

IRON COUNTY COMMISSION MEETING
JUNE 9, 2025

Minutes of the Special Iron County Commission meeting convened at 9:00 a.m. June 9, 2025 in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

Paul Cozzens	Commission Chair
Michael Bleak	Commissioner
Kenneth Robinson	Commissioner
Jonathan T. Whittaker	County Clerk

Also present:

Karsten Reed	County Assessor
Lucas Little	County Auditor
Nicole Rosenberg	County Treasurer
Shalon Shaver	Corrections
Terry Palmer	Building & Zoning
David Johnson	Economic Development
Jennifer Bradbury	Human Resources
Maria Twitchell	Parks & Recreation/Tourism

Others in Attendance:

Bobby Alaniz	Patrick Brower	Cadan Evans
Frank Nichols	Nick Samuelsen	Bruce Washburn

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INVOCATION

An invocation was offered by Michael Bleak.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Kenneth Robinson.

APPROVAL OF MINUTES

Kenneth Robinson made a motion to approve the minutes of the Iron County Commission meeting held on May 27, 2025. Second by Paul Cozzens. Voting: Michael Bleak, Abstained; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Michael Bleak made a motion to approve Claims for Payment from May 27, 2025 to June 8, 2025. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

David Johnson, Economic Development Director, reported highlights from FY2024, which included Small Business Grants, growth of events, Iron Springs Inland Port expansion, Iron County Public Infrastructure District (PID) Policy, and the 5 County Regional expansion of the Southern Utah Economic Alliance. He noted that the Department of Workforce Services (DWS) sent him an employment report that reported non-farm jobs increased by 541 in FY2024, Gross Taxable Sales were up by 8% in the last quarter of 2024, unemployment rate was 2.7%, and the highest unemployment was in construction. Dave listed members on the Iron County Economic Opportunity Advisory Board. He explained that each year, the Governor's Office gives rural counties \$200K (Rural County Grant) to invest in Economic Development initiatives. Last year, the grant was divided up with the Innovation Center & Maker Space (\$50K), Small Business Development Center (SBDC-\$50K), Small Business Grant (\$65K), and Façade, Tenant & Sign Grant (\$35K). Dave reported on marketing highlights, Business Networking highlights, and Industrial developments in the area. There were 5 major Industrial developments, which included Port 15, Cedar City Airport & surrounding area, Hwy 56 area, Parowan Airport Industrial, and the Utah Inland Port. He noted that 7 projects had committed, or already purchased property, to coming to Iron County within the last year. Dave reported on the Iron Springs Inland Port projects that Danny Stewart, Utah Inland Port Authority (UIPA) Associate Vice-President, had been working on, which included the 2025 proposed Project Area Amendment, BZI Public Infrastructure District, UIPA Incentives, and RailSync Update.

Lucas Little, Iron County Auditor, reported that annual external was performed last week by Kimball & Roberts, and they would report on the audit in July. Luke reported that he received a notice from the State Auditor's Office about not being compliant with Sewer Impact Fees. He noted that this was a result of not having an Impact Fee Facilities plan, and he had a 60-day notice to come up with a plan. He explained he sent out a Request for Proposal (RFP) to contract with a company to prepare a Capital Facilities Plan for Iron County. Once the facilities plan was completed, Luke used it to do an Impact Fee Facilities plan study. He had submitted the plan and timeline to the State Auditor's Office, and it was approved to move forward. Luke reported that he and McKayla Meinhardt had been working closely with the Fleet Department to set up a better system to track vehicles and assets. He noted that he approved the new Certified Tax Rates for all taxing entities. They would be sent to the different entities to review to either approve, or disapprove, the certified tax rate. Luke reported that the average value of a home in Iron County last year was about \$418K. The updated value was \$431K, averaged county-wide. The May Tax Sale was held a few weeks ago with 58 properties. Public Surplus handled the online auction once again, and properties were sold. He expressed his appreciation to August Franklin and the Treasurer's Office for doing a great job during the process of the tax sale. Luke explained that there were some questions about whether Iron County was going to be able to

finish the top floor of both pods in the new jail. Within the last week, the final bids were received, and the top floors would be finished without any additional bonding.

Shalon Shaver, Corrections Lieutenant Commander, reported that the budget was on track at 35% spent. The culinary cost per meal was \$1.07 compared to \$1.18 during the first quarter. Shalon noted that the Average daily population had decreased by 13, Female-16, and Male-135. There were 108 County Inmates, 9 State, and 31 Federal. The Work Crew had been busy with a total of 688 man-hours worked within Iron County. Shalon reported there were 5 new hires (4 Deputies with 1 certified and 1 Medical Tech), and 9 on long-term leave (6 with the Triple Deuce on military leave, and 3 FMLA). Other activities at the jail were: 2 Deputies currently in POST, 5 Deputies currently in FTO. Inmates: 16 started the new welding program, and 12 will complete the program due to being released. There were 8 graduates and 1 diploma in the Inside-Out Dad graduation, 5 applied to the Hustle Life Skill program and were all accepted, 20 graduated from the Financial Literacy Class, and 6 graduated from Female Parenting. Shalon reported that Karsten Reed provided a new program called Investing Basics, and the EDOVO (education courses on a tablet)-5,172 hours, which equaled the completion of 620 courses. The benefit of this program for Shalon and her staff was that some inmates had a purpose while in the Iron County Jail; they wanted to be in Iron County, and they were better-behaved inmates. She noted that BZI had provided an instructor for the new virtual reality welding program. There was a discussion regarding the welding program.

Maria Twitchell, Executive Director of the Cedar City/Brian Head Tourism & Parks & Recreation, reported on Parks & Recreation. Maria gave an update on the issue with the High School Mountain Bike Championship, that the road could be expanded and paved into Three Peaks, which would improve the access as well as ensure the ambulance had access. As a result of the improvements, Iron County would once again host the High School Mountain Bike State Championships on October 17th and 18th. She reported on upcoming scheduled events at Iron County Parks. The 5 Mile Park grand opening on May 1st, with about 75 in attendance, and she expressed her appreciation to Commissioner Cousins for attending. Revenue generated from the Iron County Parks was \$9,995. Having 5 Mile Park open would help to increase that revenue. Wood Ranch was open for the season summer projects were beginning. Bryce Williams and Payton McCabe have been busy developing the Group Campsite in Three Peaks. Maria reported that the jail work crew installed a new fence in front of the group site at the Iron County Shooting Range. The railroad ties had been replaced at the base of the 1st bay backstop in the group area (per request from the Summer Games). Jon Whittaker, Iron County Clerk, reported that there was some discussion regarding Frank Nichols donating some property west of the shooting range. Commissioner Bleak reported that he had spoken with Pat Brower at the USG Opening Ceremony, and they discussed getting together to discuss extending the south boundary at the shooting range for a larger safety buffer. Maria reported on Tourism. The budget was on track, and the Transient Room Tax (TRT) collections were slightly less than 2024 to date. Occupancy had dropped slightly, as well as the Average Daily rate; however, Restaurant Tax saw a nearly 12% increase over 2024. She noted that she would be submitting a grant with the Utah Office of Tourism (UOT) for matching marketing dollars for up to \$170K. Maria reported that Tourism had a partnership with the UOT on a seven-month Destination Development Program through Veneto Collaboratory with businesses in Iron County to assist them in creating a bookable/monetized visitor experience. UOT would be hosting a Destination Development workshop in Cedar City on August 11th and 12th at the SUU Alumni Center, with an emphasis on Agritourism and Dark Skies Product Development. There would be a dinner/activity for the participants on the night of August 11th at the Frontier Homestead. She noted that there had been 51 media articles, with a potential to reach 83-plus million. Maria reported that discussions had begun with Southern Utah University (SUU) regarding the sports facilities improvements, funding, and plan.

Michael Bleak, Iron County Commissioner, reported that he had been meeting with assigned departments to work through any issues. Mike noted that he attended the Utah Summer Games (USG) Opening Ceremony and was able to speak with Jon Oglesby, USG Executive Director, about the relationship he had established with the Las Vegas Raiders and bringing them

in as a sponsor. The Raiders had a booth at the Block Party and interacted with the athletes and community. Mike believed that this relationship with the Las Vegas Raiders was going to be a real benefit to Iron County.

Kenneth Robinson, Iron County Commissioner, reported participating in an online meeting with Natural Resources and Commissioners throughout the state. He met with Bruce Anderson, Iron County Public Works Director, and Jamie Evans, Iron County Fair Director, regarding concerns with where the Mud Bogs would be held and included in the 25-Year expansion plan. Ken reported that he was approached about an issue with the Utah Prairie Dog (UPD) Reserve in Parowan Valley. The Division of Natural Resources was not upholding its end of the agreement to take care of the UPD. He stated that the UPD's were invading the neighboring farms and causing significant crop damage. Commissioner Bleak reported that when the Conservation Easement Agreement was established, it stipulated that if the UPD came out of the reserve onto adjoining properties, the property owner automatically had the right to kill the UPD. Ken reported that currently, there were 15 acres of newly seeded alfalfa and 10-15 acres of newly seeded corn that were decimated by the UPD.

Paul Cozzens, Iron County Commissioner, noted that he attended the USG Opening Ceremony. Paul reported that Inntelx was doing the gravel work for the new jail. They cut the fence towards Hwy 56 and took out a windrow between two of the recharge ponds. Iron County would trade the material yards taken with Cedar City out of the Kittyhawk pit. He noted that the pods had all been poured at the new jail site. Paul reported that the 5 County Steering Committee would meet on June 11th to interview for a new 5 County Executive Director. The Bureau of Land Management (BLM) invited Commissioner Cozzens to participate in the West Desert Pipeline Environmental Impact Statement (EIS). He explained the study and what they were doing. The Cedar City West Canyon Park water feature was now open. He expressed his appreciation to Choice Builders for donating their services. Paul noted that the next stage was to add a bridge across Cole Creek, tying the two parks together. He also expressed his appreciation to the Rotary Club for all the work they did at the Water Park.

PUBLIC HEARING, DISCUSSION AND POSSIBLE APPROVAL OF A PROPOSED ZONE CHANGE FROM INDUSTRIAL (I) TO COMMERCIAL (C) FOR APPROXIMATELY 4.73 ACRES WITHIN THE NW ¼ NE ¼ SECTION 28, T35S, R12W, SLB&M, IRON COUNTY, UT. LOCATED NEAR 3052 N IRON SPRINGS ROAD, CEDAR CITY, UT (APN: E-0116-0011) Applicant: Country Town USA Properties, LLC-Sam Williams

Terry Palmer, Iron County Building & Zoning Administrator, noted that the zone change was from Industrial (I), not Light Industrial (LI), to Commercial on Iron Springs Road by Bowman's Kitchen. The property was adjacent to commercial and industrial property within Tier IV. Terry reported that the zone change to commercial was for the existing restaurant and other commercial uses (and to reduce setbacks). Services Available were Water-CICWC, Sewer-Septic (Southwest Utah Health), and other utility services in the area (power, gas, communications, etc.) Terry reported that the ICPC, after findings and review of Evaluation Considerations for Re-zoning, recommended approval of the zone change.

Paul Cozzens, Iron County Commission Chair, declared a Public Hearing open regarding the proposed Zone change.

No Public Comments were offered.

Paul Cozzens, Iron County Commission Chair, declared the Public Hearing closed.

Kenneth Robinson made a motion to approve the zone change from Industrial (I) to Commercial (C) as presented. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PUBLIC COMMENTS

Patrick Brower, a citizen of Iron County, gave an overview of some of the changes to the proposed Practical Shooting Range. Patrick reported that since his last report, Frank Nichols had offered to donate land west of the shooting range. This would provide easier access and would be better suited for the project. There was a discussion regarding the land and changes between Patrick and the commissioners.

DISCUSSION AND POSSIBLE APPROVAL FOR SEEKING A FILMING PERMIT TO CAPTURE PROMOTIONAL MATERIAL. FILMING LOCATION WILL BE ON THE PUBLIC ROAD, SOUTH BRAFFITS CREEK ROAD/3200 SUBDIVISION PHASE 3 ROAD

Cadan Evans, Ultimate Drifting Challenge, LLC, reported that the Ultimate Drifting Challenge was a motorsports organization that focuses on a platform for enriching the lives of the people who get involved with the organization. Cadan explained that Ultimate Drifting Challenge was seeking a filming permit to capture some promotional material on September 5th through 7th. The filming location would be on the public road only, South Braffits Creek Road, 3200 Subdivision Phase 2 road. There was a discussion on the use of the road. Cadan explained what they would be doing during filming. He reported that he had talked with Sheriff Carpenter to have his Volunteer Posse help with security and any road issues. If there were any livestock coming on the road, they would stop filming and let them through.

Michael Bleak made a motion to approve the Filming Permit to capture promotional material, contingent on getting permission & permits as presented. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DISCUSSION AND POSSIBLE APPROVAL OF A CONTRACT FOR JANITORIAL SERVICES BETWEEN MAID PERFECTLY CLEANING, LLC AND IRON COUNTY FOR THE MAINTENANCE AND CLEANING OF THE IRON COUNTY BUILDING

Terry Palmer, Iron County Building & Zoning Director, explained that this contract was previously signed. Sam Woodall, Iron County Deputy Attorney, reviewed the contract and requested that Iron County obligate, or comply, with the previous company to finish out the contract timeline termination. The start date for Maid Perfectly Cleaning would be July 1, 2025.

Kenneth Robinson made a motion to approve the contract for janitorial services between Maid Perfectly Cleaning, LLC and Iron County for the maintenance and cleaning of the Iron County buildings beginning July 1, 2025. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County Human Resource (HR) Director, presented the promotion for Aleah Abbot from Full-Time Deputy Recorder/Ownership Specialist to Full-Time Cadastral Mapper in the Recorder's Department, effective June 8th. This was a backfill of a vacant position, and the re-hire of Holly Peterson as a Part-Time Victim Advocate in the Attorney's Office, a newly approved position, effective June 11th.

Michael Bleak made a motion approve the personnel changes as presented by Jennifer Bradbury. Second by Kenneth Robinson. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS


Closed Session:

CLOSED SESSION PURSUANT TO UCA §52-4-205 (1) (A) “DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL, OR MENTAL HEALTH OF AN INDIVIDUAL

Kenneth Robinson made a motion to move into a closed session pursuant to UCA §52-4-205 (1) (A) – “Discussion of the character, professional competence, or physical or mental health of an individual.” Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

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

I, Paul Cozzens, Chairman 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 ongoing litigation.



Signed: Paul Cozzens, Chairman



Attest: Jonathan Whittaker, County Clerk




END OF CLOSED SESSION

Paul Cozzens, Iron County Commission Chair, declared the Closed Session closed and the resumption of the Iron County Commission meeting.

ADJOURNMENT

Paul Cozzens, Iron County Commission Chair, declared adjournment.



Signed: Paul Cozzens, Chair



Attest: Jonathan T. Whittaker, County Clerk

