ballots being put into drop boxes. The last Presidential Election was closer to 90%. There were long lines to vote on Election Day, but most of those were for a Provisional ballot, which were unregistered or moved voters. He noted that Utah allowed same-day registrations. Jon expressed his appreciation to those who volunteered to assist the Cedar City Vote Center with Provisionals on Election Day after work hours. Melanie Hall, Exilda Serrano, LaTonya Heaton, August Franklin, Wade Adams from the Fleet Department and Jon’s wife, Charity also helped. There were a total of 13 working the Provisional line. Jon reported that there were some technical issues, but we got through them thanks to the IT Department. He expressed his appreciation for his full-time deputies, poll workers and those who helped on Election Day. Every ballot that was received was tabulated by Saturday night. Jon explained issues with the scanner.

Michael Bleak acknowledged Jon Whittaker and George Colson for going above and beyond on Election Day, and presented them with a Certificate of Appreciation. When Jon and George were returning from collecting ballots in Beryl, they stopped and assisted in a medical emergency with compassion, and an unwavering commitment to the people they serve. They both assisted with bravery, community spirit, and extraordinary composure.

George Colson, Iron County Emergency Management Manager, reported that in August he met with the Salvation Army, attended the Iron County Public Information Officer (PIO) meeting, and the new jail construction meetings. In September, he attended the Iron County Council of Government (ICCOG) meeting, State Division of Emergency Management November 12, 2024

(DEM) call and radio check, Public Lands meeting with the Forest Service, Election Security meeting in Provo, Rocky Mountain Power meeting, Community Emergency Response Team (CERT) Class, chemical compliance workshop, Public Lands meeting with the BLM, DEM flood risk meeting, and the state Voluntary Organizations Active in Disaster meeting. In October, he participated in the Rural Health call, state DEM call and radio check, Fire Chiefs meeting, Southwest Regional Response Team meeting, CERT/Economics meeting, submitted the Firehouse Subs Grant for Automated External Defibrillator (AED's), loaned light sets to SUU, Utah Communications Authority (UCA) radio switchover, worked with Richard Wilson with the Hazard Mitigation Grant Program notice of intent to call, 2023 Flood meeting with FEMA, which was the last call and the money was sitting with the State of Utah and he was waiting for permission for it to be extracted, meeting with the Salvation Army in Provo, and Election duty. In November, he presented a Cyber Security talk at SUU, participated in the state DEM call, and was able to get regional reimbursement for elections and IT Department backup servers and firewalls.

Wade Adams, Iron County Fleet Manager, reported that the budget was on track, but was up a little in vehicle operations. He reported that the order of eight trucks, in 2021, from Cedar Motor Company fell through. They were able to find 4 trucks for the Sheriff's Department. Wade reported that there were 682 work orders. He explained the vehicle trade and selling of the vehicles. The auction site was doing well fetching high bluebook. Marilyn Wood asked if the Sheriff's vehicles were going to black vehicles and if that was affecting sales. Wade replied that the color was not an issue with selling vehicles. The most popular colors were white, silver, gray, and then black.

Jennifer Bradbury, Iron County Human Resource (HR) Director, noted that the budget was doing well at 73.13%. Jennifer reported that since the last HR report, there had been 16 posted, interviewed, and hired positions, 13 internal promotion/transfers, and in the process of recruiting 7 full-time positions, and 1 part-time positions. She reported that present employee turnover for 2024 was 19.35% which equated to 8 positions. The Iron County Insurance open enrollment was held on November 4th and was completed. Jennifer expressed her appreciation to Betsy Cummings and Carrie Christiansen for all the work and hours they put in preparing the open enrollment. She reported on the milestone employee anniversaries: Nichole Bess, Treasurer's Office celebrated - 10 years, Bruce Anderson, Public Works, and Jessica Cramer, Attorney's Office - 15 years, Dave Avila, Sheriff's Office-Corrections - 20 years, and KC Fiack, Landfill - 30 years. Happily, the Workers Compensation Experience Modification (EMOD) decreased for the 2024 year at 0.87, which would result in a lower premium.

Marilyn Wood, Iron County Commissioner, expressed appreciation to all Veterans and wished them Happy Veterans Day. Marilyn reported that budget meetings were held in October. On November 6th she attended the Iron County Council of Government (ICCOG) meeting which was held in Enoch City. On November 8th she attended the dedication of the George Wood statue located in front of the Cedar Depot Antiques & Crafts building on Main Street in Cedar City.

Paul Cozzens, Iron County Commissioner, reported that he and Commissioner Wood attended the American Preparatory Academy (APA) Veterans program, which was very well done. The storm drain was installed on 800 south. Paul shared a Veterans story regarding a book called, "A Distant Prayer: Miracles of the 49th Combat Mission" by Joseph Banks. Paul noted that he had read the book and it was incredible. Paul was able to ask Joseph Banks if he would come talk to the youth during the women at Stake Youth Conference in Lindon, Utah. Joseph Banks lived in Florida and was about 80 years old. Mr. Banks flew out and he spoke at the Youth Fireside for 3 hours. Amazingly the youth listened intently all three hours. Joseph became a prisoner of war and prayer saved his life. The doctor told Joseph that he would not survive more than a year, yet he lived to be 89 years old.

Michael Bleak, Iron County Commissioner, reported that he was also busy with budget hearings. He was able to meet with the Inland Port Authority. Mike noted that he was involved in several site visits with large industries. Everyone who was involved was required to sign a Non-Disclosure Agreement (NDA). There were some exciting potential of clientele looking at property at the BZI Innovation Park. He met with Scott Welford, Danny Stewart, and David Johnson on Friday with discussions regarding Inland Port goals moving forward, and a more focused recruiting effort. An analysis was planned to show some of the strengths of our community and what type of businesses and industries to recruit for better fits in Iron County.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED GENERAL PLAN AMENDMENT-TIER CHANGE (TIER II TO TIER IV) FOR PROPERTIES CURRENTLY IN THE KANARRAVILLE TIER II URBAN EXPANSION AREA (GENERALLY LOCATED WITHIN SECTIONS 26, 27, 28, 33, 34, 35, & 36 T37S, R12W; SECTIONS 3, 4, 9, 10, 16, 17 T38S, R12W, SLB&M)

Reed Erickson, Iron County Planner, reported that this was the second Public Hearing held for this item. Reed recounted the history of this effort. In 2005 Iron County Ordinance 205 - Refining Regulations for Tiers. The General Plan Amendment in 2005 said "The County will initiate and consider proposals for the reclassification to Tier IV of land within existing Tier II boundaries that does not evidence the characteristics listed." Reed reported that this Tier change had been an ongoing effort since 2005.

Michael Bleak, Iron County Commission Chair, declared a Public Hearing open regarding the Proposed Tier Change.

No public comments were offered.

Michael Bleak, Iron County Commission Chair, declared the Public Hearing Closed.

Reed Erickson reported that after review of Criteria Evaluation of Consideration of a Zone change, the Iron County Planning Commission (ICPC) recommended the approval of the Tier change.

Paul Cozzens made a motion to approve the proposed General Plan Amendment-Tier Change as presented by Reed Erickson. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE (R-1, R-2 AND A-20 TO R-5, RA-20, AND A-20) FOR PROPERTIES CURRENTLY IN THE KANARRAVILLE TIER II URBAN EXPANSION AREA (GENERALLY LOCATED WITHIN SECTIONS 26, 27, 28, 33, 34, 35, & 36, T37S, R12W; SECTIONS 3, 4, 9, 10, 16, 17 T38S, R12W, SLB&M)

Reed Erickson, Iron County Planner, explained that a zone change was the next step after the Tier Change. This was to rezone Residential 1 (R-1) acres and Residential 2 (R-2) acres to Residential 5 (R-5) acres. The Septic Density study proposed 10 acres. Reed explained the study of the Nitrate Degradation. This zone change was more appropriate for the lot sizes.

Michael Bleak, Iron County Commission Chair, declared a Public Hearing open regarding the proposed Zone Change in the Kanarraville Tier II Urban Expansion Area.

No Public Comments were offered.

Michael Bleak, Iron County Commission Chair, declared the Public Hearing closed.

Reed Erickson reported that the Iron County Planning Commission (ICPC) had reviewed the Evaluation Considerations for Rezoning and recommended approval of the zone change.

Marilyn Wood made a motion to approve the proposed zone change for properties currently in the Kanarraville Tier II Urban Expansion Area as presented by Reed Erickson. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

Reed reported that the ICPC continued to work with Kanarraville regarding an annexation. He attended the Kanarraville board meeting and they were in favor to move forward of annexation/de-annexation of certain properties in town boundaries and into Iron County boundaries.

PUBLIC HEARING, REVIEW THE SALE AND DISPOSAL OF CERTAIN PROPERTY OWNED BY IRON COUNTY DESCRIBED AS APN: B-1103-5-9

Jon Whittaker, noted that this was a follow up item from a previous closed session. Jon explained that the parcel listed for sale was the old CJC building and a full price offer was made, which was the best offer of those received. He reported that since that time, a few developments had occurred. The buyers needed to add a shower in the bathroom to be approved for a mortgage. Jon noted that he authorized them to move forward and the shower was their expense. He reported that he would be getting someone to clean the carpets, which Iron County would pay for. Marilyn Wood explained that the money from the sale would go towards the new CJC parking lot.

Paul Cozzens made a motion to approve the sale and disposal of certain property owned by Iron County described as APN: B-1103-5-9 as presented by Jon Whittaker. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

PUBLIC COMMENTS

No Public Comments were offered.

CONVENE AS THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY (ICCD&RA)

Michael Bleak, Iron County Commission Chair, declared the adjournment of the Iron County Commission and to convene as the ICCD&RA.

ICCD&RA RESOLUTION 2024-3 APPROVAL OF PARTICIPATION AGREEMENT FOR THE GRANITE MOUNTAIN SOLAR EAST SOLAR COMMUNITY DEVELOPMENT PROJECT AREA (CDA)

Jon Whittaker, Iron County Clerk, noted that items 5-7 could be presented together, but make separate motions on them.

Adam Long, ICCD&RA Counsel, explained that there were 4 existing solar projects listed on the agenda. They were created in 2015 and had been in operation for 5-10 years. Clearway Energy had acquired those projects and were now proposing the addition of battery storage in Granite Mountain East and West and Enterprise. Adam reported that the battery storage was located within the existing project area. The agency captures a portion of the tax increment from that area, which was used to fund the incentives to make these projects happen. He explained the split tax increment. Clearwater was working under the existing Interlocal agreements. Adam noted that this was just adding a significant amount of new capital investment to an existing project area. Three of the projects would bring roughly \$100M in expected taxable value. Each project was \$140M. Reed Erickson reported that Conditional Use Permits (CUP) were granted to the Solar Company and explained the decommissioning and disposal plan, and each Solar Projects listed on the agenda.

Marilyn Wood made a motion to approve ICCD&RA Resolution 2024-3, the Participation Agreement for the Granite Mountain Solar East Solar CDA as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY RESOLUTION 2024-3

RESOLUTION APPROVING A PARTICIPATION AGREEMENT FOR THE GRANITE MOUNTAIN SOLAR EAST COMMUNITY DEVELOPMENT PROJECT AREA.

Whereas, the Iron County Community Development and Renewal Agency (the “**Agency**”) has been created and operates pursuant to Utah Code Annotated (“UCA”) Title 17C, the Community Reinvestment Agency Act (the “**Act**”), for the purpose of promoting project area development within the Agency boundaries; and

Whereas, under authority of the Act, the Agency created Granite Mountain Solar East Community Development Project Area (the “**Project Area**”) and adopted a Plan for the Project Area; and

Whereas, the Agency is authorized to enter into agreements with property owners, governmental entities, private entities, and others;

Whereas, the Agency has previously entered into a participation agreement with the developer of a utility scale solar project within the Project Area and that solar project has been constructed and is operating within the Project Area;

Whereas, the Agency now desires to enter into a similar participation agreement with the developer of a proposed utility scale battery energy storage system (“**BESS**”) within the Project Area

Whereas, the Agency finds the participation agreement between the Agency and the BESS developer (the “**Participation Agreement**”) to be in harmony with and consistent with the Plan for the Project Area and in the best interests of the Agency and Iron County.

NOW, THEREFORE, BE IT RESOLVED BY THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

1. The Agency, having reviewed the matter, hereby approves the Participation Agreement attached hereto as **Exhibit A** and authorizes the Chair and Secretary to execute the Participation Agreement on behalf of the Agency. The Participation Agreement is approved with such additions, modifications, deletions or other changes as may be deemed necessary or appropriate and approved by the Chair of the Agency in cooperation with Agency legal counsel, whose execution thereof on behalf of the Agency shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and/or other changes incorporated therein.

2. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the Iron County Community Development and
Renewal Agency, this 12th day of November 2024.

Attest:

Jonathan T. Whittaker, Secretary

November 12, 2024

Michael P. Bleak, Chair



**ICCD&RA RESOLUTION 2024-4 APPROVAL OF PARTICIPATION AGREEMENT
FOR THE GRANITE MOUNTAIN SOLAR WEST SOLAR COMMUNITY
DEVELOPMENT PROJECT AREA (CDA)**

Paul Cozzens made a motion to approve ICCD&RA Resolution 2024-4, the Participation Agreement for the Granite Mountain Solar West Solar CDA as presented by Adam Long. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

**IRON COUNTY COMMUNITY DEVELOPMENT AND
RENEWAL AGENCY RESOLUTION 2024-4**

**RESOLUTION APPROVING A PARTICIPATION AGREEMENT FOR THE
GRANITE MOUNTAIN SOLAR WEST COMMUNITY DEVELOPMENT
PROJECT AREA**

Whereas, the Iron County Community Development and Renewal Agency (the “**Agency**”) has been created and operates pursuant to Utah Code Annotated (“UCA”) Title 17C, the Community Reinvestment Agency Act (the “**Act**”), for the purpose of promoting project area development within the Agency boundaries; and

Whereas, under authority of the Act, the Agency created Granite Mountain Solar West Community Development Project Area (the “**Project Area**”) and adopted a Plan for the Project Area; and

Whereas, the Agency is authorized to enter into agreements with property owners, governmental entities, private entities, and others;

Whereas, the Agency has previously entered into a participation agreement with the developer of a utility scale solar project within the Project Area and that solar project has been constructed and is operating within the Project Area;

Whereas, the Agency now desires to enter into a similar participation agreement with the developer of a proposed utility scale battery energy storage system (“**BESS**”) within the Project Area.

Whereas, the Agency finds the participation agreement between the Agency and the BESS developer (the “**Participation Agreement**”) to be in harmony with and consistent with the Plan for the Project Area and in the best interests of the Agency and Iron County.

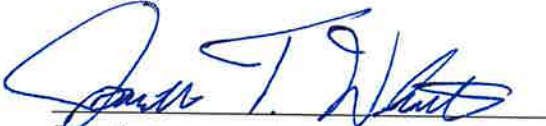
**NOW, THEREFORE, BE IT RESOLVED BY THE IRON COUNTY
COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:**

1. The Agency, having reviewed the matter, hereby approves the Participation Agreement attached hereto as **Exhibit A** and authorizes the Chair and Secretary to execute the Participation Agreement on behalf of the Agency. The Participation Agreement is approved with such additions, modifications, deletions or other changes as may be deemed necessary or appropriate and approved by the Chair of the Agency in cooperation with Agency legal counsel, whose execution thereof on behalf of the Agency shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and/or other changes incorporated therein.


2. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the Iron County Community Development and Renewal Agency, this 12th day of November 2024.

Attest:


Jonathan T. Whittaker, Secretary




Michael P. Bleak, Chair



**ICCD&RA RESOLUTION 2024-5 APPROVAL A PARTICIPATION AGREEMENT
FOR THE ENTERPRISE SOLAR COMMUNITY DEVELOPMENT PROJECT AREA
(CDA)**

Marilyn Wood made a motion to approve ICCD&RA Resolution 2024-5, the Participation Agreement for the Enterprise Solar CDA as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY RESOLUTION 2024-5

A RESOLUTION APPROVING A PARTICIPATION AGREEMENT FOR THE ENTERPRISE SOLAR COMMUNITY DEVELOPMENT PROJECT AREA

Whereas, the Iron County Community Development and Renewal Agency (the “**Agency**”) has been created and operates pursuant to Utah Code Annotated (“UCA”) Title 17C, the Community Reinvestment Agency Act (the “**Act**”), for the purpose of promoting project area development within the Agency boundaries; and

Whereas, under authority of the Act, the Agency created the Enterprise Solar Community Development Project Area (the “**Project Area**”) and adopted a Plan for the Project Area; and

Whereas, the Agency is authorized to enter into agreements with property owners, governmental entities, private entities, and others;

Whereas, the Agency has previously entered into a participation agreement with the developer of a utility scale solar project within the Project Area and that solar project has been constructed and is operating within the Project Area;

Whereas, the Agency now desires to enter into a similar participation agreement with the developer of a proposed utility scale battery energy storage system (“**BESS**”) within the Project Area.

Whereas, the Agency finds the participation agreement between the Agency and the BESS developer (the “**Participation Agreement**”) to be in harmony with and consistent with the Plan for the Project Area and in the best interests of the Agency and Iron County.

NOW, THEREFORE, BE IT RESOLVED BY THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

1. The Agency, having reviewed the matter, hereby approves the Participation Agreement attached hereto as **Exhibit A** and authorizes the Chair and Secretary to execute the Participation Agreement on behalf of the Agency. The Participation Agreement is approved with such additions, modifications, deletions or other changes as may be deemed necessary or appropriate and approved by the Chair of the Agency in cooperation with Agency legal counsel, whose execution thereof on behalf of the Agency shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and/or other changes incorporated therein.

2. This Resolution shall take effect upon adoption.

APPROVED AND ADOPTED by the Iron County Community Development and Renewal Agency, this 12th day of November 2024.


Michael P. Bleak, Chair

Attest:


Jonathan T. Whittaker, Secretary



November 12, 2024

**DISCUSSION AND POSSIBLE APPROVAL AUTHORIZING THE AGENCY TO SIGN
ACKNOWLEDGEMENT LETTERS RELATING TO NEW PARTICIPATION
AGREEMENTS FOR BATTERY STORAGE PROJECTS WITHIN THE GRANITE
MOUNTAIN EASE, GRANITE MOUNTAIN SOLAR WEST, AND ENTERPRISE
SOLAR COMMUNITY DEVELOPMENT PROJECT AREAS (CDA)**

Paul Cozzens made a motion to approve authorizing the Agency to sign Acknowledgement letters relating to new Participation Agreements for Battery Storage Projects within the Granite Mountain Solar East, Granite Mountain Solar West, and Enterprise Solar CDA's owned by Clearway and entities not taking tax increments. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

**ICCD&RA RESOLUTION 2024-6 DESIGNATING A SURVEY AREA AS
CONTEMPLATED BY UCA § 17C-5-103, AUTHORIZING AN AMENDMENT TO THE
EXISTING IRON SPRINGS COMMUNITY DEVELOPMENT PROJECT AREA (CDA)**

Marilyn wood made a motion to approve ICCD&RA Resolution 2024-6, designating a survey area as contemplated by UCA § 17C-5-103, authorizing an amendment to the existing Iron Springs CDA as presented by Adam Long. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

**IRON COUNTY COMMUNITY DEVELOPMENT AND
RENEWAL AGENCY RESOLUTION 2024-6**

**A RESOLUTION DESIGNATING A SURVEY AREA AS CONTEMPLATED BY
UTAH CODE § 17C-5-103, OR, ALTERNATELY, AUTHORIZING AN
AMENDMENT TO THE EXISTING IRON SPRINGS COMMUNITY
DEVELOPMENT PROJECT AREA**

Whereas, Iron County (the “**County**”), created the Iron County Community Development and Renewal Agency (the “**Agency**”) pursuant to the provisions of, and the Agency continues to operate under, Title 17C of the Utah Code, the Limited Purpose Local Government Entities-Community Reinvestment Agency Act and its predecessor statutes (the “**Act**”) for the purposes of conducting project area development activities within the County, as contemplated by the Act; and

Whereas, the Agency believes that certain property adjacent to the existing Iron Springs Solar Community Development Project Area may be desirable for additional renewable energy development, including potential battery storage facilities; and

Whereas, the Agency, having made a preliminary investigation and conducted initial studies and inquiries, desires now to conduct project area development activities in all or a portion of the survey area depicted on the map attached hereto as **Exhibit A** (the “**Survey Area**”) pursuant to Utah Code § 17C-5-103, from which the Agency anticipates potentially creating one or more community reinvestment project areas (the “**Proposed Project Area**”), or possibly expanding the existing Iron Springs Solar Community Development Project Area; and

Whereas, the Agency desires to begin the process of adopting a project area plan the “Proposed Project Area” by adopting this Resolution authorizing the preparation of a Project Area Plan, pursuant to Utah Code § 17C-5-103, or, alternately, authorizing an amendment to the existing Iron Springs Community Development Project Area Plan pursuant to Utah Code § 17C-4-108.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AS FOLLOWS:

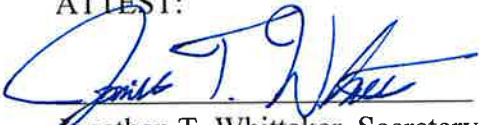
1. That the Agency designates the approximate geographic area as indicated on **Exhibit A** as a Survey Area as contemplated by the Act.
2. That the Survey Area requires study to determine whether project area development is feasible within a Proposed Project Area within the Survey Area, or within an expansion of the existing Iron Springs Solar Community Development Project Area.
3. That Agency legal counsel and staff be and are hereby authorized and directed, as deemed appropriate by the Agency for the Proposed Project Area:
 - a. to prepare a draft Community Reinvestment Project Area Plan and draft Community Reinvestment Project Area Budget; or, alternatively, to prepare and amend Community Development Project Area Plan for an amended and expanded Iron Springs CDA.
 - b. to undertake all such actions as may be required by the Act, or which may otherwise be necessary or desirable to the successful establishment of the Proposed Project Area, or the expansion of the existing Iron Springs CDA, including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings and the preparation, publication, and/or mailing of statutorily required notices.
4. That this Resolution shall take effect upon adoption.

APPROVED AND ADOPTED on this 12th day of November, 2024.

**IRON COUNTY COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY**

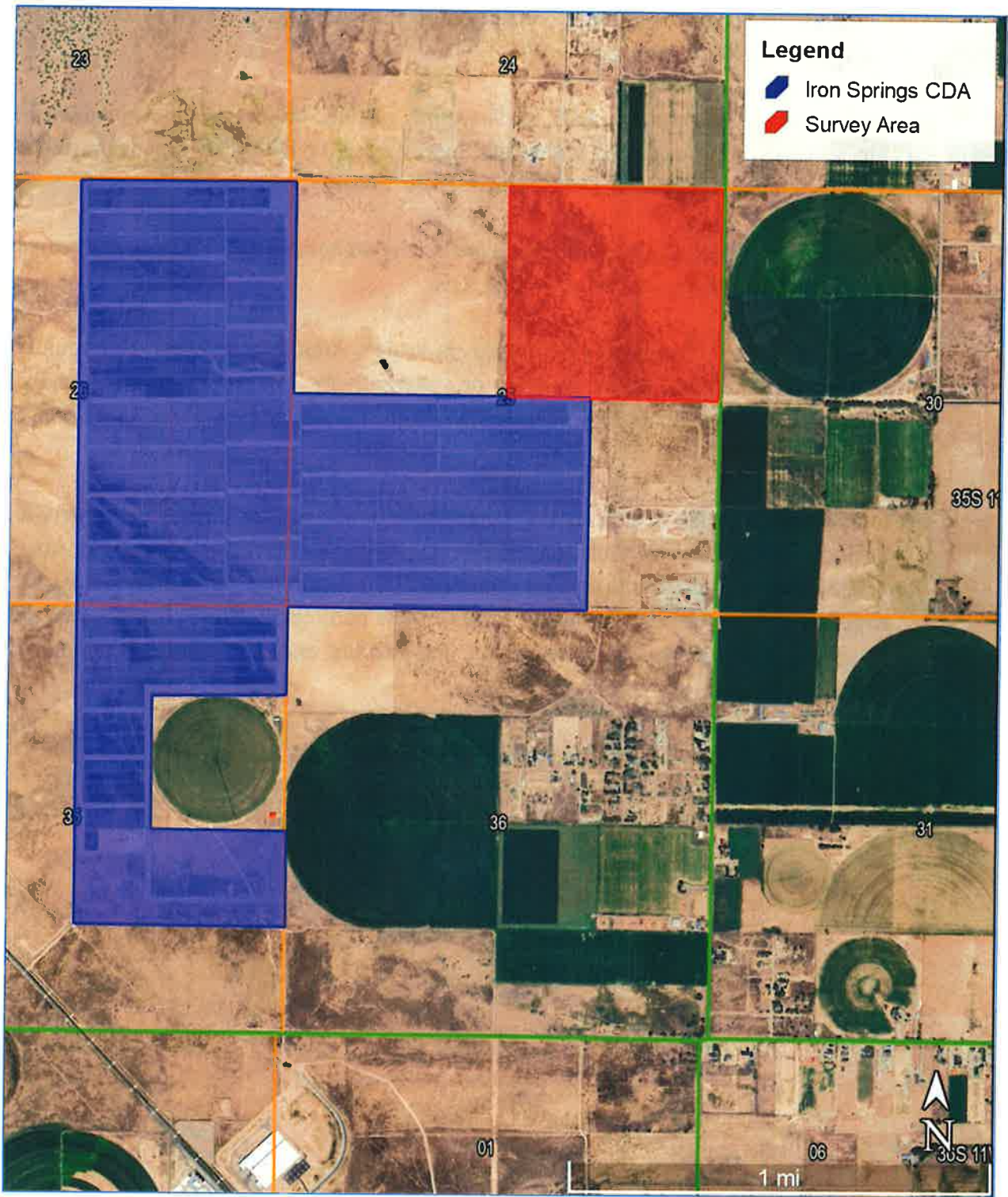

Michael P. Bleak, Chair

ATTEST:


Jonathan T. Whittaker, Secretary



\Exhibit A
Survey Area Map



RECONVENE AS THE IRON COUNTY COMMISSION

Michael Bleak, Iron County Commission Chair, declared the resumption of the Iron County Commission.

REVIEW AND POSSIBLE APPROVAL OF A LEASE CONTRACT BETWEEN ADMINISTRATIVE OFFICE OF THE COURTS AND IRON COUNTY FOR OFFICE SPACE AT THE IRON COUNTY JUSTICE CENTER (FIFTH DISTRICT JUVENILE PROBATION OFFICES)

Michael Bleak, wanted clarification if the Attorney Office included the Juvenile Probation Offices or the Guardian ad Litem. Commissioner Bleak called Sam Woodall and Sam explained that this was for the renewal of the Lease Agreement and it removed the Guardian ad Litem space. There would be a \$4,900 reimbursement to the state. The agenda description was correct with the listing Fifth District Juvenile Probation Offices. Mike asked Sam for clarification that this was renewing the lease with Juvenile Probation, but not renewing the lease on the portion where the Guardian ad Litem office was located. Sam replied that that was correct and the Guardian ad Litem would continue to have access to some office space across the hall. This would be located at the NE corner, east of the Iron County Justice Center.

Paul Cozzens made a motion to approve the Lease Contract between the Administrative Office of the Courts and Iron County for office space on the NE corner, east of the Iron County Justice Center (expansion of the Attorney's Office to include Juvenile Probation Offices). This would include a \$4,900 reimbursement to the state and only covered the office space in the NE corner as presented by Michael Bleak and Sam Woodall. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

REVIEW AND POSSIBLE APPROVAL OF AN AGREEMENT FOR SHARED USE OF THE PAROWAN GRAVEL PIT

Dan Jessen, Parowan City Manager, explained that this item was presented at a previous commission meeting. The engineering was nearly complete. The agreement was to share the pit with Iron County, and allow Parowan City to place water in the pit. Dan reported that the plan included building a Berm for small rain events. He explained that the Geotechnical work had been done on the gravel pit. Discussion continued regarding the path of water to the gravel pits. Dan reported that the idea was to artificially recharge the aquifer. The Parowan Valley Groundwater Management Plan was approved. This agreement allowed Iron County to have the final say in all interactions. The agreement was a 3 way agreement, with the Pumpers, Iron County, and Parowan City. Parowan City would be responsible to keep the pit clean. Commissioner Cozzens explained the stabilization of pit and that Parowan City would have to place a pipe in the bottom of the pit.

Marilyn Wood made a motion to approve an agreement between Iron County and Parowan City for shared use of the Parowan Gravel Pit as presented by Dan Jessen. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

PRESENTATION OF THE 2025 TENTATIVE BUDGET

Lucas Little, Iron County Auditor, explained that this was not a public hearing and only the presentation of the tentative budget. A public hearing would be held at the next Commission meeting on November 25th and would be adopted at the December 9th Commission meeting. Luke covered some of the budget highlights and explained that there would be a more in-depth presentation during the public hearing in 2 weeks. He reported that the Truth in Taxation public meeting was held November 8th, regarding a property tax increase to the General Fund for \$1.2M which would be voted on during the next commission meeting. Luke noted that there was a large increase to Health Insurance at approximately \$500K. The Employee Step-in Grade was included in the tentative budget. There were approximately 32 new employee requests or to move part-time employees to full-time, which was under review. There was also a significant request in operating costs in a few departments. In the coming weeks he would balance and prioritize the budget for Iron County needs.

Paul made a motion to approve the presentation of the Iron County 2025 Tentative Budget as presented by Lucas Little. Second by Marilyn Wood. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

CONVENE AS THE IRON COUNTY BOARD OF EQUALIZATION (BOE)

Michael Bleak, Iron County Commission Chair, declared to convene as the Iron County BOE.

REVIEW AND POSSIBLE APPROVAL OF VETERAN, CIRCUIT BREAKER, LOW INCOME, AND BLIND TAX ABATEMENTS FOR THE 2024 TAX YEAR, ALSO REQUESTING APPROVAL OF RELIGIOUS & CHARITABLE TAX EXEMPTIONS SUBMITTED AFTER MARCH 1ST DEADLINE

McKayla Meinhardt, Deputy Auditor, reported on Veteran, Circuit Breaker, Low Income, and Blind Tax Abatements and Religious & Charitable Tax Exemptions submitted after the March 1st deadline. McKayla noted that all circuit breakers had been applied and accounted for. The State of Utah would reimburse Iron County \$240,947.68 for the Circuit Breaker relief.

Marilyn Wood made a motion to approve the Veteran, Circuit Breaker, Low Income, and Blind Tax Abatements and Religious & Charitable Tax Exemptions submitted after the March 1st deadline for the 2024 tax year. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Marilyn Wood, Aye.

RECONVENE AS THE IRON COUNTY COMMISSION

Michael Bleak, Iron County Commission Chair, declared the resumption of the Iron County Commission.

PERSONNEL

Jennifer Bradbury, Iron County HR Director, presented the promotion of Trevor Johnson from a Full-Time Technician 1 to a Full-Time Technician 2 in the Road Department, effective November 10th, the new hire of Michael Averett as a Full-Time Technician 1 in the Road Department, effective November 12th. This was a backfill of a vacant position; the new hire of Antonietta Roach as a Part-Time Outreach Coordinator for Council on Aging, effective November 18th. This was a backfill of a vacant position; the promotion of Bryan Green from a Full-Time Deputy 1 to a Full-Time Deputy 2 in the Sheriff's Office - Patrol, effective November 10th; the new hire of Christina Becomo as a Full-Time Deputy 1 in the Sheriff's Office – Corrections, effective January 19, 2025. This was a backfill of a vacant position; bi-lingual pay for Matthew Malachowski in the Sheriff's Office – Corrections, effective November 10th; and the promotion of Robert Leiva from a Full-Time Deputy 3 to Corporal, for the Sheriff's Office – Corrections, effective November 10th.


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

NON-DELEGATED ITEMS

No Non-Delegated items were presented.

ADJOURNMENT

Michael Bleak, Iron County Commission Chair, declared adjournment.


Signed: Michael Bleak, Commission Chair


Attest: Jonathan T. Whittaker, County Clerk

