

OFFICE OF THE
Appanoose County Auditor
KELLY HOWARD

COURTHOUSE
201 N. 12th St., Rm 11
CENTERVILLE, IOWA 52544
Phone (641) 856-6191
auditor@appanoosecounty.net

Meeting Agenda
November 3, 2025

The Appanoose County Board of Supervisors will meet Monday, November 3, 2025 at 9:00 A.M. in the Boardroom of the Courthouse. Items on the agenda include:

1. Pledge
2. Declaration of items to be added to the agenda/Approve agenda
3. Approve minutes of the October 20, 2025 meeting
4. Approve reports (10/24 payroll)
5. Approve bills
6. Margie Stewart: City of Cincinnati issues
7. Connie Foster, City of Exline: Approve Tax Abatement (Parcels 360031001510000, 360031001530000, 360031001540000)
8. Set Public Hearing Date to approve Urban Revitalization Plan
9. Accept Deputy Treasurer retirement letter: Marla Smith effective 11/30/2025
10. FYI-MMP: Parks Finishing C6, LLC
11. County Engineer report
12. Public Comments
13. Adjourn

Join Zoom meeting Online:

<https://zoom.us/j/6578806191?pwd=zxhtModznQTn7WKA79RVJrQ7jDfA8R.1&omn=99701628053>

Or dial-in: (312) 626-6799, Meeting ID: 657 880 6191, Passcode: 1fQX33

Posted 10/30/25

October 20, 2025

Appanoose County Board of Supervisors met in regular session October 20, 2025, at 9:00 A.M. in the Boardroom of the Courthouse. Present: Jeff Kulmatycki, Chairman, Dustin Harvey and Scott Buban, Boardmembers. Absent: none.

The meeting started with the pledge.

Scratch #8 Margie Stewart (being rescheduled). Buban motioned to approve the amended agenda. Seconded by Harvey. All voted aye.

Harvey motioned to approve the minutes of the October 6, 2025 meeting. Seconded by Buban. All voted aye.

Buban motioned to approve 10/10 payroll, 9/25 Prisoner Room & Board, Auditor, Recorder & VA Quarterly Reports and Washington Township Financials. Seconded by Harvey. All voted aye.

Harvey motioned to approve the bills. Seconded by Buban. All voted aye.

Accurate Controls, INC	Other Equipment	17874.00
ADLM EH	Salary-Regular Employees	455.00
Agriland FS	Engineering Services	20332.21
Albia Newspapers	Off. Supplies & Forms	31.25
Alliant	Electric Light & Power	8021.16
Amazon	Law Enf. Equip & Weapons	857.06
American Legion 407	Polling Places	50.00
App Co ISU Ext	Educational & Train.Serv.	90.00
App Co Treas	Off. Supplies & Forms	285.87
App Co	Contract Services	978.26
Appanoose Property Mgmt	Rent Payments	650.00
Bailey Off	Off. Supplies & Forms	149.13
Bloomfield Rent-All	Engineering Supplies	933.00
Bratz Oil	Mileage & Transp. Expense	280.44
BUG PRO	Extermination Services	90.00
C-D Supply	Custodial Supplies	89.64
Calhoun Burns	Engineering Services	1700.00
Cantera Aggregates	Engineering Services	85367.32
Card Services	Uniforms	129.69
CarQuest	Park Maint. & Supplies	2371.82
Centec	Care of Soldiers Graves	284.36
Cville Iron	Engineering Services	35.32
C'ville Produce & Feed	Park Maint. & Supplies	2011.02
Central IA Det	Juvenile Detention & Shel	815.24
Chariton Valley Elec	Electric Light & Power	305.20
Cville Wtrwks	Water & Sewer	7832.09
A Cowan	Educational & Train.Serv.	119.00
Davis Co Sch	Community Support Program	560.00
Davison Fuels & Oil	Fuels	166.17
J De Vries	Juvenile Detention & Shel	

Homestead	Food Preparation Service	15015.00
Hotsy Cleaning Systems	Law Enf. Equip & Weapons	1121.40
Housby Mack	Engineering Services	420.10
Hy-Vee	Medical & Health Services	2285.66
Ideal Ready Mix	Engineering Services	2660.50
Impressive Designs	Off. Supplies & Forms	125.00
Interstate Batt	Engineering Services	277.90
Iowa Comm Assurance Pool	Law Enf. Auto Ins.	3525.00
IA Media Network	Contract Services	2019.82
IA Prison Industries	Engineering Services	150.00
J & J Ready Mix	Engineering Services	2739.00
A Jaramillo Ayon	Community Support Program	393.00
John Deere	Engineering Services	1105.05
Kids World	Community Support Program	8677.27
Kimball	Engineering Services	871.67
Evan Knorr	Mileage & Transp. Expense	117.60
Kone	Heat-Cool-Elevator-Rpr-Mn	443.82
J Lasley	Mileage & Transp. Expense	56.00
Legends	Engineering Services	23.00
LexisNexis	Dues & Memberships	206.00
Liberty	Telephone & Telegr.Serv.	755.00
Lockridge	Engineering Services	1154.77
MARC	Engineering Services	214.37
Midwest Wheel	Engineering Services	271.11
MMIT	Off. Equip Repair & Maint	40.00
Monroe Pub Hlth	Community Support Program	1415.60
Numa Towing	Engineering Services	909.60
O'Reilly	Engineering Services	45.74
Petty C-Sheriff	Educational & Train.Serv.	223.77
R Pfannebecker	Building Repair & Maintce	236.01
Phelps Uniform	Engineering Services	136.84
Prof Computer	Off. Equip Repair & Maint	563.95
Quill	Off. Supplies & Forms	101.29
Rainbo Oil	Engineering Services	982.55
RASWC	Engineering Services	34.90
RRWA	Water & Sewer	28.50
G Roefer	Medical & Health Services	100.00
SCICAP	Community Support Program	24098.46
Sidwell	Computer & Microfilm Supp	300.00
SIEDA	Community Support Program	

J Willier	Legal & Ct-Related Serv.	945.00
Windstream	Off. Supplies & Forms	552.35
Ziegler	Engineering Services	11145.03
5th Dist Co Off	Educational & Train.Serv.	25.00
Grand Total		385543.16

Andy Meader from Liberty Communications provided an update on their completed broadband project. With a change in the location of the project the grant agreement needs to be reviewed prior to the final payment of \$375,000.

Nichole Moore from Chariton Valley Planning spoke to the board about updating the county's comprehensive plan which is due to expire in 2026. The board requested a proposal.

Hannah Wiltamuth and Austin Hoffman from the Conservation Department presented budget figures which would allow them to use 100% of their camping revenue to hire a full-time employee. Harvey motioned to use 100% of camping revenue for their staffing budget. Seconded by Buban. All voted aye.

Buban motioned to appoint William Knight to the Area XV Multi County Housing Agency Board of Commissioners. Seconded by Harvey. All voted aye.

Harvey motioned to approve the Eastern Iowa Workforce Development Area CEO Shared Liability Agreement. Seconded by Buban. All voted aye.

County Assessor Mike Barth spoke about transferring coal rights back to the property owners. Harvey motioned to amend the Disposal of Coal Rights Parcels policy to \$100 from \$250. Seconded by Buban. All voted aye. Buban motioned to approve the Disposal of Coal Rights Parcels policy effective October 20, 2025. Seconded by Harvey. All voted aye.

Buban motioned to approve the 2026 County Weed Commissioner Certification Form and the 2025 Weed Commissioner Report. Seconded by Harvey. All voted aye.

County Engineer, Brad Skinner provided an update to the board. The J46 and S70 overlay project is for a November letting. The bridge on 130th is set to let in December. The beam and slab bridge project (which the pipes failed) is halfway done. Crews continue to work on ditching and pipe replacements, winter preparations and spot rock application.

Public Comments: Scott McCoy spoke about the disposal of coal rights and requested it be fair and equitable. Marty Ryan from Area XV Multi County Housing clarified Knight's term started January 1, 2025 and is a three-year term.

Harvey motioned to adjourn. Seconded by Buban. All voted aye.

The Board adjourned to meet the call of the Auditor at 9:36 A.M.

Appanoose County Board of Supervisors

Attest:

Kelly Howard, Appanoose County Auditor

Kelly Howard

From: City Exline <cityexline@gmail.com>
Sent: Monday, August 11, 2025 3:56 PM
To: Kelly Howard
Subject: tax abatement in Exline

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kelly,

We have a chance to acquire some lots in Exline but I was wondering if the county would forfeit the back taxes for the city.

Parcel #

3600 3100 151 0000 \$962.00

3600 3100 153 0000 \$117.00

3600 3100 154 0000 \$148.00

Appanoose County Treasurer's office thought you might put us on the next board agenda meeting.

Let me know what you think.

Thank you,

--

Exline City Clerk, Connie R Foster
641 856-9294

PURCHASE AGREEMENT

Date: August 27, 2025

The undersigned Purchaser(s) (whether one or more) agree(s) to purchase the Property described as follows:

1. **ADDRESS:** 207/211 E 3rd Exline, Iowa
2. **LEGAL DESCRIPTION:** Parcel: 360031001510000 MARINGS 2ND LOTS 3 & 4 BLK 2
Parcel: 360031001530000 MARINGS 2ND LOT 5 BLK 2
Parcel: 360031001540000 MARINGS 2ND LOT 6 BLK 2
3. **PERSONAL PROPERTY:** The only personal property included is as follows: any and all contents that are on the premises.
4. **CONVEYANCE:** Seller will convey as ___Quit Claim___ Deed. If Buyer desires a warranty deed, than buyer is responsible for cost and creation of the abstract, and attorney's fees associated to get a title opinion.
5. **CONSIDERATION:** Purchaser(s) agree(s) to ONE THOUSAND TWO HUNDRED FIFTY and no/dollars (\$1250). Payments must be guaranteed funds i.e certified check/money order.
Note: (Anything paid above \$100 is non-refundable. Refunds must be requested within 30 days of date of purchase agreement)
6. **CONTRACT:** N/A
7. **TAXES:** Buyer is responsible for all outstanding taxes.
8. **STATE DOCUMENTARY TAX:** The State documentary tax on the Deed shall be paid by Seller(s).
9. **INSURANCE:** Any risk of loss to the Property shall be borne by the Seller(s) until title has been conveyed to the Purchaser(s). In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Purchaser(s) shall have the right to rescind this agreement and Seller(s) shall then refund the deposit to Purchaser(s). Purchaser(s) agree(s) to provide his/her/their own hazard insurance.
9. **SPECIAL CONDITIONS:** Once full funds are received property will be deeded to buyer.
10. **CONTINGENCY:** Investor owned, property sold AS IS in its current condition.
11. **NOTE: IF AGREED UPON DOWN PAYMENT OR FULL FUNDS ARE NOT RECEIVED WITHIN 20 DAYS OF THE DATE OF THE PURCHASE AGREEMENT THAN PURCHASE AGREEMENT WILL BE NULL AND VOID.**

SELLER:

IAT 31, LLC 520 4th St. SW Ste A LeMars, IA 51031 712-541-6899

By: Mike Klemme

PURCHASER:

City of Exline ADDRESS:

Connie R. Foster

PH:

641 856-9294

By:

City Clerk

City of Exline
MINUTES AGENDA

Council Meeting: September 2, 2025 @ 6:30 pm

Type of Meeting: Scheduled Council Meeting Facilitator: Mayor David Proffitt
Visitors: Theresa Edwards, son Danny Proffitt, and daughter.
Roll call City Clerk, Connie R Foster, Mayor, David Proffitt,
Council members, JBurns, PProffitt, ASinclair, DSteele, MSteele All Present Absent ANN
Approval of the agenda as written. Motioned MS 2nd PP all favor X
Approval of minutes as written from Aug 5, 2025 Motioned PP 2nd DS all favor X
Financial Report & Approval of Bills: City Clerks Pay 623.94 / Ipers 114.04 Motioned PP 2nd JB all favor X

Bills: See Quick Book print out Aug to Sept 2025

NEW BUSINESS.

CD - City Clerk's - \$7340.55 (PE 100000), (ND \$10000), (ND \$10000) to Bank of America, TX
CD - \$4250.00 - to serve as funding for with 700 \$ up to City Funds and to Bank of America, TX

CD - \$28349.42 - to serve as funding for with 700 \$ up to City Funds and to Bank of America, TX
Motioned PP 2nd JB all favor X

SEP - Street Department Report Motioned DS 2nd MS all favor X

ALP - Annual Financial Report Motioned 2nd all favor

Cemetery Mowing 8/13/25, 8/28/25 \$1050.00 Motioned PP 2nd DS all favor X

Mayor would like to talk to Steve about horse weeds / head stone

MFA Grant \$2000.00 Motioned MS 2nd JB all favor X

What FIX DRAINAGE AROUND BUILDING TO HELP PREVENT MOLD

Tax Exempt Alliant Energy - done

Update on Community Center BALANCE \$2484.14 Motioned 2nd all favor x

Rental 1 Funerals Deposits \$75.00 Expenses \$

Appanoose Co Law Center Patrol hours for - Aug Patrol hours 14.5 hrs

City of Exline

City Clerk, Connie Foster

641 856-9294

Tax Abatement Request

November 3rd, 2026

Property Address	Location	Parcel #	Taxes	Interest	Cost/ Adm	Special	Total
Graham, Danny			\$333.00				
207 E3rd St N	Lot 3 / 4 Block 2	3600 3100 151 0000	\$584.00	\$70.00			
		MARCH	\$47.00				\$1,034.00
Hootman, Glen							
211 E3rd St N	Lot 5 Block 2	3600 3100 153 0000	\$95.00	\$14.00	\$13.00	\$50.00	\$172.00
	Lot 6 Block 2	3600 3100 154 0000	\$135.00	\$15.00	\$13.00	\$50.00	\$213.00
			\$1,194.00	\$99.00	\$26.00	\$100.00	\$1,419.00

Properties owned by
IAT 31, LLC
520 4th ST. SW Ste A
LeMars, IA 51031

TOTAL OF \$1194.00

712 541 6899

10-24-2025

Marla Smith
29412 437th Street
Moravia, Iowa 52571

To whom it may concern:

This letter is to inform you I will be retiring my position as Deputy Treasurer on November 30, 2025.

Sincerely,



Marla Smith



REC'D APP CO AUDITOR
OCT 27 '25 PM4:19



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COURNOYER
DIRECTOR KAYLA LYON

2025 MMP Short Form for Annual Update

Facility

PARKS FINISHING C6 LLC # 67552
27679 Alpine Avenue
Moulton, IA 52572

Date Due: 11/01/2025

Date Received: 10/27/2025

Date Approved: 10/29/2025

Owner

Parks Finishing C6, LLC

Contact

Pinnacle Brian Ritland

Prior to making changes in manure management practices, update the on-site copy to show actual changes. Please select changes below and include all changes in your current, on-site MMP.

☐ I have made no changes to my MMP

☐ I have added acres

☒ Change Crop Rotation or Optimum Yields

☐ Changed Application Method

☒ Used manure analysis

☐ I am electing to be a small animal feeding operation (SAFO) or facility capacity has changed

☐ I have made other changes to my MMP Describe :

County Notifications

The following counties have been notified:

Appanoose

Davis

Animal Unit Capacity / Payment Summary

Animal Type	Head	AUC	Amount (AUC * 0.15)
Swine Wean to Finish	2480	992.00	\$148.80
Total			