

December 1, 2025

Appanoose County Board of Supervisors met in regular session December 1, 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.

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

Buban motioned to approve the minutes of the November 17 & 18, 2025 meetings. Seconded by Harvey. All voted aye.

Harvey motioned to approve 11/21 payroll & Appanoose County Fair Board Financials. Seconded by Buban. All voted aye.

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

Access Sys	Typing-Print.-Bind.Serv.	944.45
ADLM EH	Medical Supplies	28.00
Albia Motor	Engineering Services	267.74
Alliant	Electric Light & Power	4479.55
Amazon	Law Enf. Equip & Weapons	199.56
American Legion 407	Polling Places	50.00
App Co Fair Assn	Contrib. & Purchase Serv	20000.00
Sec Rds	Mileage & Transp. Expense	2390.02
M Baldwin	Election Official Comp	8.55
Denise Ballanger	Election Official Comp	200.34
L Ballanger	Election Official Comp	251.66
Batteries Plus Bulbs	Off. Equip Repair & Maint	207.47
M Benjamin	Election Official Comp	254.27
W Benjamin	Election Official Comp	16.61
Bloomfield Rent-All	Engineering Services	925.66
P Bottorff	Election Official Comp	213.75
C Bradley	Election Official Comp	60.00
L Bradley	Election Official Comp	60.00
Bratz Oil	Mileage & Transp. Expense	587.64
Brown's Shoe	Engineering Services	127.46
C-D Supply	Custodial Supplies	51.07
J Campbell	Election Official Comp	14.94
Capital Sanitary Supply	Custodial Supplies	6.56
C'ville Produce & Feed	Engineering Services	747.25
Central IA Det	Juvenile Detention & Shel	2079.75
Century Laundry Dist	Jail Equip. & Furniture	442.50
Chariton Valley Elec	Engineering Services	41.80
Cville Wtrwks	Rent & Utility Payments	11781.41
City of Plano	Maintenance Contract	187.69
City of Unionville	Maintenance Contract	138.88
Clark's Sewer & Rooter	Building Repair & Maintce	150.00
M Conkity	Election Official Comp	232.40
Continental Research Corp	Engineering Services	413.61
S Cossolotto	Election Official Comp	180.00
K Cridlebaugh	Election Official Comp	180.00
Davis Co Sheriff	Legal Serv. Dep-Subp-Tran	72.00
Davison Fuels & Oil	Fuels	58.79
J De Vries	Legal & Ct-Related Serv.	2062.50
J Dove	Election Official Comp	180.00
Drake Library	Contrib. & Purchase Serv	12381.00
P Dudenhoeffer	Election Official Comp	80.00

Merry Dudley	Election Official Comp	180.00
R Dyke	Educational & Train.Serv.	12.62
Eastern IA Tire	Engineering Services	428.92
R Eggerman	Election Official Comp	180.00
Equipment Blades, Inc	Engineering Services	5141.80
C Fenton	Election Official Comp	193.05
Fogle Home & Hardware	Custodial Supplies	98.19
C Foster	Election Official Comp	227.00
C Foster	Election Official Comp	8.82
A Fraser	Election Official Comp	191.88
Furever Friends	Animal Control	10000.00
Galls	Uniforms	299.16
Garrett Memorial Library	Contrib. & Purchase Serv	7659.00
S Gillick	Election Official Comp	190.80
D Glenn	Election Official Comp	191.16
J Glosser	Election Official Comp	180.00
S Golic	Election Official Comp	188.64
GreatAmerica	Educational & Train.Serv.	247.41
Hamilton Produce	Engineering Services	111.23
Rex Harris	Engineering Services	600.00
M Hart	Election Official Comp	185.22
C Havens	Election Official Comp	245.34
J Havens	Election Official Comp	180.00
Hi-Way Products	Engineering Services	705.40
K Hoeper	Election Official Comp	192.60
Hotsy Cleaning Systems	Law Enf. Equip & Weapons	1512.65
M A Hurley	Election Official Comp	183.51
Impressive Designs	Off. Supplies & Forms	36.00
Inland Truck Parts	Engineering Services	2834.70
IA Law Enforcement Academy	Educational & Train.Serv.	150.00
IA Media Network	Legal Serv. Dep-Subp-Tran	51.78
IA ME	Medical & Health Services	2062.00
ISSDA	Educational & Train.Serv.	300.00
ISAC	Dues & Memberships	50.00
J & J Ready Mix	Bridge & Culvert Maint.	6327.00
J Jay	Election Official Comp	236.99
P Johnson	Election Official Comp	180.00
P Kauffman	Election Official Comp	180.00
B Kauzlarich	Election Official Comp	80.00
S Kirby	Election Official Comp	191.43
Landings	Rent Payments	650.00
S Larson	Election Official Comp	205.49
K Laurson	Educational & Train.Serv.	100.36
Legends	Engineering Services	110.00
Lexipol	Dues & Memberships	1529.20
Mail Serv	Vehicle Renewal Notices	708.83
Mainstay Systems	Off. Supplies & Forms	9416.00
C McClurg	Election Official Comp	196.38
J McDanolds	Election Official Comp	200.52
Midwest Wheel	Engineering Services	305.65
P Mitchell	Election Official Comp	200.00
Moravia Public Library	Contrib. & Purchase Serv	7659.00
P Morrow	Election Official Comp	100.00
NACVSO	Contract Services	50.00
NAFTO	Educational & Train.Serv.	750.00
Numa Towing	Engineering Services	551.78
G Odgen	Election Official Comp	247.52

R Pfannebecker	Mileage & Transp. Expense	15.89
Phelps Uniform	Engineering Services	136.84
Proctor Corp	Heat-Cool-Elevator-Rpr-Mn	2419.00
T Proffitt	Rent Payments	650.00
Quill	Off. Supplies & Forms	68.95
Rainbo Oil	Engineering Services	831.42
Rathbun Area Properties III	Rent Payments	575.00
RRWA	Engineering Services	91.35
L Ray	Election Official Comp	192.60
D Sherrard	Election Official Comp	9.14
K Sherrard	Election Official Comp	225.92
M Sias	Salary-Regular Employees	1129.17
Simmons Bldg Materials	Engineering Services	63.48
Marla Smith	Election Official Comp	19.17
SMS Power Train	Construction & Maint.	369.06
Solutions	Computer & Microfilm Supp	2904.80
Southtown Living	Rent Payments	650.00
J Stajcar	Engineering Services	1464.40
J Swaby	Election Official Comp	194.13
H Swartz	Election Official Comp	224.03
Thomas Funeral Home	Funeral Services	900.00
M Thomas	Election Official Comp	180.00
J Thompson	Election Official Comp	201.51
TerviPay	Medical & Health Services	596.10
Truck Center	Engineering Services	989.86
US Bank	Off. Supplies & Forms	1180.20
US Cellular	Office Space	260.88
DYLAN VAN DONSELAAR	Educational & Train.Serv.	13.72
Verizon	Contrib. & Purchase Serv	200.04
Visa	Off. Supplies & Forms	404.85
D Wakelin	Election Official Comp	210.42
K Walker	Election Official Comp	184.05
A Westercamp	Election Official Comp	234.92
Windstream	Telephone & Telegr.Serv.	1225.79
Grand Total		146966.60

Krystal Fowler from Furever Friends spoke about the organization and presented a contract for FY26. The board requested figures on the number of dogs picked up in the unincorporated areas. Approval of the contract was tabled for the next meeting (12/15/25).

Harvey motioned to open the public hearing on County Property Sale #9463 at 9:07 A.M. Seconded by Buban. All voted aye. There were no public comments. Buban motioned to close the public hearing at 9:07 A.M. Seconded by Harvey. All voted aye. Harvey motioned to approve Resolution 2025-43. Seconded by Buban. All voted aye.

#### RESOLUTION 2025-43

##### SALE OF COUNTY'S INTEREST IN CERTAIN REAL PROPERTY

WHEREAS, Appanoose County has an interest in certain real property legally described as follows:  
Parcel #290251006591000

COAL PT NE SE DESC AS: BEG AT THE NE COR OF SE QTR 11-68-16 TH RUNNING W 45 5/7THS RDS TH S 35 RDS TH E 45 5/7THS TH N 35 RDS TO THE PL OF BEG in Appanoose County, Iowa.

WHEREAS, Appanoose County is desirous of disposing of its interest in the above legally described property by transferring ownership to: Gregory and Marsha Vogel in the amount of One Hundred dollar(s) all its right, title, interest, estate, claim and demand, in the above described real estate.

WHEREAS, the Board is desirous of disposing of the County's interest in the real property as required by Iowa Code Section 331.361; has held a public hearing on the proposed property sale in accordance with Iowa Code Section 331.305; has published notice of the time and place of the public hearing on the proposed property sale; and has solicited public comment and input on the proposed property sale prior to finally acting on such proposal.

NOW, THEREFORE, BE IT RESOLVED that payment is due by the close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

BE IT FURTHER RESOLVED that, after a public hearing on the matter, the Appanoose County Board of Supervisors resolves to execute a Quit Claim Deed to transfer any ownership it may have to the owner(s) named above, all its right, title, interest, estate, claim and demand, in the above described real estate in Appanoose County, Iowa.

PASSED AND APPROVED this 1<sup>st</sup> day of December 2025

/s/Jeff Kulmatycki, Chairperson, Board of Supervisors

ATTEST:/s/Kelly Howard, Appanoose County Auditor

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

Buban motioned to approve the hiring of Skyler Morrison as Full-Time (non-exempt) Deputy Treasurer with a starting pay of \$41,389.97 a year effective 12/10/2025. Seconded by Harvey. All voted aye.

Buban motioned to set the public hearing for the FY26 Budget Amendment #1 for 12/15/2025 at 9:05 A.M. Seconded by Harvey. All voted aye.

Sarah Berndt and Unity Stephens from Iowa Primary Care Association spoke about their services and left contact materials.

Harvey motioned to approve Resolution 2025-44 Utility Resolution for 2025 Values Payable 26-27 with updated values. Seconded by Buban. All voted aye. (A complete copy of resolution 2025-44 can be found in the Auditor's Office or on the Appanoose County website).

Buban motioned to approve Resolution 2025-45. Seconded by Harvey. All voted aye.

Resolution # 2025-45

Resolution of Finding

RESOLUTION FINDING THAT APPANOOSE COUNTY MEETS THE URBAN REVITALIZATION AREA DESIGNATION CRITERIA OF SECTION 404.1, CODE OF IOWA. AND THAT THE DEVELOPMENT AND/OR REDEVELOPMENT, OR COMBINATION THEREOF IS NECESSARY IN THE INTERESTS OF PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY.

WHEREAS, in accordance with the provisions of Chapter 404 of the Code of Iowa, the Board of Supervisors may, by ordinance, designate an area of the county as a Revitalization Area for the purpose of granting property tax exemptions for improvements to properties; and,

WHEREAS, the process of designating an area as Revitalization Area requires that the County Supervisors follow certain statutory procedures, including the adoption of a resolution finding that the development and/or redevelopment, or a combination of thereof of the area is necessary in the interest of the public health, safety or welfare of the residents of the County and the area meets the criteria of Section 404.1; and

WHEREAS, Appanoose County, Iowa has been determined to meet the conditions of Section 404.1 due to lack of investment and the opportunity to influence its growth by stimulating investment from the private sector.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Appanoose County, Iowa, that:

1. The facts stated above in the preamble are a true and correct statement of the conditions in Appanoose County and of the necessity of its designation as a Revitalization Area.
2. The entire unincorporated areas of Appanoose County is an eligible Revitalization Area under the criteria of Section 404.1, Code of Iowa.
3. The development and/or redevelopment, or combination thereof the area legally described as the entire area within the corporate boundaries of Appanoose County, Iowa is necessary in the interests of public health, safety and welfare of the residents of Appanoose County, Iowa.
4. There has been prepared a Revitalization Plan for Appanoose County and an ordinance designating the area within the corporate boundaries of Appanoose County, Iowa as a Revitalization Area for consideration by the Board of Supervisors.

PASSED AND APPROVED, this 1<sup>st</sup> day of December 2025

/s/Jeff Kulmatycki, Chairman, Appanoose County Board of Supervisors

ATTEST: /s/ Kelly Howard, Appanoose County Auditor

Harvey motioned to approve Resolution 2025-46. Seconded by Buban. All voted aye.

#### Resolution 2025-46

#### RESOLUTION APPROVING PROCEDURES CONCERNING PUBLIC HEARINGS NOTICES ON ADOPTION OF A PROPOSED REVITALIZATION PLAN FOR THE COUNTY-WIDE REVITALIZATION AREA

WHEREAS, the Board of Supervisors has set a public hearing date of 1/5/26 at 9:10 A.M., on the proposed County-Wide Revitalization Plan, and

WHEREAS, Section 404.2(3) of the Code of Iowa requires that the County give proper notice of the scheduled hearing (not less than four days and not more than twenty days prior to the hearing) which notice is required as follows:

The county has scheduled a public hearing and notified all owners of record of real property located within the proposed area and the section and the tenants living within the proposed area in accordance with Section 331.305. In addition to notice of publication, notification shall also be given by ordinary mail to the last known address of the owners of record. The County shall also send notice of by ordinary mail addressed to the "occupants" of County addresses located within the proposed area, unless the Board of Supervisors, by reason of lack of a reasonably current and complete address list, or for other good cause, shall have waived the notice. Notwithstanding Section 331.305 the notice shall be given by the thirtieth day prior to the public hearing.

WHEREAS, a current list does not exist of tenants within the proposed Revitalization Area, an official notice will be published in the newspapers of general circulation (Appanoose Weekly) prior to 1/5/2026 as required by law.

PASSED AND APPROVED, this 1<sup>st</sup> day of December 2025

/s/ Jeff Kulmatycki, Chairman, Appanoose County Board of Supervisors

ATTEST:/s/Kelly Howard, Appanoose County Auditor

Harvey motioned to award Contract 04-C004-130 (pavement overlay, safety shoulders and associated work) to INROADS, LLC and authorize the Engineer to sign contract documents. Seconded by Buban. All voted aye.

Harvey motioned to set the public hearing for Road Vacation in Section 1, T69N R18W for 12/15/25 at 9:10 A.M. Seconded by Buban. All voted aye.

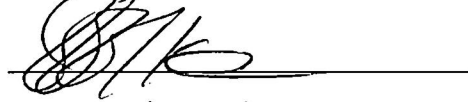
County Engineer, Brad Skinner provided an update to the board. Snow removal over the weekend went smoothly.

Public Comments: no public comments.

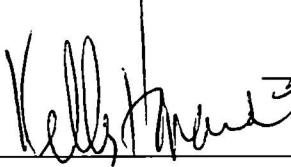
Buban motioned to adjourn. Seconded by Harvey. All voted aye.

The Board adjourned to meet the call of the Auditor at 9:47 A.M.

Appanoose County Board of Supervisors

A handwritten signature in dark ink, appearing to be "B. K.", written over a horizontal line.A handwritten signature in dark ink, appearing to be "Dust Henry", written over a horizontal line.A handwritten signature in dark ink, appearing to be "Scott D. ...", written over a horizontal line.

Attest:

A handwritten signature in dark ink, appearing to be "Kelly Howard", written over a horizontal line.

Kelly Howard, Appanoose County Auditor