



BOARD OF SUPERVISORS

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

Thad Nearmyer

Doug Cupples

Brandon Talsma

September 22, 2026

9:30 a.m.

www.jasperia.org

Live Stream: <https://vimeo.com/event/6132278?fl=so&fe=fs>

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

Pledge of Allegiance

Item 1

Urban Renewal Plan for Co-Line Phase 2 Urban Renewal Plan

- PUBLIC HEARING** on the proposed Co-Line Phase 2 Urban Renewal Plan
- Resolution determining an area of the County to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the County; designating such are as appropriate for urban renewal projects; and adopting the Co-Line Phase 2 Urban Renewal Plan
- Set Public Hearing for the Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Co-Line Phase 2 Urban Renewal Plan
(Recommended Dates & Times: October 6th, October 13th, and October 20, 2026, at 9:30 am in the Board of Supervisors Room)

Item 2

Emergency Management – Jamey Robinson

- Mitigation Grant Project #2 Sirens

Item 3

Approval for Temporary Liquor Licenses

- 2nd Ave Social LLC @ Country View Barn, 7198 E 36th St S, Newton, IA, October 1 – 5, 2026
- 2nd Ave Social LLC @ Country View Barn, 7198 E 36th St S, Newton, IA, November 5 – 9, 2026

Item 4

Approval of Claims paid on September 22, 2026

Item 5

Approval of Board of Supervisors Minutes for September 15, 2026

Item 6

Board Appointments

PUBLIC INPUT & COMMENTS

Closed Session requested by Ryan Eaton 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.

After the Regular Meeting

Work Session:

- Discussion of the EMS Essential Service Advisory Committee Recommendation

ITEMS TO INCLUDE ON AGENDA

JASPER COUNTY, IOWA

September 22, 2026

9:30 A.M.

Co-Line Phase 2 Urban Renewal Plan

- Public hearing on the proposed Co-Line Phase 2 Urban Renewal Plan
- Resolution determining an area of the County to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the County; designating such area as appropriate for urban renewal projects; and adopting the Co-Line Phase 2 Urban Renewal Plan
- Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Co-Line Phase 2 Urban Renewal Plan

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.

September 22, 2026

The Board of Supervisors of Jasper County, State of Iowa, met in _____ session, in the Supervisors Room, County Courthouse, Room 203, 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: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Co-Line Phase 2 Urban Renewal Plan, the Chairperson first asked for the report of the County Auditor, or her delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Board was informed that the consultation was duly held as ordered by the Board, and that _____ written recommendations were received from affected taxing entities. The report of the County Auditor, or her delegate, with respect to the consultation was placed on file for consideration by the Board.

The County also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the County as a whole, as set forth in the minutes or report of the Commission. The Commission's report or minutes were placed on file for consideration by the Board.

The Chairperson then asked the County Auditor whether any written comments had been filed with respect to the proposed Plan, and the County Auditor reported that _____ written comments thereto had been filed. The Chairperson then called for any oral comments to the adoption of the Co-Line Phase 2 Urban Renewal Plan and _____ were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Board Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE CO-LINE PHASE 2 URBAN RENEWAL PLAN" and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2026, at this place.

Board Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE CO-LINE PHASE 2 URBAN RENEWAL PLAN

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 Co-Line Phase 2 Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Co-Line Phase 2 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 Co-Line Phase 2 Urban Renewal Area as an 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 consequently written permission of the current owners has been obtained; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "Co-Line Phase 2 Urban Renewal Plan"; 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 of Supervisors approval thereof; and

WHEREAS, creation of the Urban Renewal Area and adoption of the Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the County as being in conformity with the general plan for development of the County as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on August 18, 2026, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the County Auditor, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Newton Daily News, the Jasper County Tribune, and the Hometown Press, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Co-Line Phase 2 Urban Renewal Plan" for the area of Jasper County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Co-Line Phase 2 Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

Section 2. This Board further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and

c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Urban Renewal Area:

i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area is an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

Section 4. That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Co-Line Phase 2 Urban Renewal Plan for the Co-Line Phase 2 Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified

by the County Auditor, along with a copy of this Resolution, to the Recorder for Jasper County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 22nd day of September, 2026.

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

**CO-LINE PHASE 2
URBAN RENEWAL PLAN**

for the

**CO-LINE PHASE 2
URBAN RENEWAL AREA**

JASPER COUNTY, IOWA

September 2026

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Co-Line Phase 2 Urban Renewal Plan
for the
Co-Line Phased 2 Urban Renewal Area

Jasper County, Iowa

A. INTRODUCTION

The Co-Line Phase 2 Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Co-Line Phase 2 Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the Urban Renewal Area within Jasper County, Iowa (the “County”). In order to achieve this objective, the County intends to undertake urban renewal activities pursuant to the powers granted to it 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 Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19.

E. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole outlined in the Planting Seeds for a Brighter Future Jasper County Comprehensive Plan, adopted October 13, 2020, and last revised November 2, 2021. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Planting Seeds for a Brighter Future Jasper County Comprehensive Plan.

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 to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the 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 infrastructure that promotes the development of new commercial and industrial lots, which infrastructure may include, but is not limited to, water, sanitary sewer, streets, and other public improvements.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To encourage and promote diversity of commercial development opportunities in the County while retaining the character of the community.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To stimulate, through public action and commitment, private investment in new commercial and/or industrial development.
8. To improve the conditions and opportunities for economic development (commercial and industrial).
9. 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*. 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 streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, or other types of economic development grants or incentives to private persons, 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

1. Public Improvements

Project	Estimated Project Date	Estimated Cost	Rationale
T-33 turning lane to Fueling Station	2026 - 2030	\$1,000,000	Improve traffic flow to support commercial/ industrial development/ expansion
T-33 turning lane to Phase 2 Plant	2026 - 2030	\$500,000	Improve traffic flow to support commercial/ industrial development/ expansion

	TOTAL	\$1,500,000	
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2. Development Agreement

A. Development Agreement(s) with Co-Line Welding, Inc. (or a related entity): The County expects to consider requests for one or more development agreements with Co-Line Welding, Inc. (or a related entity) for projects that are consistent with this Plan, in the County's sole discretion, including projects related to a fueling station, a convenience store, and the expansion of existing industrial operations. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the County expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$2,000,000.

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:	\$195,983,007
2.	Current outstanding general obligation debt:	\$16,410,626
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 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 to be funded by TIF Funds will be approximately as stated in the next column:	\$3,550,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The County intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal projects. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, cities may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives (such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects), or other urban renewal projects identified in this Urban Renewal Plan.

Upon creation of a tax increment financing district within the Urban Renewal 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. The “frozen base value” is the assessed value of the taxable property covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies to the County Auditor the amount of any debt on the Area. The 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.

For a tax increment financing district established by ordinance adopted after May 18, 2026, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Iowa Code Chapter 403, is limited to twenty-three (23) years from the calendar year following the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds for urban renewal projects within the Urban Renewal Area which qualify for payment from the incremental property tax revenues of the TIF district of the Urban Renewal Area.

At all times, 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 Iowa Code Section 403.19) by the County for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

B. General Obligation Bonds and Other Obligations.

Under Chapter 331 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds for specified essential and general county purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Urban Renewal 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.

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.

C. Advances 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 owners of the agricultural land prior to including such land in the Urban Renewal Area. The County has requested consent from the owners of agricultural land proposed to be included in the Urban Renewal Area. A copy of the signed agricultural landowner agreements are, or will be, attached hereto as Exhibit “C.” The original signed agreements will be placed on file in the County Auditor’s office.

N. STATE AND LOCAL REQUIREMENTS

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

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The Board of Supervisors may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and shall remain in effect until terminated by the Board of Supervisors.

Q. SEVERABILITY CLAUSE

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF CO-LINE PHASE 2 URBAN RENEWAL AREA

Parcels: 20.33.300.001 & 20.33.300.005- The West Half of the Southwest Quarter of Section 33, Township 78 North, Range 17 West of the 5th P.M., Jasper County, Iowa, Except Parcel A of the Southwest Quarter of the Southwest Quarter of Section 33, Township 78 North, Range 17 West of the 5th P.M., as appears in plat recorded at Instrument 2021-03129 in the Office of the Recorder of said County.

Parcel 20.33.300.004- The Southeast Quarter of the Southwest Quarter Section 33, Township 78 North, Range 17 West of the 5th P.M., Jasper County, Iowa.

Parcel 20.33.400.011- Parcel D in the Southwest Quarter of the Southeast Quarter of Section 33, Township 78 North, Range 17 West of the 5th P.M., Jasper County, Iowa, as appears in plat recorded at Instrument 2026-01523 in the office of the Recorder of said County.

Parcel 20.33.400.012- Parcel C in the Southwest Quarter of the Southeast Quarter of Section 33, Township 78 North, Range 17 West of the 5th P.M., Jasper County, Iowa, as appears in plat recorded at Instrument 2026-01523 in the office of the Recorder of said County.

ROW - The Area also includes the full right of way of those portions of roadway adjacent to the above parcels, including HWY T 33 S and 128th AVE E.

EXHIBIT B
MAP OF CO-LINE PHASE 2 URBAN RENEWAL AREA

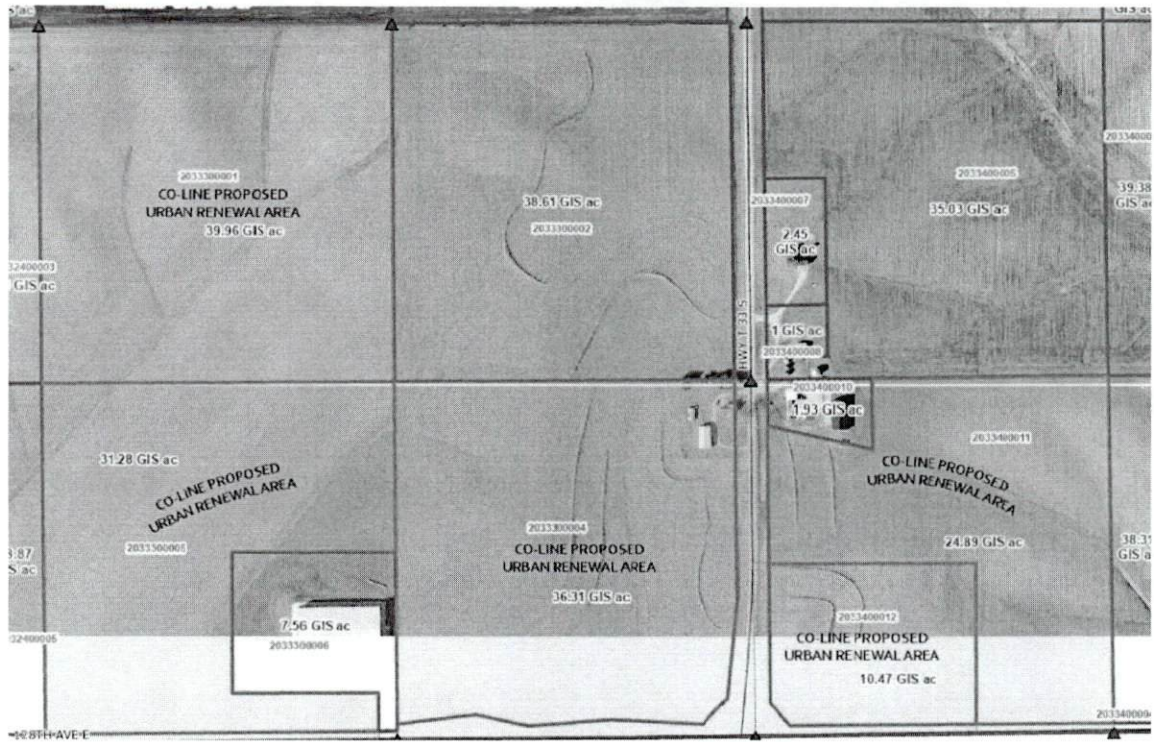


EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to adopt the Co-Line Phase 2 Urban Renewal Plan (the "Plan") for the Co-Line Phase 2 Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

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

WHEREAS, it has been determined that the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

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

1. The Agricultural Land Owner hereby certifies that they are the owner of certain Property proposed to be included within the Urban Renewal Area and agrees that the County may include such Property within the Urban Renewal Area.

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

Dated this 9th day of September, 2026.

Name of Agricultural Land Owner: Dennis & Lisa Dunsbergen Trust

By: Dennis B. Dunsbergen

Print Name of Signatory: Dennis Dunsbergen

Title of Signatory: Trustee

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to adopt the Co-Line Phase 2 Urban Renewal Plan (the "Plan") for the Co-Line Phase 2 Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

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

WHEREAS, it has been determined that the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

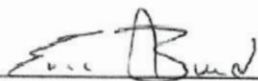
NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that they are the owner of certain Property proposed to be included within the Urban Renewal Area and agrees that the County may include such Property within the Urban Renewal Area.

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

Dated this 9th day of September, 2026.

Name of Agricultural Land Owner: Generational Fuel, LLC,

By: 

Print Name of Signatory: Eric Brand

Title of Signatory: President

EXHIBIT C
AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN URBAN RENEWAL AREA

WHEREAS, Jasper County, Iowa, (the "County") has proposed to adopt the Co-Line Phase 2 Urban Renewal Plan (the "Plan") for the Co-Line Phase 2 Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of the Urban Renewal Area will include certain property which is owned by the Agricultural Land Owner listed below (the "Property"); and

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

WHEREAS, it has been determined that the Property owned by the Agricultural Land Owner below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa.

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

1. The Agricultural Land Owner hereby certifies that they are the owner of certain Property proposed to be included within the Urban Renewal Area and agrees that the County may include such Property within the Urban Renewal Area.

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

Dated this 4th day of September, 2026.

Name of Agricultural Land Owner: DTB Land, LLC.

By: Dale Brand

Print Name of Signatory: Dale Brand

Title of Signatory: Manager / President

4915-8605-8433-1110747-071

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 _____, 2026.

County Auditor, Jasper County, State of Iowa

(SEAL)

Class "C" Retail Alcohol License (LC) Application

Item 3a
September 22, 2026

Business Information

Name of Legal Entity: 2ND AVE SOCIAL LLC

FEIN: XX-XXX2549

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 835134

Premises Information

Premises DBA: COUNTRY VIEW BARN

Premises Address: 7198 E 36TH ST S NEWTON IA 50208-8453

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other

Other control description: HIRED FOR BARTENDING

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 01-Oct-2026

Length of License Requested: 5 days

Endorsements

Local Authority: Jasper County

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	LAWSON, MELINDA	SSN	***-**-6331	04-Jan-19 65		961 W 22ND ST S NEWTON IA 60156	100.00

Privileges Information

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: MELINDA LAWSON

Phone Number: (224) 622-1453

Email Address: 2ndavesocial@gmail.com

Address: 961 W 22ND ST S NEWTON IA 50208-9094

Attestation Information

Attestation Name: MELINDA LAWSON

Attestation Date: 25-Aug-2026

Special Class "C" Retail Alcohol License (BW) Application

Business Information

Name of Legal Entity: 2ND AVE SOCIAL LLC

FEIN: XX-XXX2549

Business Type: Limited Liability Company

This business is registered with the Secretary of State. Business Number of Secretary of State: 835134

Premises Information

Premises DBA: COUNTRY VIEW BARN

Premises Address: 7198 E 36TH ST S NEWTON IA 50208-8453

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Other

Other control description: hired to bartend

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

License Information

Effective Date: 05-Nov-2026

Length of License Requested: 5 days

Endorsements

Local Authority: Jasper County

Dramshop Company: FOUNDERS INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	LAWSON, MELINDA	SSN	***-**-6331	04-Jan-19 65		961 W 22ND ST S NEWTON IA 60156	100.00

Privileges Information

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: MELINDA LAWSON

Phone Number: 2246221453

Email Address: 2NDAVESOCIAL@GMAIL.COM

Address: 961 W 22ND ST S NEWTON IA 50208-9094

Attestation Information

Attestation Name: MELINDA LAWSON

Attestation Date: 25-Aug-2026

September 15, 2026

Tuesday, September 15, 2026, 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 Nearmyer presiding.

Jamey Robinson, Emergency Management Director, presented the EMS Essential Service Advisory Committee recommendations. The Board would like to continue to discuss the members that will be serving on the committee in a work session next week. There was no action taken.

Joe Otto, County Recorder, updated the Board for July and August 2026 monthly reports. The office is currently working in the capacity of 1/3 of the business remaining in County and 2/3 leaving the County. Joe would like to see that move more towards 50/50 and is still looking for ways to accomplish that goal. No action was needed as he will be back with his quarterly report for approval.

Motion by Talsma, seconded by Cupples to approve an agreement with Team Services to complete field testing of the cement treated subgrade for the new F-48 W. curve at W. 124th St. S. in the amount of \$3,599.60.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Cupples, seconded by Talsma to approve the Board of Supervisors minutes for September 8, 2026, with correction.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Talsma, seconded by Cupples to appoint Randy Ohldfield to the Civil Service Commission replacing Randy Camp effective September 15, 2026, through June 30, 2032.

YEA: CUPPLES, NEARMYER, TALSMA

Motion by Talsma, seconded by Cupples to reappoint Denny Vander Weerd to the Compensation Board representing the Board of Supervisors effective September 15, 2026, through June 30, 2030.

YEA: CUPPLES, NEARMYER, TALSMA

Randy Ray spoke during public comments regarding misuse of time at work in the Conservation department and the Engineer department.

Motion by Talsma, seconded by Cupples to adjourn the September 15, 2026, meeting of the Jasper County Board of Supervisors.

Jenna Jennings, Auditor

Thad Nearmyer, Chairman