



BOARD OF SUPERVISORS

PO Box 944, Newton, IA Phone: 641-792-7016 Fax: 641-792-1053

Thad Nearmyer

Doug Cupples

Brandon Talsma

April 1, 2025

9:30 a.m.

www.jasperia.org

Live Stream: <https://zoom.us/j/8123744948>

Meeting ID: 812 374 4948

Dial In: +1-646-931-3860

-Anyone that has an item on the agenda must appear in person for the Board to consider it.-

Pledge of Allegiance

- Item 1** Recommendations for Medical Examiner Investigators Appointments by Jasper County Medical Examiner, Dr. Patrick Edwards
- Item 2** Set Public Hearing for the Increase Storage Capacity of the Anhydrous Ammonia at the Heartland CO-OP Site in Kellogg
(Recommended Dates and Times, April 15th, April 22nd and May 6, 2025, at 9:30 am in the Jasper County Board of Supervisors Room)
- Item 3** Sheriff – Brad Shutts
a) Jasper County Sheriff's Office Firearms Range Quote
- Item 4** Human Resources – Dennis Simon
a) Resolution Approving the Request from the Jasper County Engineer's Office to create one (1) Permanent Part-Time Position of Accounting Clerk/Computer Specialist.
- Item 5** Community Development – Kevin Luetters
a) Set Public Hearing for a Rezone Request for Rural Residential (RR1) to Agricultural (A) – Parcel # 14.08.300.010
(Recommended Dates and Times, April 15th, April 22nd and May 6, 2025, at 9:30 am in the Jasper County Board of Supervisors Room)
b) Set Public Hearing for a Rezone Request for Agricultural (A) to Rural Residential Large Lot (RR5) – Parcel # 06.01.300.006
(Recommended Dates and Times, April 15th, April 22nd and May 6, 2025, at 9:30 am in the Jasper County Board of Supervisors Room)
- Item 6** Urban Renewal Plan for the Amended Jasper County Urban Renewal Area.
a) Resolution Setting Dates of a Consultation and a Public Hearing on the Proposed Amendment No. 4 to the Urban Renewal Plan for the Amended Jasper County Urban Renewal Area in Jasper County, State of Iowa
(Recommended Date and Time for Consultation Meeting, April 7, 2025, at 9:00 am in the Jasper County Board of Supervisors Room)
(Recommended Date and Time for the Public Hearing, April 22, 2025, at 9:30 am in the Jasper County Board of Supervisors Room)

Continue to Page 2



BOARD OF SUPERVISORS

PO Box 944, Newton, IA Phone: 641-792-7016 Fax: 641-792-1053

Page 2

Item 7 Jasper Rail Park Urban Renewal Plan

- a) Resolution Determining the Necessity and Setting Dates of a Consultation and a Public Hearing on a Proposed Jasper Rail Park Urban Renewal Plan for a Proposed Urban Renewal Area in Jasper County, State of Iowa
(Recommended Date and Time for Consultation Meeting, April 7, 2025, at 9:00 am in the Jasper County Board of Supervisors Room)
(Recommended Date and Time for the Public Hearing, April 22, 2025, at 9:30 am in the Jasper County Board of Supervisors Room)

Item 8 Approval of Board of Supervisors Minutes for March 25, 2025

Item 9 Board Appointments

PUBLIC INPUT & COMMENTS

Close Session requested by Scott Nicholson & Mike Frietsch in Accordance with Iowa Code Section 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in the litigation.

Close Session requested by Scott Nicholson & Kevin Luetters in Accordance with Iowa Code 21.5(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

After the Regular Meeting Work Session



300 N. 4th Ave. E., Suite 200
Newton, IA 50208
Main (641) 792-2112
Fax (641) 792-8484

FAMILY PRACTICE

Steven C. Hill, M.D.

Patrick J. Edwards, M.D.

Orville W. Bunker, M.D.

Min S. Pak, M.D.

Mureema M. Solberg, M.D.

Zachary C. Alexander, M.D.

Duane M. Jolivet, M.D.

Andrew L. Cope, D.O.

Nicole J. Ferguson, D.O.

Luke R. Perrin, M.D.

Tara D. Gravenstine, D.O.

Sarah K.C. Florence, D.O.

Patrick J. Cogley, M.D.

Laurie A. Siddall, ARNP, FNP-C

Beth M. Preston, ARNP, FNP-C

Jodi F. Holloway, ARNP, FNP-C

Kelsey A. Tish, ARNP, FNP-C

Michael A. Brooks, C.P.N.P.

GYNECOLOGY

Dennis P. Dornbier, D.O.

INTERNAL MEDICINE

Tze Yan Chan, D.O.

PODIATRY

Zachary J. Bliek, D.P.M.

03/19/2025

County Board of Supervisors
101 1st St N #203
Newton, Iowa 50208

Dear Sirs:

I am requesting your approval for the addition of two new medical examiner investigator positions to serve Jasper County. We have two current MEIs that are now inactive. At times it can be difficult to cover medical examiner investigators duties. I feel that the addition of these two candidates would bring us up to adequate staffing to cover the MEI duties on an ongoing basis.

I would like to nominate Jamie Robinson and Mary Robinson for these positions. Jamie is already a certified MEI and would require no training. Mary Robinson would need certification and is willing to take the course required, which is now offered through the state of Iowa Medical Examiner.

If you remember we recently added Mollie Bottorff. She is performing very well but needs also to complete the MEI class. The total cost for both Mary Robinson and Mollie Bottorff to complete this course is approximately 1,000 dollars. We are actively pursuing grants to cover these expenses. I appreciate your consideration of adding these two qualified candidates to the Jasper County MEI staff.

Thank you for your consideration,


Patrick Edwards, MD
Jasper County Medical Examiner

PE:kr



QUOTE

DATE
3-25-25

Jasper Co Sheriff Gun Range

Description	Qty	Rate	Total
Tiling -			2,750. ⁰⁰
1" Clean Rock			
350 tons x 32. ⁴⁵			11,357. ⁵⁰
Hauling			
350 tons x 6. ⁰⁸			2,128. ⁰⁰
3/4 Rdst			
930 tons x 21. ²⁵			19,762. ⁵⁰
Hauling			
930 x 6. ⁰⁸			5,654. ⁴⁰
20 Hrs Skidloader @ 175. ⁰⁰			3,500. ⁰⁰
20 Hrs Dump Truck @ 150. ⁰⁰			3,000. ⁰⁰
		Sales Tax	
		TOTAL	45,402. ⁴⁰

Resolution 25-

WHEREAS, The Jasper County Engineer's Office has the need for and has requested that the Jasper County Board of Supervisors create one (1) position of permanent part-time Accounting Clerk / Computer Specialist.

NOW, THEREFORE BE IT RESOLVED that the Jasper County Board of Supervisors shall create one (1) position of permanent part-time Accounting Clerk / Computer Specialist.

Resolution adopted this 1st day of April 2025.

Brandon Talsma, Chairman

Attest:

Jenna Jennings, Auditor

RECORDED IN BOARD OF SUPERVISORS MINUTES
BOOK 22 04/01/25 PAGE



JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division
315 W 3rd St N - #150 Newton, IA 50208 ph: 641-792-3084

Rezone Request

Case File: R-2025-005

Date: 04/01/2025

Set public hearing dates for the rezone of the parcel below from Rural Residential (RR1) to Agricultural (A).

PARCEL # 14.08.300.010

Suggested Dates: 04/15/2025, 04/22/2025, 05/06/2025

Kevin Luetters
Jasper County Community Development



JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division
315 W 3rd St N - #150 Newton, IA 50208 ph: 641-792-3084

Rezone Request

Case File: R-2025-004

Date: 04/01/2025

Set public hearing dates for the rezone of the parcel below from Agricultural (A) to Rural Residential Large Lot (RR5).

PARCEL # 06.01.300.006

Suggested Dates: 04/15/2025, 04/22/2025, 05/06/2025

Kevin Luetters
Jasper County Community Development

ITEM TO INCLUDE ON AGENDA

JASPER COUNTY, IOWA

April 1, 2025

9:30 A.M.

Urban Renewal Plan for the Amended Jasper County Urban Renewal Area

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Urban Renewal Plan for the Amended Jasper County Urban Renewal Area in Jasper County, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE
COUNTY.

April 1, 2025

The Board of Supervisors of Jasper County, State of Iowa, met in _____ session, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:30 A.M., on the above date. There were present Chairperson _____, in the chair, and the following named Board Members:

Absent: _____

Vacant: _____

* * * * *

Board Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4 TO THE URBAN RENEWAL PLAN FOR THE AMENDED JASPER COUNTY URBAN RENEWAL AREA IN JASPER COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 4
TO THE URBAN RENEWAL PLAN FOR THE AMENDED
JASPER COUNTY URBAN RENEWAL AREA IN JASPER
COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 04-28, adopted April 21, 2004, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted Amendment No. 2 to the Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Amended Jasper County Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Jasper County; and

WHEREAS, by Resolution No. 06-87, adopted September 12, 2006, this Board of Supervisors approved and adopted an Amendment No. 3 to the Plan; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL JASPER COUNTY URBAN RENEWAL AREA

A tract of land in Sections 13, 23, 24 and 26, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, more particularly described as follows:

Beginning at the intersection of the north right-of-way line of County Road F-27, also known as North 39th Avenue East and the easterly right-of-way line of the Iowa Interstate Railroad; thence southwest along said easterly railroad right-of-way line to the east line of Section 23, Township 80 North, Range 19 West; thence south along the east line of said Section 23 to the south right-of-way line of North 19th Avenue East; thence west along said south right-of-way line of North 19th Avenue East to the east right-of-way line of East 19th Street North; thence south along said east right-of-way line of East 19th Street North to the south right-of-way line of North 15th Avenue East; thence west along said south right-of-way line of North 15th Avenue East to a point 445 feet east of the west line of the Northeast Quarter of the Northwest Quarter of Section 26, Township 80 North, Range 19 West; thence north on a line 445 feet east of the west line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the north right-of-way line of North 19th Avenue East; thence east along said north right-of-way line of North 19th Avenue East to the west right-of-way line of East 19th Street North; thence north along said west right-of-way line of East 19th Street North to the north right-of-way line of County Road F-27, also known as North 39th Avenue East; thence east along said north right-of-way line of County Road F-27 to the point of beginning.

AMENDMENT NO. 3 AREA

SW 1/4 of the NW 1/4, Section 24, T80N, R19W, exc. North and West of railroad right-of-way.

NW 1/4 of the SW 1/4, Section 24, T80N, R19W

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 4 to the Plan ("Amendment No. 4" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to remove land from the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 4 removes the following land from the Urban Renewal Area:

08.26.127.002-

Phoenix Newton Land, LLC (2021-03052)

Outlot "Y" of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, recorded July 31, 2007, in Plat Cabinet A, Page 643 in the Office of the Recorder of said County, EXCEPT Parcel "J" in Outlot "Y" as appears in Plat of Survey of record in Book 1154, Page 242 in the Office of the Recorder of said County.

AND

08.26.127.005-

Owner: Atlas Hydraulics Inc (2013-03810)

Parcel "L" in the Plat of Survey shown in Book 1156, at Page 374, lying within Lot One of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, as appears in Plat Cabinet A, at page 643 in the Office of the Recorder of said County, lying within Parcel "J" in Outlot "Y" of JEDCO Business Park in the City of Newton, Jasper County, Iowa, as recorded in a Plat of Survey shown in Book 1154, at page 242 in the Office of the Jasper County Recorder, together with the ingress/egress easement as shown on the Plat of Survey in Book 1156, at Page 374.

AND

08.26.126.008-

Owner: Paul R. & Sheryl L. Parmley (2007-00850)

Parcel "G" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range 19 West of the Fifth P.M., Jasper County, Iowa, as appears in Plat recorded in Book 1154, Page 48 in the Office of the Recorder of said County.

AND

08.26.126.010-

KLJ Properties, LLC (2021-04549)

Parcel "F" being a parcel of land lying within the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it appears in Plat of Survey of record in Book 1153, at Page 420 in the Office of the Recorder of said County.

AND

Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it appears in Plat of Survey of record in Book 1125, at Page 553 in the Office of the Recorder of said County, EXCEPT Parcel "D" of said Parcel "C" as it appears in the Plat of Survey recorded in Book 1125, at Page 612A in the Office of the Recorder of said County.

AND

08.14.400.009

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.010

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.006

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

08.14.400.008

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.

AND

08.23.202.001 & 08.23.251.001-

Owner: Iowa Interstate Railroad LLC

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.276.001-

Owner: Iowa Interstate Railroad LLC

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33rd Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

08.23.251.002-

Owner: Michael & Chelsea Wilder

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.400.005-

Owner: Iowa Interstate Railroad LLC

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

08.23.502.006, 08.23.502.003, 08.23.502.007

Owner: Iowa Interstate Railroad LLC

Railroad right-of-way in Section 23

AND

08.23.400.006-

Owner: Iowa Interstate Railroad LTD (1060-795)

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30" W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00" E 201.56 feet, thence N 47°11'30" E 400.00 feet, thence N 52°16'10" E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

08.23.276.002-

Owner: Iowa Interstate Railroad LLC

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50" E 34.50 feet along the west line of said Lot A, thence N 54°23'40" E 119.61 feet, thence S 42°46'20" E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30" W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

08.23.400.009-

Owner: Troy L & Kelly Birkenholtz

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.007-

Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

08.23.400.010-

Owner: Michelle Lynn Langmaid

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.002-

Owner: Robert Dale & Rebecca Lynn Braafhart

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

08.23.400.003-

Owner: Iowa Regional Utilities

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 4 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof,

to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Amendment No. 4 subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF JASPER COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 4 required by Section 403.5(2), Code of Iowa, as amended, shall be held on April 7, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:00 A.M., and the Chairperson of the Board of Supervisors, or their delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 4, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
JASPER COUNTY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 4 TO THE URBAN RENEWAL PLAN FOR
THE AMENDED JASPER COUNTY URBAN RENEWAL AREA
FOR JASPER COUNTY, STATE OF IOWA

Jasper County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on April 7, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa concerning a proposed Amendment No. 4 to the Urban Renewal Plan for the Amended Jasper County Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Chairperson of the Board of Supervisors, or their delegate, as the designated representative of Jasper County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 4 to the Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Jasper County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 4 before the Board of Supervisors at its meeting which commences at 9:30 A.M. on April 22, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Newton Daily News, the Jasper County Tribune, and the Hometown Press, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 4 TO THE URBAN RENEWAL
PLAN FOR THE AMENDED JASPER COUNTY URBAN RENEWAL
AREA IN JASPER COUNTY, STATE OF IOWA

The Board of Supervisors of Jasper County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:30 A.M. on April 22, 2025 in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, to consider adoption of a proposed Amendment No. 4 to the Urban Renewal Plan (the "Amendment") concerning the Amended Jasper County Urban Renewal Area in Jasper County, State of Iowa.

The proposed Amendment No. 4 would remove the following land from the Urban Renewal Area:

08.26.127.002-

Phoenix Newton Land, LLC (2021-03052)

Outlot "Y" of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, recorded July 31, 2007, in Plat Cabinet A, Page 643 in the Office of the Recorder of said County, EXCEPT Parcel "J" in Outlot "Y" as appears in Plat of Survey of record in Book 1154, Page 242 in the Office of the Recorder of said County.

AND

08.26.127.005-

Owner: Atlas Hydraulics Inc (2013-03810)

Parcel "L" in the Plat of Survey shown in Book 1156, at Page 374, lying within Lot One of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, as appears in Plat Cabinet A, at page 643 in the Office of the Recorder of said County, lying within Parcel "J" in Outlot "Y" of JEDCO Business Park in the City of Newton, Jasper County, Iowa, as recorded in a Plat of Survey shown in Book 1154, at page 242 in the Office of the Jasper County Recorder, together with the ingress/egress easement as shown on the Plat of Survey in Book 1156, at Page 374.

AND

08.26.126.008-

Owner: Paul R. & Sheryl L. Parmley (2007-00850)

Parcel "G" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range 19 West of the Fifth P.M., Jasper County, Iowa, as appears in Plat recorded in Book 1154, Page 48 in the Office of the Recorder of said County.

AND

08.26.126.010-

KLJ Properties, LLC (2021-04549)

Parcel "F" being a parcel of land lying within the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it appears in Plat of Survey of record in Book 1153, at Page 420 in the Office of the Recorder of said County,

AND

Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it

appears in Plat of Survey of record in Book 1125, at Page 553 in the Office of the Recorder of said County, EXCEPT Parcel "D" of said Parcel "C" as it appears in the Plat of Survey recorded in Book 1125, at Page 612A in the Office of the Recorder of said County.

AND

08.14.400.009

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.010

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.006

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

08.14.400.008

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.

AND

08.23.202.001 & 08.23.251.001-

Owner: Iowa Interstate Railroad LLC

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.276.001-

Owner: Iowa Interstate Railroad LLC

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33rd Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

08.23.251.002-

Owner: Michael & Chelsea Wilder

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.400.005-

Owner: Iowa Interstate Railroad LLC

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

08.23.502.006, 08.23.502.003, 08.23.502.007

Owner: Iowa Interstate Railroad LLC

Railroad right-of-way in Section 23

AND

08.23.400.006-

Owner: Iowa Interstate Railroad LTD (1060-795)

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30"W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00"E 201.56 feet, thence N 47°11'30"E 400.00 feet, thence N 52°16'10"E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

08.23.276.002-

Owner: Iowa Interstate Railroad LLC

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50"E 34.50 feet along the west line of said Lot A, thence N 54°23'40"E 119.61 feet, thence S 42°46'20"E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30"W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

08.23.400.009-

Owner: Troy L & Kelly Birkenholtz

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.007-

Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

08.23.400.010-

Owner: Michelle Lynn Langmaid

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.002-

Owner: Robert Dale & Rebecca Lynn Braafhart

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

08.23.400.003-

Owner: Iowa Regional Utilities

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Newton, Iowa.

Jasper County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 4 would remove land from the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Jasper County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 4, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 4 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 1st day of April, 2025.

Chairperson, Board of Supervisors

ATTEST:

County Auditor

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

AMENDMENT NO. 4
to the
URBAN RENEWAL PLAN

for the

AMENDED JASPER COUNTY
URBAN RENEWAL AREA

JASPER COUNTY, IOWA

April 2025

**Amendment No. 4 to the Urban Renewal Plan
for the
Amended Jasper County Urban Renewal Area**

Jasper County, Iowa

INTRODUCTION

The Urban Renewal Plan (“Plan”) for the Amended Jasper County Urban Renewal Area (“Area” or “Urban Renewal Area”) is being amended by this Amendment No. 4 (“Amendment”) to remove land from the Urban Renewal Area. This Amendment does not make any other changes to the Plan or Area.

Except as modified by this Amendment No. 4, the provisions of the Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment No. 4 shall control. Any subsections not mentioned in this Amendment No. 4 shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal description of the property being removed from the Urban Renewal Area is attached hereto as Exhibit “A” and may be referred to as the “Amendment No. 4 Removal Area”. The legal description of the Urban Renewal Area, subsequent to this Amendment No. 4, is attached hereto as Exhibit “B”. A map of the Urban Renewal Area, as amended by this Amendment No. 4, is attached hereto as Exhibit “C.”

DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole outlined in Planting Seeds for a Brighter Future, adopted in 2020 and revised in 2021. The Urban Renewal Plan, as amended by this Amendment No. 4, remains in conformity with the County’s plan for the physical development of the County as a whole.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

FINANCIAL DATA

1.	Current Constitutional Debt Limit	\$210,680,134
2.	Current outstanding general obligation debt	\$12,060,000

EFFECTIVE PERIOD

This Amendment No. 4 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Plan, any prior amendment, resolution, or document, the Plan, as amended, shall remain in effect until terminated by the City Council.

The use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan, as previously amended.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment or the Plan, as amended, is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY BEING REMOVED FROM THE AMENDED
JASPER COUNTY URBAN RENEWAL AREA BY THIS AMENDMENT NO. 4

08.26.127.002-

Phoenix Newton Land, LLC (2021-03052)

Outlot "Y" of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, recorded July 31, 2007, in Plat Cabinet A, Page 643 in the Office of the Recorder of said County, EXCEPT Parcel "J" in Outlot "Y" as appears in Plat of Survey of record in Book 1154, Page 242 in the Office of the Recorder of said County.

AND

08.26.127.005-

Owner: Atlas Hydraulics Inc (2013-03810)

Parcel "L" in the Plat of Survey shown in Book 1156, at Page 374, lying within Lot One of JEDCO Business Park Subdivision in the City of Newton, Jasper County, Iowa, as appears in Plat Cabinet A, at page 643 in the Office of the Recorder of said County, lying within Parcel "J" in Outlot "Y" of JEDCO Business Park in the City of Newton, Jasper County, Iowa, as recorded in a Plat of Survey shown in Book 1154, at page 242 in the Office of the Jasper County Recorder, together with the ingress/egress easement as shown on the Plat of Survey in Book 1156, at Page 374.

AND

08.26.126.008-

Owner: Paul R. & Sheryl L. Parmley (2007-00850)

Parcel "G" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range 19 West of the Fifth P.M., Jasper County, Iowa, as appears in Plat recorded in Book 1154, Page 48 in the Office of the Recorder of said County.

AND

08.26.126.010-

KLJ Properties, LLC (2021-04549)

Parcel "F" being a parcel of land lying within the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it appears in Plat of Survey of record in Book 1153, at Page 420 in the Office of the Recorder of said County,

AND

Parcel "C" in the Northeast Quarter of the Northwest Quarter of Section Twenty-six, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as it appears in Plat of Survey of record in Book 1125, at Page 553 in the Office of the Recorder of said County, EXCEPT Parcel "D" of said Parcel "C" as it appears in the Plat of Survey recorded in Book 1125, at Page 612A in the Office of the Recorder of said County.

AND

08.14.400.009

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.010

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.006

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the

Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

08.14.400.008

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.

AND

08.23.202.001 & 08.23.251.001-

Owner: Iowa Interstate Railroad LLC

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.276.001-

Owner: Iowa Interstate Railroad LLC

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33rd Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the

Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

08.23.251.002-

Owner: Michael & Chelsea Wilder

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

08.23.400.005-

Owner: Iowa Interstate Railroad LLC

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

08.23.502.006, 08.23.502.003, 08.23.502.007

Owner: Iowa Interstate Railroad LLC

Railroad right-of-way in Section 23

AND

08.23.400.006-

Owner: Iowa Interstate Railroad LTD (1060-795)

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30"W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00"E 201.56 feet, thence N 47°11'30"E 400.00 feet, thence N 52°16'10"E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

08.23.276.002-

Owner: Iowa Interstate Railroad LLC

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50"E 34.50 feet along the west line of said Lot A, thence N 54°23'40"E 119.61 feet, thence S 42°46'20"E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30"W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

08.23.400.009-

Owner: Troy L & Kelly Birkenholtz

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.007-

Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

08.23.400.010-

Owner: Michelle Lynn Langmaid

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.23.400.002-

Owner: Robert Dale & Rebecca Lynn Braafhart

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

08.23.400.003-

Owner: Iowa Regional Utilities

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY REMAINING IN THE AMENDED JASPER
COUNTY URBAN RENEWAL AREA SUBSEQUENT TO THIS AMENDMENT NO. 4

08.23.201.002

Owner: Iron Horse Aviation, LLC (2022-07818)

Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section Fourteen, and Parcel "C" of the West Half of the Northeast Quarter of Section Twenty-three, all in Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as appears in the Corrected Plat of Survey of record in Book 1154, at Page 299 in the Office of the Recorder of said County.

AND

08.23.226.002

Owner: ILPT Newton Iowa LLC (2017-06066)

Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section Fourteen, AND Parcel "A" of the West half of the Northeast Quarter of Section Twenty-three, all in Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, Page 299 in the Office of the County Recorder of Jasper County, Iowa,

AND

Parcel "B" of the Southeast Quarter of the Southeast Quarter of Section Fourteen, AND Parcel "A" of Lot "A" of the East half of Section Twenty-three, as appears in Plat Book. "B", at Page 56, all in Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, Page 299 in the Office of the County Recorder of Jasper County, Iowa.

AND

08.24.100.009 & 08.24.100.006

Owner: Iowa Interstate Railroad LTD (2004-00067)

Lot 2 in the Subdivision of the North Half of the Northwest Quarter of Section 24, Township 80, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat recorded in Plat Book B, Page 57, in the Office of the Recorder of said County, Except part of Parcel D of part of the Southwest Quarter of the Southwest Quarter of Section 13 and part of the Northwest Quarter of the Northwest Quarter of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat of Survey filed in Book 970, Page 321, and also as appears in Plat of Survey Retracement filed in Book 1153, Page 602, in the Office of the Recorder of said County, and Except part of Parcel F in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 13, and in the Northwest Quarter

(NW1/4) of the Northwest Quarter (NW1/4) of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book 1153, Page 572, in the Office of the Recorder of said County.

AND

All that in the Southwest Quarter of said Northwest Quarter lying North and West of the Right-of-Way of the Iowa Interstate Railroad in Section 24; all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa,

AND

08.13.300.013

Owner: Iowa Interstate Railroad LTD (2004-00067)

The Southwest Quarter of the Southwest Quarter Section 13, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, Except part of Parcel "D" of part of the Southwest Quarter of the Southwest Quarter of Section 13 and part of the Northwest Quarter of the Northwest Quarter of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat of Survey filed in Book 970, Page 321, in the Office of the Recorder of said County, and Except Parcel "E" in the South Half of the Southwest Quarter of Section 13, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in plat in Book 1153, Page 571, in the Office of the Recorder of said County, and Except part of Parcel "F" in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 13, and in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book 1153, Page 572, in the Office of the Recorder of said County, and Except Parcel "G" located in Parcel "D" in the Southwest Quarter of the Southwest Quarter of Section Thirteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as appears in the Plat of Survey of record in Book 1154, at page 475 in the Office of the Recorder of said County.

AND

08.13.300.015

Owner: Iowa Interstate Railroad LTD (05-08433)

Parcel "F" in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 13, and in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book 1153, Page 572, in the Office of the Recorder of said County.

AND

08.13.300.019

Owner: Reg Newton LLC (2010-01259)

Parcel "D" of part of the Southwest Quarter of the Southwest Quarter of Section 13 and part of the Northwest Quarter of the Northwest Quarter of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat of Survey filed in Book 970, Page 321, and also as appears in Plat of Survey Retracement filed in Book 1153, Page 602, in the Office of the Recorder of said County, AND EXCEPT the following: Parcel "G" located in Parcel "D" in the Southwest Quarter of the Southwest Quarter of Section 13, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat of Survey filed in Book 1154, Page 475 in the Office of the Recorder of said County.

AND

Parcel "E" in the South Half of the Southwest Quarter of Section 13, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in plat in Book 1153, Page 571, in the Office of the Recorder of said County.

AND

08.13.300.018

Owner: Iowa Regional Utilities Assoc. (2010-00883)

Parcel "G" located in Parcel "D" in the Southwest Quarter of the Southwest Quarter of Section Thirteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, as appears in the Plat of Survey of record in Book 1154, at page 475 in the Office of the Recorder of said County.

AND

08.13.300.016

Owner: Iowa Interstate Railroad LTD (A-432) (2004-00067)

Parcel C in Lot 3 of the Subdivision of the Southeast Quarter of the Southwest Quarter of Section 13 and part of Lot 5 of the Subdivision of the Southeast Quarter of Section 13 and Lot 3 of the Subdivision of the North Half of the Northwest Quarter of Section 24 all in Township 80, Range 19 West of the 5th P.M., Except part of Parcel E in the South Half of the Southwest Quarter of Section 13, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book 1153, Page 571, in the Office of the Recorder of said County, and Except part of Parcel "F" in the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 13, and in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 24, all in Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa. as appears in Plat Book 1153, Page 572, in the Office of the Recorder of said County.

AND

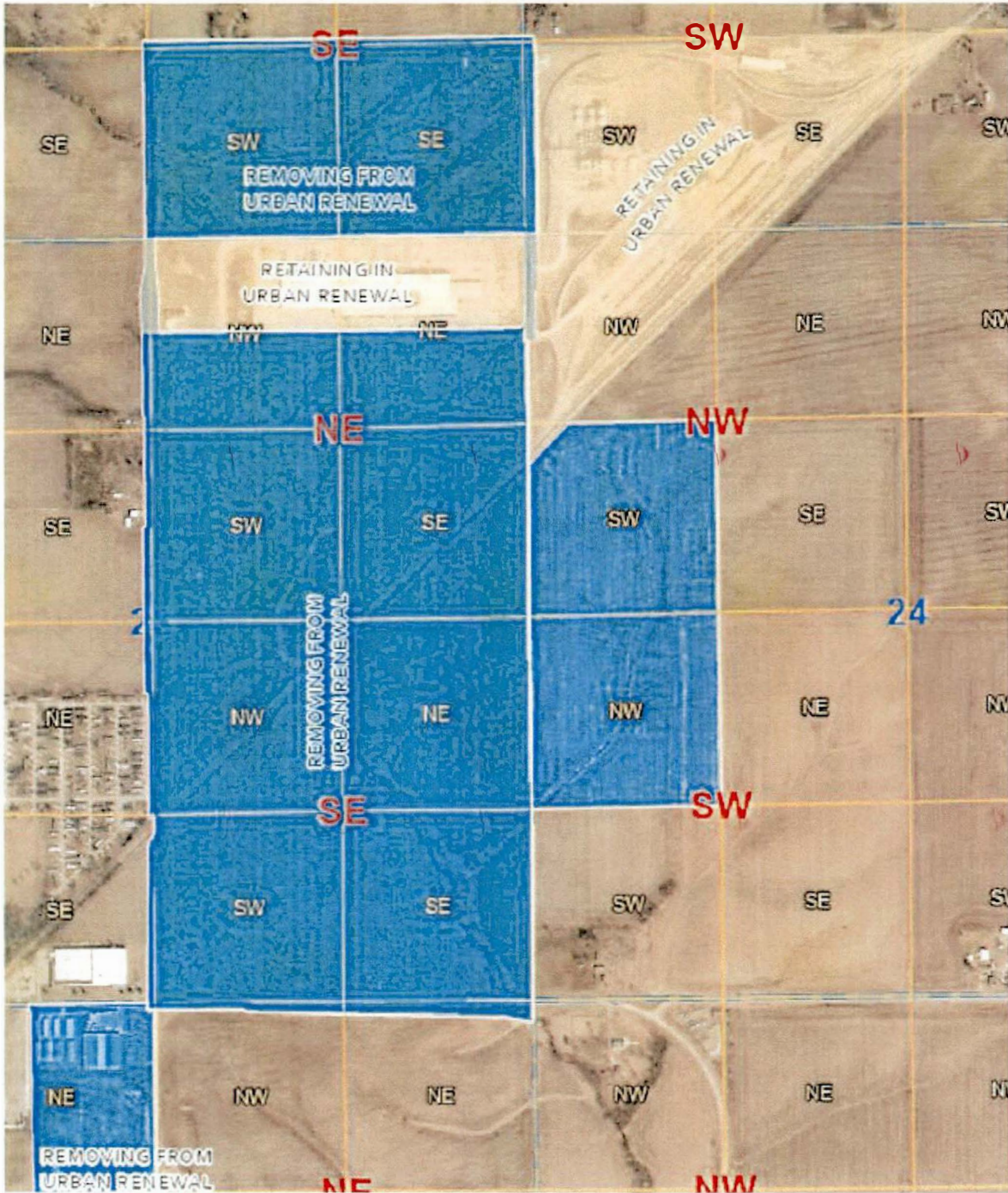
08.24.502.001, 08.13.502.001, 08.13.502.003

Railroad right-of-way in Sections 24 & 13

AND

The full right-of-way of E. 19th ST. N. adjacent to the remaining Area and the full right-of-way of E. 28th St. N. adjacent to the remaining Area.

EXHIBIT C
MAP OF AMENDED JASPER COUNTY URBAN RENEWAL AREA, AS AMENDED
BY THIS AMENDMENT NO. 4



4912-7773-8796-1\10747-060

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF JASPER

)

I, the undersigned County Auditor of Jasper County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(SEAL)

ITEM TO INCLUDE ON AGENDA

JASPER COUNTY, IOWA

April 1, 2025

9:30 A.M.

Jasper Rail Park Urban Renewal Plan

- Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Jasper Rail Park Urban Renewal Plan for a proposed Urban Renewal Area in Jasper County, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE
COUNTY.

April 1, 2025

The Board of Supervisors of Jasper County, State of Iowa, met in _____ session, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:30 A.M., on the above date. There were present Chairperson _____, in the chair, and the following named Board Members:

Absent: _____

Vacant: _____

* * * * *

Board Member _____ then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED JASPER RAIL PARK URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN JASPER COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION DETERMINING THE NECESSITY AND
SETTING DATES OF A CONSULTATION AND A PUBLIC
HEARING ON A PROPOSED JASPER RAIL PARK URBAN
RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL
AREA IN JASPER COUNTY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has caused there to be prepared a proposed Jasper Rail Park Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Jasper Rail Park Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Jasper Rail Park Urban Renewal Area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, the land proposed to be included in the Area contains property within two miles of the City of Newton, Iowa, and the County and City will execute the Joint Agreement attached to the Plan as Exhibit D to allow the County to operate within the Area; and

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole prior to Board approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated

representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF JASPER COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on April 7, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, at 9:00 A.M., and the Chairperson of the Board of Supervisors, or their delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN
JASPER COUNTY, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED JASPER
RAIL PARK URBAN RENEWAL PLAN FOR JASPER
COUNTY, STATE OF IOWA

Jasper County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 9:00 A.M. on April 7, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa concerning a proposed Jasper Rail Park Urban Renewal Plan for a proposed Jasper Rail Park Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The Chairperson of the Board of Supervisors, or their delegate, as the designated representative of Jasper County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Jasper Rail Park Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Jasper County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:30 A.M. on April 22, 2025, in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Newton Daily News, the Jasper County Tribune, and the Hometown Press, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED JASPER RAIL PARK URBAN RENEWAL PLAN FOR A
PROPOSED URBAN RENEWAL AREA IN JASPER COUNTY,
STATE OF IOWA

The Board of Supervisors of Jasper County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:30 A.M. on April 22, 2025 in the Supervisors Room, County Courthouse, 101 1st Street N, Newton, Iowa, to consider adoption of a proposed Jasper Rail Park Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Jasper County, State of Iowa.

The Jasper Rail Park Urban Renewal Area is proposed to contain the land legally described as follows:

Parcel 08.23.202.001 & 08.23.251.001-

Owner: Iowa Interstate Railroad LLC

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

Parcel 08.23.251.002-

Owner: Michael & Chelsea Wilder

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

Parcel 08.23.400.005-

Owner: Iowa Interstate Railroad LLC

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.006-

Owner: Iowa Interstate Railroad LTD

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30" W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00" E 201.56 feet, thence N 47°11'30" E 400.00 feet, thence N 52°16'10" E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

Parcel 08.23.276.001-

Owner: Iowa Interstate Railroad LLC

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of said County, except the West 425 feet, located on the North side of the North 33rd Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

Parcel 08.23.276.002-

Owner: Iowa Interstate Railroad LLC

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50"E 34.50 feet along the west line of said Lot A, thence N 54°23'40"E 119.61 feet, thence S 42°46'20"E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30"W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

Parcel: 08.23.400.007-

Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.002-

Owner: Robert Dale & Rebecca Lynn Braafhart

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.003-

Owner: Iowa Regional Utilities

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.009-

Owner: Troy L & Kelly Birkenholtz

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.010-

Owner: Michelle Lynn Langmaid

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.14.400.009

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.010

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.006

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

08.14.400.008

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence

North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.
AND

08.23.502.007, 08.23.502.003 & 08.23.502.006

Railroad right-of-way in Section 23

AND

08.13.502.003 –

Railroad right-of-way in Section 13

AND

08.24.300.008-

Owner: Corinna Stokka (2015-04826)

Parcel A in the Southwest Quarter of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

08.24.300.009-

Owner: Corinna Stokka (2015-04826)

Parcel B within Parcel A of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

Parcels 08.24.100.005 & 08.24.100.007-

Owner: Charles D & Jewel A Gullett Trust

South Half of the Northwest Quarter in Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except the Southwest Quarter of the Northwest Quarter lying North and West of the Railroad right-of-way.

AND

Parcels 08.24.300.001, 08.24.300.002, 08.24.300.004 & 08.24.300.007-

Owner: Charles D & Jewel A Gullett Trust

The Southwest Quarter of Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

The full right-of-way of E. 19th St. N. adjacent to the Area and the full right-of-way of E. 28th St. N. adjacent to the Area.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Newton, Iowa.

Jasper County, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of

public funds to private entities under Chapter 15A, Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Jasper County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

Section 6. That the Chairperson and County Auditor are hereby authorized and directed to sign the Joint Agreement included as Exhibit D to the Urban Renewal Plan on behalf of the County, and that the County Auditor is hereby authorized and directed to submit a request to the city council of the City of Newton, Iowa for their approval of the Joint Agreement, with respect to the County's establishment of the proposed Urban Renewal Area within each city's "area of operation," as defined in Iowa Code Section 403.17(4).

Section 7. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

PASSED AND APPROVED this 1st day of April, 2025.

Chairperson, Board of Supervisors

ATTEST:

County Auditor

Label the Plan as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE PLAN LABELED AS
EXHIBIT 1 HERE

**JASPER RAIL PARK
URBAN RENEWAL PLAN**

for the

**JASPER RAIL PARK
URBAN RENEWAL AREA**

JASPER COUNTY, IOWA

April 2025

TABLE OF CONTENTS

SECTION

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL DATA
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. AGRICULTURAL LAND
- N. JOINT COUNTY/CITY AGREEMENT
- O. STATE AND LOCAL REQUIREMENTS
- P. URBAN RENEWAL PLAN AMENDMENTS
- Q. EFFECTIVE PERIOD
- R. SEVERABILITY CLAUSE

EXHIBITS

- A. LEGAL DESCRIPTION OF JASPER RAIL PARK URBAN RENEWAL AREA
- B. MAP OF JASPER RAIL PARK URBAN RENEWAL AREA
- C. AGREEMENT TO INCLUDE AGRICULTURAL LAND IN JASPER RAIL PARK URBAN RENEWAL AREA
- D. JOINT COUNTY/CITY AGREEMENT

**Jasper Rail Park Urban Renewal Plan
for the
Jasper Rail Park Urban Renewal Area**

Jasper County, Iowa

A. INTRODUCTION

The Jasper Rail Park Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Jasper Rail Park Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development within Jasper County, Iowa (the “County”). The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new commercial and industrial development.

In order to achieve these objectives, the County intends to undertake urban renewal activities within the Urban Renewal Area, pursuant to the powers granted to the County under Chapter 403 and Chapter 15A of the Code of Iowa, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.”

The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the County designates this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

D. BASE VALUE

If the Jasper Rail Park Urban Renewal Area is legally established and a Tax Increment Financing (TIF) Ordinance is adopted, the “base value” will be the assessed value of the taxable property within the TIF Ordinance area as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole outlined in Planting Seeds for a Brighter Future, adopted in 2020 and revised in 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the County’s plan for the physical development of the County as a whole.

The property in the Urban Renewal Area is currently zoned as Industrial and Agricultural, and it is anticipated the property zoned as Agricultural will be rezoned Industrial. This Urban Renewal

Plan does not in any way replace or modify the County's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for new and existing economic development within the Area and to promote economic development (commercial and industrial). More specific objectives for the development and redevelopment within the Jasper Rail Park Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, roadways, water, sanitary sewer and other public improvements, which contribute to the development of the Area and to the sound development of the entire County.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and existing commercial and/or industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to roadways, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Jasper County

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Urban Renewal Plan include:

1. Public Improvements

Urban Renewal Project Description	Estimated Time Period	Estimated Cost	Rationale
The construction of roads and sanitary sewer in the Area as and to the extent necessary to attract commercial and industrial businesses to the rail park.	2025-2035	\$10,000,000	The addition of roads and sanitary sewer infrastructure to the rail park is necessary to attract commercial and industrial businesses, which in turn will add jobs and increase the property tax base in the County and surrounding area.

2. Acquisition of Properties for Commercial/Industrial Development: The County anticipates entering into an agreement with Iowa Interstate Railroad, LLC (the “Railroad”) and Interstate Power and Light Company (the “Energy Company”) in which the Railroad would acquire certain property within the Urban Renewal Area to be used as a rail park (“Development Property”) with funding support from the County and Energy Company. Additional activities undertaken as part of this project may include participation on an advisory committee that will manage the future disposal of portions of the Development Property to developers for industrial development, marketing properties for transfer to industrial businesses, and related activities. The County anticipates the development of the Development Property will commence following transfer to one or more developers approved under the terms of the agreement and will be continued over a number of years. The County’s share of funding support for Railroad’s acquisition of the Development Property is not expected to exceed \$4,000,000, which amount may be borrowed under the authority provided by Iowa Code Chapter 403. The County anticipates that it will be reimbursed for its contribution to the project from proceeds of the sale of the Development Property to developers, although tax increment financing may also be utilized to reimburse the County for its contribution. The rail park offers unique opportunities for developers to ship products via rail operated by the Railroad which connects to Class I railways. This would allow product to be shipped coast to coast. It also offers easy access to Iowa Interstate 80 to ship via truck. The park would offer quality employment, encouraging families to plant roots in Jasper County.

3. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$50,000

I. FINANCIAL DATA

1.	Current Constitutional Debt Limit	\$210,680,134
2.	Current outstanding general obligation debt	\$12,060,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for	\$14,050,000

	<p>planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:</p>	<p>(This amount does not include costs related to financing.)</p>
--	--	---

J. URBAN RENEWAL FINANCING

The County intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Subchapter IV of Chapter 331 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified purposes, including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be, the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan

agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The County will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

M. AGRICULTURAL LAND

Because the Urban Renewal Area contains land that is defined as “agricultural land” by Iowa Code Section 403.17(3), the County must acquire consent from the owner(s) of the agricultural land prior to including such land in the Urban Renewal Area. The County has requested consent from the owner(s) of agricultural land proposed to be included in the Urban Renewal Area. A copy of the agricultural landowner agreements is, or will be, attached hereto as Exhibit “C.” The original signed agreement(s) will be placed on file in the County Auditor’s office.

N. JOINT COUNTY/CITY AGREEMENT

As the Urban Renewal Area is partially within the city limits of the City of Newton, Iowa, and partially within two miles of the city limits, the County has sought a joint agreement with the City pursuant to section 403.17 of the Code of Iowa. That agreement authorizes the County to carry out project activities within the Urban Renewal Area. A draft copy of the joint agreement is attached hereto as Exhibit D and an executed copy will be available for inspection at the County Auditor’s office upon adoption of this Plan.

O. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to state and local laws will be complied with by the County and the developer in implementing this Urban Renewal Plan and its supporting documents.

P. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, a change in the Area, to add or change land use controls and regulations, to modify goals or types of renewal activities, to add or change urban renewal projects, or to amend property acquisition and disposition provisions. The Board of Supervisors may amend this Plan in accordance with applicable state law.

Q. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board of Supervisors.

With respect to any property covered by this Plan which is included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue" as those words are used in Chapter 403 of the Code of Iowa, currently is limited to twenty (20) years from the calendar year following the calendar year in which the County (following adoption of a TIF ordinance) first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property. The division of revenues shall continue pursuant to the terms of each TIF ordinance for the maximum period allowed by law. However, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Iowa Code) by the County for activities carried out under this Plan shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

R. SEVERABILITY CLAUSE

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT A
LEGAL DESCRIPTION OF JASPER RAIL PARK URBAN RENEWAL AREA

Parcel 08.23.202.001 & 08.23.251.001-

Owner: Iowa Interstate Railroad LLC

West Half of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcels B and C in the West Half of the Northeast Quarter of said Section 23, as appears in the Corrected Plat of Survey in Book 1154 at page 299, in the office of the Recorder of said County; and except a tract of land located in the Southwest Quarter of the Northeast Quarter of said Section 23, described as beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

Parcel 08.23.251.002-

Owner: Michael & Chelsea Wilder

Part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as: beginning 343.58 feet North of the Southwest Corner of the Southwest Quarter of said Northeast Quarter, run North 206.73 feet, thence North 89°11'20" East 361.96 feet, thence South 0°37'40" East 260.63 feet, thence South 88°58'20" West 305.09 feet to the point of beginning.

AND

Parcel 08.23.400.005-

Owner: Iowa Interstate Railroad LLC

Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.006-

Owner: Iowa Interstate Railroad LTD

Part of Lot B in the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, described as beginning at the Southeast Corner of said Lot B; thence S 47°11'30"W 881.34 feet along the Northerly right of way line of the Iowa Interstate Railroad as now located, thence N 40°04'00"E 201.56 feet, thence N 47°11'30"E 400.00 feet, thence N 52°16'10"E 282.45 feet to the point of beginning. Containing 0.37 acres.

AND

Parcel 08.23.276.001-

Owner: Iowa Interstate Railroad LLC

Lot A of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B at Page 56, in the Office of the Recorder of

said County, except the West 425 feet, located on the North side of the North 33rd Avenue East and except Parcel A of Lot A of the East Half of said Section 23 as appears in Corrected Plat of Survey recorded in Book 1154, at page 299, in the Office of the Recorder of said County, AND also except part of said Lot A described as: Beginning at the Southwest Corner of said Lot A thence N. 0 degrees 45 minutes 50 seconds E., 34.50 feet along the West line of Lot A, thence N. 54 degrees 23 minutes 40 seconds E., 119.61 feet, thence S. 42 degrees 46 minutes 20 seconds E., 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S. 47 degrees 11 minutes 30 seconds W., 142.44 feet along said Northerly line to the point of beginning.

AND

Parcel 08.23.276.002-

Owner: Iowa Interstate Railroad LLC

Part of Lot A of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in Plat Book B, at page 56 in the Office of the Recorder of said County, as described as beginning at the Southwest Corner of said Lot A, thence N 0°45'50"E 34.50 feet along the west line of said Lot A, thence N 54°23'40"E 119.61 feet, thence S 42°46'20"E 10.00 feet to the Northerly right of way line of the Iowa Interstate Railroad as now located, thence S 47°11'30"W 142.44 feet along said Northerly line to the point of beginning. Containing 0.05 acres.

AND

Parcel: 08.23.400.007-

Owner: DM Langmaid Farms LLC (Contract buyer- Ross Langmaid)

Parcel F, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.002-

Owner: Robert Dale & Rebecca Lynn Braafhart

Parcel A part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by plat recorded in Plat Book B, page 56 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.003-

Owner: Iowa Regional Utilities

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., lying within the corporate limits of the City of Newton, Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.009-

Owner: Troy L & Kelly Birkenholtz

Parcel G part of Parcel E as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419, located in the Southeast Quarter of Section 23, Township 80 North, Range 19 West of

the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

Parcel 08.23.400.010-

Owner: Michelle Lynn Langmaid

Parcel E, consisting of a part of Parcel B, a part of Lot C of the Subdivision of the East Half of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 970 at Page 419 in the office of the Jasper County Recorder, except Parcel G within Parcel E of the Southeast Quarter of Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1154 at Page 5 in the Office of the Recorder of said County.

AND

08.14.400.009

Owner: Bruce L Brummel Trust (2017-00939)

The Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa EXCEPT: Parcel "A" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County; AND EXCEPT: Parcel "C" of the Southwest Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.010

Owner: Onnen Farms LLC (2018-01494)

The Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT Commence at the Southeast corner of said Section 14, run thence West 10 rods, thence North 16 rods, thence East 10 rods, and thence South 16 rods to the place of beginning, AND EXCEPT beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter; thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning, AND ALSO EXCEPT Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 14, as appears in the (Corrected) Plat of Survey of record in Book 1154, at page 299 in the Office of the Recorder of said County.

AND

08.14.400.006

Owner: Justin & Lisa Osborn (2019-03117)

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, described as beginning at the Northeast Corner of said Southeast Quarter of the Southeast Quarter, thence South 0°00' East, 347.16 feet along the East line of said Southeast Quarter of the Southeast Quarter;

thence North 88°41' West, 524.32 feet; thence North 0°42' West, 338.26 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°40' East 528.32 feet along said North line to the point of beginning.

AND

08.14.400.008

Owner: Michael D. Hammer (2024-02306)

Commence at the Southeast corner of Section Fourteen, Township Eighty North, Range Nineteen West of the Fifth P.M., Jasper County, Iowa, run thence West 10 rods, thence North 16 rods, thence East 10 rods, thence South 16 rods to the place of beginning.

AND

08.23.502.007, 08.23.502.003 & 08.23.502.006

Railroad right-of-way in Section 23

AND

08.13.502.003 –

Railroad right-of-way in Section 13

AND

08.24.300.008-

Owner: Corinna Stokka (2015-04826)

Parcel A in the Southwest Quarter of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

08.24.300.009-

Owner: Corinna Stokka (2015-04826)

Parcel B within Parcel A of the Southwest Quarter Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

Parcels 08.24.100.005 & 08.24.100.007-

Owner: Charles D & Jewel A Gullett Trust

South Half of the Northwest Quarter in Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except the Southwest Quarter of the Northwest Quarter lying North and West of the Railroad right-of-way.

AND

Parcels 08.24.300.001, 08.24.300.002, 08.24.300.004 & 08.24.300.007-

Owner: Charles D & Jewel A Gullett Trust

The Southwest Quarter of Section 24, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa, except Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1153 at Page 80, and except Parcel B within Parcel A in the Southwest Quarter of the Southwest Quarter as shown by Plat of Survey recorded in Plat Cabinet 1157 at Page 64 in the Office of the Recorder of said County.

AND

The full right-of-way of E. 19th St. N. adjacent to the Area and the full right-of-way of E. 28th St. N. adjacent to the Area.

EXHIBIT B
MAP OF JASPER RAIL PARK URBAN RENEWAL AREA



EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE JASPER RAIL PARK URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to establish the Jasper Rail Park Urban Renewal Area (the "Urban Renewal Area"), pursuant to Iowa Code Chapter 403, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the Urban Renewal Area will include certain property which is owned by the Agricultural Landowner listed below; and

WHEREAS, Iowa Code Section 403.17(10) provides that no property which meets the definition of "agricultural land" set forth in Iowa Code Section 403.17(3) may be included in an urban renewal area until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that all or a portion of the property proposed to be included in the Urban Renewal Area and owned by the Agricultural Landowner meets the definition of "agricultural land" in Section 403.17(3).

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Landowner as follows:

1. The Agricultural Landowner hereby certifies that he/she is the owner of certain property meeting the definition of "agricultural land" that is proposed to be included in the Urban Renewal Area

2. The Agricultural Landowner hereby agrees that Jasper County, Iowa, may include the portion of the property owned by the Agricultural Landowner in the Urban Renewal Area.

3. The Agricultural Landowner further authorizes the governing body of Jasper County, Iowa, to pass any resolution or ordinance necessary to designate said property as part of the proposed Urban Renewal Area, and to proceed with related activities authorized under Iowa Code Chapter 403.

DATED this _____ day of _____, 2025.

Name of Agricultural Landowner: _____

(signed by Agricultural Landowner or person authorized to sign on Agricultural Landowner's behalf)

Signature: _____

Date: _____

Print Name: _____

Witness: _____

EXHIBIT D
JOINT AGREEMENT
BETWEEN
JASPER COUNTY AND THE CITY OF NEWTON

WHEREAS, Jasper County, State of Iowa (the "County") has proposed to establish the Jasper Rail Park Urban Renewal Area (the "Urban Renewal Area") for the purpose of participating in proposed urban renewal projects described in the Jasper Rail Park Urban Renewal Plan (the "Plan") for such Urban Renewal Area; and

WHEREAS, a portion of land proposed to be included in the Urban Renewal Area is partially within the city limits of the City of Newton, Iowa (the "City"), and partially within two miles of the City limits, and therefore is within the "area of operation" of the City; and

WHEREAS, Iowa Code Section 403.17(4) requires a "joint agreement" between the City and the County before the County can proceed with establishing the Urban Renewal Area and undertaking urban renewal project activities under the Plan.

NOW THEREFORE, JASPER COUNTY, STATE OF IOWA AND THE CITY OF NEWTON, STATE OF IOWA, AGREE AS FOLLOWS:

1. The City Council of the City of Newton, State of Iowa, hereby agrees and authorizes Jasper County, State of Iowa, to proceed with establishing the Jasper Rail Park Urban Renewal Area as described in the Jasper Rail Park Urban Renewal Plan, and to undertake the eligible urban renewal projects described in the Plan by utilizing the powers set forth in Iowa Code Chapter 403, which Plan may be amended from time to time to update the list of eligible urban renewal projects.
2. This "Joint Agreement" is intended to meet the requirements of Iowa Code Section 403.17(4) with respect to including the Jasper Rail Park Urban Renewal Area within the "area of operation" of Jasper County for purposes of Iowa Code Chapter 403. The County shall not add additional property to the Area that is within the City's "area of operation" without the City agreeing to an amendment to this Joint Agreement.
3. This Joint Agreement is intended by the parties to replace and supersede any prior agreement between the City and the County as it relates to the County's ability to establish the Area and exercise the powers set forth in Iowa Code Chapter 403 therein, including, but not limited to, that certain Intergovernmental Agreement dated October 18, 1994, as previously amended.
4. The City and County acknowledge that one of the proposed urban renewal projects identified in the Plan involves the County entering into a development agreement with Iowa Interstate Railroad, LLC and Interstate Power and Light Company related to the acquisition and development of certain property in the

Urban Renewal Area into a rail park (the "Development Agreement"). The City and County further agree that in consideration of the City providing its consent to the establishment of the Urban Renewal Area hereunder, if the Development Agreement establishes a joint committee to consider development proposals for the rail park, the Development Agreement shall allow for the City to appoint one (1) representative with one (1) vote or voting share to the joint committee.

5. This Joint Agreement has been duly authorized by the governing bodies of Jasper County, State of Iowa and the City of Newton, State of Iowa.

[Remainder of page intentionally left blank; Signature pages follow]

PASSED AND APPROVED this _____ day of _____, 2025.

JASPER COUNTY, STATE OF IOWA

Chairperson, Board of Supervisors

ATTEST:

Auditor

STATE OF IOWA)
) SS
COUNTY OF JASPER)

On this _____ day of _____, 2025, before me a Notary Public in and for the State of Iowa, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Chairperson and Auditor, respectively, of Jasper County, State of Iowa, a political subdivision, and that the seal affixed to the foregoing instrument is the seal of said political subdivision, and that said instrument was signed and sealed on behalf of said political subdivision by authority and resolution of its Board of Supervisors, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said political subdivision by it voluntarily executed.

Notary Public in and for the State of Iowa

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF NEWTON, STATE OF IOWA

_____, Mayor

ATTEST:

_____, City Clerk

STATE OF IOWA)
) SS
COUNTY OF JASPER)

On this _____ day of _____, 2025, before me a Notary Public in and for said City, personally appeared _____ and _____ to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Newton, State of Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

4922-9434-2438-1\10747-060

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF JASPER

)

I, the undersigned County Auditor of Jasper County, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the County showing proceedings of the Board, and the same is a true and complete copy of the action taken by the Board with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Board and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board pursuant to the local rules of the Board and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective county offices as indicated therein, that no Board vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Board hereto affixed this _____ day of _____, 2025.

County Auditor, Jasper County, State of Iowa

(SEAL)

4915-9675-1919-1110747-060

March 25, 2025

Tuesday, March 25, 2025, the Jasper County Board of Supervisors met in regular session at 9:30 a.m. with Supervisors Talsma, Nearmyer and Cupples present and accounted for; Chairman Talsma presiding.

Motion by Cupples, seconded by Nearmyer to approve an extension on an agreement with IDEMIA for maintenance and support from June 17, 2025 through June 16, 2026 in the amount of \$3,263.00.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Nearmyer, seconded by Cupples to approve a 28E Agreement between Jasper County, Iowa, and the Jasper County Sheriff's Office and the Incorporated City of Baxter, Iowa concerning providing Advanced Life Support services.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to approve an MOU for Lynnville Historical Society to acquire the Wagaman Mill pedestrian bridge.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Nearmyer, seconded by Cupples to approve the only bid from Central Iowa Farm Store in the amount of \$6,650.00 for a Unverferth perfecta 8' tillage piece of equipment.

YEA: CUPPLES, NEARMYER, TALSMA

No action was taken on the Ashton house removal, but all three Board members agreed to remove the house and allow other agencies to train in the home before removal.

YEA: CUPPLES, NEARMYER, TALSMA

Conservation Director, Keri Van Zante, presented the rental funds from the Lillian Johnston Estate were originally voted to be used only for that property. Keri asked the Board for approval to continue to use those funds for the Lillian Johnston area but also allowing Conservation to use the funds towards other projects throughout the County in Lillian Johnston's name. The cash rent is currently being paid twice a year in the amount of \$5,767.30 on a 3-year lease agreement with a total of \$270,000 in funds.

Motion by Nearmyer, seconded by Cupples to approve the request from Conservation to allow Lillian Johnston funds to be spent on further development and future projects at other Conservation parks and property.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to approve Resolution 25-33, a hiring resolution certifying the following appointments to the Auditor for payroll implementation:

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>EMPLOYEE</u>	<u>PAY RATE</u>	<u>RANGE/STEP</u>	<u>EFFECTIVE DATE</u>
Sheriff's Office	Deputy Sheriff	Zachary Dickenson	\$29.13	Hire-In Union Scale as of 7/27/24	4/7/25

YEA: CUPPLES, NEARMYER, TALSMA

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Cupples, seconded by Nearmyer to adopt Resolution 25-34, approving a permanent full-time Administrative Assistant position for Jasper County Emergency Management.

YEA: CUPPLES, NEARMYER, TALSMA

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Cupples, seconded by Nearmyer to set a Public Hearing for Secondary Roads FY2026 budget with a recommended date and time of April 8th, 2025, at 9:30 a.m. in the Jasper County Board of Supervisors room.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to set a Public Hearing for the vacation of a 0.4-mile portion of E. 64th St. S. starting 0.1 miles South of Sioux Ave with recommended dates and times of April 8th, April 15th and April 22nd, 2025, at 9:30 a.m. in the Jasper County Board of Supervisors room.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Nearmyer, seconded by Cupples to approve a liquor license for Loyal Order of the Moose Lodge of Newton.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to approve claims paid through March 25, 2025.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Nearmyer, seconded by Cupples to approve the Board of Supervisors minutes for March 18, 2025.

There were no Board Appointments.

Motion by Nearmyer, seconded by Cupples to recess until after the Opioid Committee meeting.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Nearmyer, seconded by Cupples to come out of recess.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to enter into closed session for Human Resources Director, Dennis Simon, in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a close session.

YEA: CUPPLES, NEARMYER, TALSMA

ROLL CALL YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to come out of closed session.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Nearmyer to adjourn from the regular meeting and enter into the work session.

YEA: CUPPLES, NEARMYER, TALSMA

The Board discussed the easement for Crisis Canines adjacent to the Sheriff's Office. Crisis Canines would like to own the property rather than putting a building on the County property. Sheriff Shutts asked the Board to consider additional positions at the Jail and Dispatch. He is asking about trading in part-time positions for full-time positions for retention and cost savings. Currently there are no open part-time positions on the books for either department. The Board would like to wait on the additional positions until they have a better idea on what the budget is looking like.

Motion by Cupples, seconded by Nearmyer to adjourn the Tuesday, March 25, 2025, meeting of the Jasper County Board of Supervisors.

YEA: CUPPLES, NEARMYER, TALSMAS

Jenna Jennings, Auditor

Brandon Talsma, Chairman