

July 6, 2026

Appanoose County Board of Supervisors met in regular session July 6, 2026, 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 June 15 & 29, 2026 meetings. Seconded by Harvey. All voted aye.

Harvey motioned to approve 6/18 & 7/2 payrolls, 5/26 Prisoner Room & Board Transfer and Sheriff Quarterly Report. Seconded by Buban. All voted aye.

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

Albia Newspapers	Official Pub. & Legal Not.	40.00
Alliant	Electric Light & Power	6066.19
Amazon	Building Repair & Maintce	145.59
Amer Home Fdg	Juvenile Detention & Shel	1679.40
Ascendance	Engineering Services	3160.91
Bailey Off	Off. Supplies & Forms	122.70
J Barber	Building Repair & Maintce	300.00
D Barnthouse	Building Repair & Maintce	200.00
BKE LLC	Engineering Services	6973.00
Bratz Oil	Mileage & Transp. Expense	209.24
Brown's Shoe	Engineering Services	157.24
C-D Supply	Custodial Supplies	1102.71
Calhoun Burns	Engineering Services	9555.00
Cantera Aggregates	Salary-Regular Employees	54713.37
Capital Sanitary Supply	Off. Equip Repair & Maint	348.00
CDW Government	Off. Supplies & Forms	112.70
Centerville Body Shop	Contract Services	310.00
C'ville Produce & Feed	Engineering Services	3560.00
Chariton Valley Elec	Engineering Services	43.06
City Cville	Water & Sewer	18339.97
City of Plano	Maintenance Contract	430.28
City of Unionville	Maintenance Contract	318.40
Danley's Construction	Engineering Services	5420.00
Davis Co Sheriff	Legal & Ct-Related Serv.	48.40
Davison Fuels & Oil	Fuels	152.70
Dept of Treasury	Law Enf. Equip & Weapons	600.00
Erin R. Donato-Porter	Legal Serv. Dep-Subp-Tran	60.50
Ed M Feld Equip	Building Repair & Maintce	1585.00
Fogle Home & Hardware	Building Repair & Maintce	34.60
Galls	Uniforms	102.10
D Gee	Contract Services	87.84
Good Guys Glass Auto	Engineering Services	630.00
GreatAmerica	Computer Services	246.70
PJ Greufe	Health Insurance	1500.00
Hills San	Garbage Serv	525.00
Homestead	Food Preparation Service	10158.75
Hotsy Cleaning Systems	Engineering Services	660.00
IA Dept of Transp	Engineering Services	1161.78
IACP	Dues & Memberships	275.00
IACVS	Contract Services	50.00
IMWCA	Workmens' Comp. Ins.	49783.00

InRoads	Engineering Services	17454.55
Intoximeters	Law Enf. Equip & Weapons	483.00
IA Media Network	Typing-Print.-Bind.Serv.	3166.48
IA Prison Industries	Uniforms	112.98
IA ME	Medical & Health Services	11282.00
IA Trust & Savings	Off. Supplies & Forms	160.03
IA Workforce	Off. Supplies & Forms	111.17
ISAC	Educational & Train.Serv.	8700.00
Legends	Engineering Services	144.50
Liberty	Telephone & Telegr.Serv.	55.00
Mainstay Systems	Law Enf. Equip & Weapons	2744.00
Martin's Flag Co	Building Repair & Maintce	75.40
M Messamaker	Educational & Train.Serv.	276.95
Metal Culverts	Bridge & Culvert Maint.	15840.00
Myers Custom Sign	Engineering Services	30.00
R Pfannebecker	Building Repair & Maintce	180.00
Phelps Uniform	Engineering Services	474.65
Pitney Bowes	Computer Services	195.00
Pitney Bowes	Off. Supplies & Forms	74.67
Polk Co Medical Examiner	Medical & Health Services	150.00
Quill	Off. Supplies & Forms	167.96
RACOM	E911 Other Capital Expens	49.83
RASWC	Garbage Serv	10.00
River Hills	Medical & Health Services	604.00
Robinson Outdoor	Contract Services	2400.00
M Sias	Salary-Regular Employees	1129.17
Sign Solutions	Engineering Services	204.60
Simmons Bldg Materials	Building Repair & Maintce	5.51
B Skinner	Engineering Services	279.99
Solutions	Computer & Microfilm Supp	78679.65
Ty Stewart	Educational & Train.Serv.	90.00
Storey Kenworthy	Election Supplies	919.70
T-Mobile	Radio and related equipme	384.03
Thomas Funeral Home	Mileage & Transp. Expense	1650.00
TerviPay	Food Preparation Service	406.16
Uniti	Engineering Supplies	1745.14
UnityPoint	Engineering Services	378.00
US Bank	Educational & Train.Serv.	373.19
US Cellular	Contrib. & Purchase Serv	1522.39
US Records Midwest	Photocopy & Duplicating	1297.55
Vaughn Auto	Engineering Services	220.79
Verizon	Off. Supplies & Forms	200.04
Vetter Equipment	Engineering Services	1438.21
Visa	Engineering Services	486.46
Walker Welding	Engineering Services	14.05
Wapello Co Aud	Legal & Ct-Related Serv.	2504.92
J Willier	Legal & Ct-Related Serv.	300.00
Grand Total		341200.03

Marty Ryan from Area XV Multi-County Housing Agency requested a reduction in their PILOT (payment in lieu of taxes) for fiscal years 2022-2025 totaling \$1,805.05. Buan requested an annual request be made going forward. Harvey motioned to approve Resolution 2026-22 with the understanding an annual request will be made. Seconded by Buan. All voted aye.

RESOLUTION NO. 2026-22

A RESOLUTION APPROVING A ZERO PERCENT (0%) PAYMENT IN LIEU OF TAXES (PILOT) FOR CURRENT AND FYE 22'/FYE 23'/FYE24'/FYE 25' FOR AN AFFORDABLE HOUSING PROJECT OWNED AND OPERATED BY AREA XV MULTI-COUNTY HOUSING AGENCY

WHEREAS,

Area XV Multi-County Housing Agency (the "Housing Agency") owns and/or operates

Moravia – 301 W Chariton A & 301 W Chariton B

Mystic – 808 Green Street

Moulton – 601 E 2nd Street A & 601 E 2nd Street B

which provides safe, decent, and sanitary affordable housing to low-income individuals and families within Appanoose County, Iowa; and

WHEREAS,

The Housing Agency is authorized under federal law, including the regulations of the United States Department of Housing and Urban Development (HUD), to make Payments in Lieu of Taxes (PILOT) to local taxing jurisdictions in place of ad valorem property taxes, subject to regulatory limitations and the financial capacity of the housing project; and

WHEREAS,

HUD regulations, including 24 C.F.R. § 960.253 and 24 C.F.R. § 990.190, provide that PILOT payments shall not exceed ten percent (10%) of a project's shelter rents and must be structured so as not to impair the financial viability or sustainability of public housing operations; and

WHEREAS,

The Housing Agency must maintain compliance with HUD Housing Quality Standards as set forth in 24 C.F.R. § 5.703, and must ensure that operating revenues remain sufficient to support ongoing maintenance, repairs, and capital needs; and

WHEREAS,

Pursuant to Iowa Code § 403A.5, housing projects owned or operated by a housing authority may make payments in lieu of taxes to local taxing bodies, provided such payments are established in a manner consistent with the financial capacity of the project and in furtherance of the public purpose of providing safe and affordable housing; and

WHEREAS,

The Housing Agency has demonstrated that increased operating costs, capital and maintenance needs, and other financial constraints currently impact the subject property, and that continuation of PILOT payments would impose a financial burden that could adversely affect long-term operational stability and program compliance; and

WHEREAS,

The Appanoose County Board of Supervisors has reviewed the request submitted by Area XV Multi-County Housing Agency and finds that approval of a zero percent (0%) PILOT is consistent with federal and state law and serves the public interest by preserving affordable housing within Appanoose County.

NOW, THEREFORE, BE IT RESOLVED BY THE APPANOOSE COUNTY BOARD OF SUPERVISORS:

1. Approval of PILOT Reduction

That the Payment in Lieu of Taxes (PILOT) obligation associated with

Moravia – 301 W Chariton A & 301 W Chariton B

Mystic – 808 Green Street

Moulton – 601 E 2nd St A & 601 E 2nd Street B

owned and/or operated by Area XV Multi-County Housing Agency, is hereby set at zero percent (0%), effective 7/6/2026 AND retroactive for FYE 22'/ FYE 23'/FYE24'/ FYE25'.

1. Term of Approval

This approval shall remain in effect until modified or rescinded by subsequent action of the Appanoose County Board of Supervisors, or until such time as financial conditions materially change and a revised PILOT agreement is deemed appropriate.

1. Consistency With Law

This action is taken in accordance with applicable HUD regulations and Iowa Code § 403A.5 and is intended to support the continued operation and financial viability of affordable housing serving low-income residents of Appanoose County.

1. Authorization

The Chair of the Appanoose County Board of Supervisors is hereby authorized to execute any documents necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this 6th day of July, 2026.

APPANOOSE COUNTY BOARD OF SUPERVISORS By: /s/Jeff Kulmatycki, Chair, Board of Supervisors

ATTEST: /s/ Kelly Howard, County Auditor/Clerk

There was discussion regarding setting up a work session with the Tourism board to negotiate the county's hotel/motel tax. Harvey stated there's a Tourism meeting at noon today. Buban requested a meeting be set up as soon as possible. Harvey will get some possible dates.

Harvey motioned to accept the retirement of Gary Allen Buckallew Jr as Deputy Sheriff effective 7/16/26. Seconded by Buban. All voted aye.

Buban motioned to approve the re-appointment of Debbie Dell to Conservation Board for a 5-year term ending 7/1/2031. Seconded by Harvey. All voted aye.

Harvey motioned to approve the 2026 Homestead and Homestead 65 credit applications. Seconded by Buban. All voted aye.

Buban motioned to approve the 2026 Disabled Veteran credit applications. Seconded by Harvey. All voted aye.

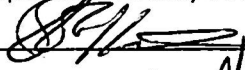
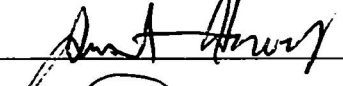
County Engineer, Brad Skinner, provided an update to the board. The asphalt projects are done. The bridge on 130th just has a couple more things to do before it can be re-opened. Crews have been working on reshapes in subdivisions. They will start work on 200th doing ditch work first before a reshape. The shed in Moulton is done. The concrete approach was poured last week. Kulmatycki asked for more information regarding traffic studies. They're third on the list to get the equipment used to conduct the study. They will collect a week's worth of information and plan to present a couple of roads a month to the board until November. The last 60 mph sign was updated this morning. There has been a complaint about truck traffic by the quarry. Trucks haven't been using the designated route. A reminder will be given. Buban suggested an embargo if a warning does not work.

Public Comments: none

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

The Board adjourned to meet the call of the Auditor at 9:22 A.M.

Appanoose County Board of Supervisors


Attest:


 Kelly Howard, Appanoose County Auditor