

IRON COUNTY COMMISSION MEETING
July 27, 2026

Minutes of the Iron County Commission meeting convened at 9:00 a.m. July 27, 2026, in Commission Chambers at the Iron County Courthouse, Parowan, Utah.

Officers in attendance included:

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

Also present:

Luke Little	County Auditor
Nicole Rosenberg	County Treasurer
Paul Monroe	CVWC Manager
Sam Woodall	Deputy Attorney
August Franklin	Deputy Auditor-Accounting
George Colson	Emergency Management
Cassie Meredith	Emergency Wildfire Specialist
Jami Evans	Fair Director
Spencer Rollo	Fire Warden
Jennifer Bradbury	HR Director
Jared Wilson	I.T. Director
Bailey Banks	I.T. GIS
Brett Hamilton	Planner

Others Present:

Rand Bettridge	Beverly Flud	Ron Flud
James Harker	Donald Jackson	Nate Kaplan
Gabe Miller	Frank Nichols	Jeff Richards
Rick Roberts	Bruce Washburn	Sam Williams

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INVOCATION

An invocation was offered by G’Ne Bartholomew.

PLEDGE OF ALLEGIANCE

Those assembled were led in the Pledge of Allegiance by Spencer Rollo.

APPROVAL OF MINUTES

Michael Bleak made a motion to approve the minutes of the Iron County Commission meeting held on June 22, 2026 and July 7. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

APPROVAL OF CLAIMS FOR PAYMENT

Paul Cozzens made a motion to approve Claims for Payment from June 22, 2026 to July 26, 2026. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

DEPARTMENTAL REPORTS

Paul Monroe, Cedar Valley Water Conservancy Manager, noted that he was very appreciative of the moisture Iron County received. With the community's help, not watering outdoors for the last 2 weeks saved 500K gallons of water per day. Paul reported that the Annual Water Festival was held June 27th at the Cedar City Main Street Park. There were several Water Education booths along with other events there. He noted that this was the 10th anniversary of the Water Festival, and expressed his appreciation to all the great sponsors of the Festival. Current projects included the Pine Valley (Basin 14) Water Supply, the Cedar Valley Effluent Water Re-Use, Southern Utah University (SUU) Farm-Ag Water Optimization Project, and the Aquifer Recharge Project. The 2021 Water Infrastructure Improvement Project continued to move forward. Future Projects included the Regional Aquifer Balancing Project, Analysis of Proposed Water Development Projects, and the Future Water Development Projects in Basin 69 and Basin 19.

Jami Evans, Iron County Fair Director, reported that the 2026 Iron County Fair Theme was “Rocking the 90’s,” and the Grand Marshals would be Jerry and Dianne Bixman. The Miss Iron County Rodeo Pageant was held in May. Justine Neilson was crowned Queen, Julie Porter Princess, and Laundry Mortensen Jr. Princess. Miss Iron County/Iron County Teen would be held August 15th. Jami reported on events to be held at the fair beginning August 21st through September 7th. She noted that there were 66 confirmed sponsors, which included 5 new sponsors, for a current total of \$91,800. The goal was to reach \$120K, leaving \$28,200 away from reaching that goal. Jamie reported on other events and facility rentals. She closed by expressing her appreciation for the continued support from the Iron County Commission, Iron County Departments, volunteers, sponsors, and community partners that all help to make the Iron County Fair a Success.

Spencer Rollo, Iron County Fire Warden, reported that the Fire Department had been keeping very busy. From January 1st through July 27th, the State of Utah had 675 total fires burning 380,998 acres. Of those fires, 360 were human-caused, burning 74,493 acres; 265 were natural starts, burning 59,438 acres; and 50 were unknown starts for 247,067 acres. Iron County has had 38 fires that burned 3943.15 acres, excluding private unincorporated lands. The Christy Lane Fire burned 39.7 acres, and the Sawmill Fire burned 3,790 acres, which were mostly on BLM land. He noted that the Mound Fire and Swett Fire that had started over the weekend from lightning strikes were both contained. Spencer reported on the primary causes of unincorporated fires during the reporting timeline, and Fire Prevention and Education. He expressed his appreciation to Cassie Meredith, Wildfire Specialist, for her work on social media in getting information out. Spencer reported on fire prevention recommendations for debris burning, training for local firefighters, fire prevention signs, Youth Fire Safety Week, collaboration with local businesses, and continued community engagement. He continued with a detailed budget breakdown, fuels reduction projects, and future projects.

Jared Wilson, Iron County IT Director, reported on current projects. Kendal Allan, GIS Manager, had been working with Bailey Banks and Sam Woodall on a Wildland Urban Interface (WUI) Project, which would be reported on later in the meeting. Jared had been working with Boston Miles, the new Sign Technician, helping him with his duties. They continue to work with the Building Department to become more familiar with the GIS program. He noted that they were near the end of the Financial Server migration from a Hosted to a Cloud situation. There had been some minor issues, but it was working well. Jared reported that Stats had a name change from Realware to Puma and Cheetah. Working with MCAT to bring personal property to the system, and transfer data export/import their software, then pulling their valuations into our system. Jared reported on issues with the rolling power outages with the transfer switch connection. Batteries were mitigated, and the transfer was working, and it no longer required downtime. He noted that the internet was up and ready for the Iron County Fair.

Nicole Rosenberg, Iron County Treasurer, reported on Product Sales collected since January 2026, and funds distribution to Iron County. At Nicole's last report, the interest rate for the Public Treasurer's Investment Fund (PTIF) was 3.85%, and currently was 3.89%, and there was \$1,281,955.18 in interest earned in PTIF. Nicole noted that Iron County invested additional funds in Morton Asset Management (MAM) a few years back, and their long-term rate was at 4.3% with \$336,732.84 interest earned. 4.3%. State Bank would begin matching the PTIF interest rate. Outstanding taxes were \$2,817,761.29 compared to \$3,709,715.14 in 2025. Nicole reported that the State Auditor would be coming to Iron County in August. Nicole expressed her condolences to the Wendi Long family who lost the lives of her son and 4 of his family in a tragic flood. Wendi is the Treasurer in Uintah County, and Nicole would be attending their funeral. She noted that the Treasurer's budget was on track, and expressed her appreciation to her staff for all the hard work they do.

Michael Bleak, Iron County Commissioner, reported that he attended a beam signing ceremony, which was the last structural beam at the jail. The beam was painted red, white, and blue in honor of the flag. He attended the Iron County Council of Governments (ICCOG) meeting where they discussed zoning and annexation issues into cities. Mike expressed his appreciation to everyone for obeying the fireworks ban over the July 4th weekend and keeping the fireworks in the designated areas. He noted that the Cedar City CAT buses had been wrapped with Cedar City/Brian Head Iron County Tourism marketing. Mike reported that he had the opportunity to travel to Washington, D.C. with the Tourism Department and Cassie Meredith, Emergency Wildlife Specialist. They met with the Forest Service to lobby for forest health and wildland fire prevention, and Kate McGregor, Deputy Secretary of the Interior, was briefed on the information that was provided; he met with Bruce Westerman, Chairman of the House Committee on Natural Resources, staff; Senator Curtis and discussed forest mitigation, and how it could be pushed forward in legislation. Maria Twitchell spoke with tour operators and discussed ideas for international travel. Mike took the USS Iron County flag with them, and it was flown over the U.S. Capital roof for 20 minutes, on July 4th. He reported that Tom Schultz, Chief of the Forest Service, and Bruce Westerman were in Beaver last Saturday, as a follow-up

with the discussions he had with them in Washington, D.C. They wanted a first-hand look at the issues that Iron County and the rural areas were dealing with as far as wildland fires, floods, and forest management.

Paul Cozzens, Iron County Commissioner, reported that he attended the Board of Health and Steering Committee meetings. It was great to meet with 5-County members to discuss different issues the counties were experiencing. On August 11th, there would be a Congressional Briefing and Ride at Bryce Canyon regarding the Payment in Lieu of Taxes (PILT) program. He noted that last week he was invited to Salt Lake by Dave Robinson to view a trial run of a major tree thinning project in Big and Little Cottonwood Canyons, and explained the importance of the project. The trees in the Canyons were 600 to 800 trees per acre, and a healthy forest should be 60 trees per acre. He traveled to Park City and met with Allan Savory (90-years old) regarding his study of holistic management of soils. Allan explained that to have concentrated animals on the land was good for the land. Commissioner Cozzens reported that he had helped the Health Department regarding septic in industrial areas; met with E3; Import Company out by WECCO, who would like to come to Iron County; attended a Water Hauling meeting; participated in an Emergency UAC call regarding auditing the State Tax Commission; and had a discussion with Mike Schultz, Utah House Speaker, regarding forest management for more prevention vs mitigation.

Kenneth Robinson, Iron County Commissioner, reported he attended the Planning Commission meeting, where they discussed Ordinance 2026-17, which would be presented later in today's meeting. He attended a Coal Creek area public meeting, sponsored by the Lieutenant Governor, where they discussed creating Coal Creek Town and the fiscal viability of doing so. Ken attended the Beam Signing Ceremony as mentioned by Commissioner Bleak. He reported that he attended a meeting with the Sheriff's Department, Cedar City Police, Highway Patrol, and Bruce Anderson, Iron County Public Works Director, regarding issues with abandoned trailers, vehicles, and equipment and met with the Sheriff's Department on issues with Comstock Road. He noted that one of the issues discussed at the ICCOG meeting was regarding the Sewer Tie-in's. The agreement between Iron County and Cedar City was maxing out the number of tie-ins that were going to be allowed to add onto the agreement. Ken reported that Iron County allocated track hoes and excavators to assist Beaver before and after the fire and flooding. Bruce Anderson reported on the assistance to Beaver County. Ken noted that he went to Beaver and participated in the cleanup with a tractor until 2 pm. It was truly incredible with the army of equipment and volunteers that came to help.

PUBLIC HEARING, DISCUSSION AND POSSIBLE DENIAL OF A PROPOSED DEVELOPMENT AGREEMENT AMENDMENT (ORDINANCE 2026-17), BETWEEN IRON COUNTY AND EQUESTRIAN TRAILS RANCH, LLC; A REQUEST TO ALLOW A MAXIMUM OF 64 TWIN-HOME UNITS WITHIN THE MASTER PLANNED SUBDIVISION, LOCATED BETWEEN 4000 N AND 1600 N, AND 3700 W AND 4400 W, CEDAR CITY, UT. Applicant: Equestrian Trails Ranch, LLC

Brett Hamilton, Iron County Planner, explained that the developer, Equestrian Trails Ranch, LLC, requested an amendment to the Development Agreement to permit attached twin-home units within the development, with a maximum of 32 twin-home buildings, resulting in up to 64 twin-home units. Brett reported that the Planning Commission's recommendation to the Iron County Commission was for denial based upon findings that the introduction of attached housing products at this location was not compatible with the surrounding development pattern, does not advance Iron County's long-term planning goals, and the original Development Agreement was approved previously and represents the maximum acceptable development intensity and density for this specific location. It would set an undesirable land use precedent.

Kenneth Robinson, Iron County Commission Chair, declared a Public Hearing open.

Beverly Flud, a citizen of Iron County, expressed concern about the bad precedent twin-homes would have on the subdivision, home values would decrease, preserving the rural lifestyle would be compromised, and the mix of equestrian and non-equestrian does not go together.

Bruce Anderson, Iron County Public Works Director, expressed opposition to the twin-homes, noting that it would be hard for trash pick-up and road maintenance with cars parking on the roads.

Sam Williams and Frank Nichols, citizens of Iron County, expressed their approval for the twin-homes as the project infrastructure was in place, a great transition phase of the belt-route, and a good investment for young families with affordable housing.

Nate Kaplan, Go Civil, reported on the intent of the twin-homes in the subdivision.

Kenneth Robinson, Iron County Commission Chair, declared the Public Hearing closed.

The commissioners discussed their opinion regarding Ordinance 202-17.

Michael Bleak made a motion to approve the Iron County Resolution 2026-4 amendment, as presented. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Nay.

PUBLIC COMMENTS

No Public Comments were offered.

DISCUSSION AND POSSIBLE APPROVAL TO USE COUNTY ROADS FOR AN OFF-ROAD EVENT, HELD ON AUGUST 28th THROUGH 30th 2026

Donald Jackson, Legacy Racing Association, LLC, explained that this was the 6th year of the Dirt Rebelution Off-Road event. Event registration was on Friday with route inspection/pre-run on August 28th, and the race was on Saturday, August 29th. Donald reported that the race consisted of a 60-mile loop, and there were currently 175 entries. He noted that Legacy Racing Association, LLC would provide the Insurance Policy and provide medical staff to handle any issues at the race and have them coordinate with Iron County Medical if needed. All the volunteers would have radio communication and cell phones. Donald reported that their goal was to leave the area better than when they came and fix roads where necessary to Iron County standards.

Paul Cozzens made a motion to approve the use of Iron County Roads for and Off-road event to be held on August 28th through August 30th. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PRESENTATION OF THE 2025 IRON COUNTY 2025 INDEPENDENT AUDIT BY KIMBALL & ROBERTS CERTIFIED PUBLIC ACCOUNTANTS

Rick Roberts, Director of Kimball and Roberts, presented the 2025 Independent Audit Report. He noted that the audit comprised the following sections: Management Discussion and Analysis, Fund Financial Statements, the Statement of Net Position, Statement of Activities, Proprietary Funds, Fiduciary Funds, and the Notes and Required Supplementary Information, as well as the Single Audit, Combining Financial, and Compliance Section. After reviewing the information with the commissioners, Rick Roberts reported that they had an unmodified or clean opinion. Gabe Miller, Kimball & Roberts PC, reported on the Schedule of Findings and Recommendations that were listed in the Notes section of the report. Gabe explained the difference between a material weakness and a significant deficiency, specifically regarding a significant deficiency in internal control over financial reporting. He reported on the recommendations Kimball & Robert listed. He reported that Iron County complied in all material respects with all the Compliance requirements. They had found no issues in the audit for Iron County, and all recommendations from the 2025 Audit were completed.

REVIEW AND POSSIBLE APPROVAL OF THE IRON COUNTY 2025 MAY TAX SALE RESULTS

August Franklin, Deputy Auditor, reported that the tax sale was held on May 28th, with 69 properties, which all sold for a total of \$529,068.39. Of that, Iron County collected \$52,214.05 in taxes, recording fees, and administration fees, leaving \$475,854.34 to be claimed in surplus funds.

Michael Bleak made a motion to approve the results of the Iron County 2026 May Tax Sale. Second by Paul Cozens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PRESENTATION AND DISCUSSION REGARDING THE WILDLAND-URBAN INTERFACE (WUI)

Bailey Banks, Iron County GIS Coordinator, explained that in response to rising wildfire frequency, severity, and insurance challenges, Utah passed HB 48 in March of 2025. The bill increased awareness of wildfire risks in the Wildland Urban Interface (WUI) and outlined shared responsibility between the state and property owners for defensible space and home hardening. HB 48 required counties and municipalities, in collaboration with the Division of Forestry, Fire, and State Lands (FFSL) and the Forest Fire Susceptibility Index (FFSI), to create a High-Risk WUI Boundary Map, to be completed by March 2026. She had been working with Sam Woodall, Iron County Deputy Attorney, and Kendal Allan, GIS Coordinator, to create the zone. This map identifies areas where existing structures face the highest wildfire risk, based on factors such as proximity to vegetation, wildfire likelihood, ember travel potential, and distance between homes. She noted that properties located within the High-Risk WUI Boundary would be assessed an annual fee. Bailey reported on what the State-Created map structure was based on; the WUI Code and where it came from; how the local WUI Zone differs from the State's High-Risk WUI map; how to create our local WUI Zone; and the explanation of the Structure Exposure Score (SES) requirement of 5 and greater. Bailey showed and explained the current preliminary map that was created. She noted that if the map was adopted as is, then the Building Code would need to be updated. This was just the beginning step in the process of creating the final map. Bailey explained the high-risk area assessments. There was a discussion between the Commissioners, George Colson, Iron County Emergency Management, Brandon Barrow, Department of Natural Resources (DNR), Cassie Meredith, Emergency Management Wildland Specialist, and Luke Little, Iron County Auditor, regarding the High-Risk WUI Boundary map.

DISCUSSION AND POSSIBLE APPROVAL OF A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN IRON COUNTY AND CEDAR HIGHLANDS HOA CONCERNING A FIRE TRUCK STAGING PROJECT

Cassie Meredith, Emergency Management Wildfire Specialist, explained the MOU established terms and responsibilities for the construction and use of a Fire Truck Facility/Fire Truck. Cassie reported that the facility was intended to improve wildfire response capabilities, reduce emergency response times, and enhance protection of life and property within the Cedar Highlands community and surrounding areas, providing a mutual public safety benefit to Cedar Highlands and Iron County. The Fire Truck to be housed in the storage facility would be operated and maintained by the Cedar City Fire Department, or another authorized emergency response agency designated by Iron County. She noted that the MOU did not grant ownership of the fire truck or emergency response equipment to Cedar Highlands HOA.

Paul Cozzens made a motion to approve the MOU between Iron County and Cedar Highlands HOA concerning a Fire Truck Staging Project. Second by Michael Bleak. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

**REVIEW AND POSSIBLE APPROVAL OF AN AGREEMENT ALLOWING
TEMPORARY ACCESS ACROSS IRON COUNTY PROPERTY**

Sam Woodall, Iron County Deputy Attorney, explained the property being discussed was on the southeast corner of the Iron County Fairgrounds. The agreement would allow the neighboring owners, the LeFevres, access to their property through the Fairground parcel to the rear of their two lots, since they are adjacent to the property.

Michael Bleak made a motion to approve the Agreement allowing temporary access across Iron County property as presented. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

PERSONNEL

Jennifer Bradbury, Iron County HR Director, presented the re-hire of Roberto Leiva as a Part-Time Reserve Deputy in the Sheriff's Office-Corrections, effective July 5th. This was a backfill of a vacant position; the new hire of Stephen Vermilya as a Full-Time Medical Deputy for the Sheriff's Office-Corrections, effective July 19th. This was a backfill of a vacant position; the promotions of Jared Ferguson and Ashley Quartz from Deputy 2 to Deputy 3 in the Sheriff's Office-Corrections, effective July 5th; the promotion of Bryan Aguayo from Deputy 3 to Interim Corporal in the Sheriff's Office-Corrections, effective August 2nd; the re-hire of John Bettridge as a Part-Time Reserve Deputy for the Sheriff's Office-Patrol, effective July 5th; the new hire of Slade Blackburn as a Part-Time Reserve Deputy for the Sheriff's Office-Patrol, effective July 5th; the new-hire of Haden Adams as a Full-Time Sign Technician for the Engineer Department, effective July 20th. This was a backfill of a vacant position; the new hire of Troy Anger as a Full-Time Automotive Technician for the Fleet Department, effective July 20th. This was a backfill of a vacant position; the new hire of Jamie Memmott as a Full-Time Deputy Clerk for the Clerk's Office, effective August 3rd. This was a backfill of a vacant position.

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

Jennifer requested the approval of updates to Section 3 of the Iron County Personnel Policies and Procedures Manual to include Guidelines for Yearly Evaluations. Jennifer reported that the word change in Section 3 Paragraph B would be "Position" Review rather than Performance, and evaluation would be replaced by review.

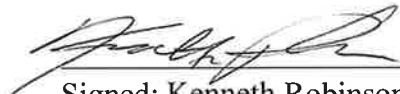
Michael Bleak made a motion to approve the updates to Section 3 of the Iron County Personnel and Procedures Manual to include Guidelines for Yearly Evaluations. Second by Paul Cozzens. Voting: Michael Bleak, Aye; Paul Cozzens, Aye; Kenneth Robinson, Aye.

NON-DELEGATED ITEMS

No Non-Delegated items were discussed.

ADJOURNMENT

Kenneth Robinson, Iron County Commission Chair, declared adjournment.


Signed: Kenneth Robinson, Chair


Attest: Jonathan T. Whittaker, County Clerk

