



CITY OF INDIANOLA COUNCIL MEETING

December 15, 2025

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Oath of Office - 2025 Elected Officials**
- 5. Oath of Office - Police Chief**
- 6. Certificate of Merit Award**
- 7. Introduction of Public Works Director**
- 8. Public Comment**
- 9. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the prior meetings
 - D. Approval of Applications
 1. Consideration of the approval of a liquor license renewal for Brickhouse.
 2. Consideration of the approval of a liquor license renewal for The Sports Page Grill.
 3. Consideration of the approval of a liquor license renewal for Ohio Martinez LLC, doing business as Fiestas Jalapeños Mexican Restaurant.
 4. Consideration of the approval of a liquor license renewal for Sticks & Balls LLC, pending staff approval.
 5. Consideration of the approval of an ownership amendment for Ganesh Investments Inc., doing business as D & M Liquor.
 6. Consideration of the approval of an ownership amendment for Casey's Marketing Company's liquor licenses.
 - E. Third consideration and adoption of an ordinance amending recycling rates.

- F. Resolution appointing City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA).
- G. Resolution authorizing a Provider Participation Agreement with the Iowa Department of Health and Human Services (HHS) Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Prospective Payment Program.
- H. Resolution authorizing an agreement for the intergovernmental transfer of public funds between the Iowa Department of Health and Human Services and the City of Indianola Fire Department.
- I. Approval of the submission of the 2025 Quarter 3 utility write-offs to the State Setoff program for collection.
- J. Approval of Urban Revitalization Designations.
- K. Resolution approving salaries.

10. Council Reports

- A. Council Committee Reports

11. Mayor's Report

- A. Community Update

12. Public Consideration

- A. Old Business
 - 1. Resolution approving additional funding for the Downtown Facade Improvement Program Project.
- B. New Business
 - 1. Amended and Restated 1998 Citywide Urban Revitalization Plan
 - a. Public hearing regarding amendments to the residential property tax abatement program.
 - b. Resolution adopting the proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area.

13. Other Business

- A. City Manager's Report - Jacob Meshke
- B. Discussion and action regarding future agenda items.

14. Recognition of Service

15. Adjourn



MEMORANDUM

To: Mayor and City Council
From:
Date: December 15, 2025
Subject: Approval of Claims

Introduction: The claims report for council approval totals \$341,034.29.

Recommendation: Staff recommends approval of all claims.

Attachments: 1. APPKT00318 Expense Approval Register



City of Indianola, IA

Expense Approval Register
Packet: APPKT00318 - CLAIMS 12152025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General					
NATIONAL PELRA	19993	12/15/2025	2026 DUAL STATE & NATL MEMBERSHIP RENEWAL	001-6250-62100	215
CENTER POINT LARGE PRINT	150125175933652	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	111.74
NAPA AUTO PARTS	125706	12/15/2025	FUEL FILTER, OIL FILTER, CABIN FILTER	001-1600-65050	121.65
NAPA AUTO PARTS	125707	12/15/2025	ENGINE OIL	001-1600-65050	71.96
NAPA AUTO PARTS	125708	12/15/2025	15W40	001-1500-65050	17.99
NAPA AUTO PARTS	126137	12/15/2025	HD 50 50 AF	001-1600-65050	21.12
IOWA NATIVE TREES LLC	2474	12/15/2025	TREES	001-4300-65200	1292.5
AUBERT'S TOWING	10252025	12/15/2025	TOWING (ABANDONED AUTOS)	001-1100-64860	205
MENARDS	22114	12/15/2025	VINTAGE MINI X-MAS LIGHTS	001-4300-65070	939.48
HIRTA PUBLIC TRANSIT	10613	12/15/2025	TRANSPORTATION - SENIOR FALL TRIP	001-4200-64990	37.5
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-0000-21206	1381.95
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-1100-61550	1902.74
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-1500-61550	229.27
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-1600-61550	1299.2
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-1700-61550	399.8
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-4100-61550	380.89
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-4200-61550	311.26
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-4300-61550	279.34
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-6150-61550	94
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-6200-61550	238.3
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-6210-61550	406.02
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	001-6250-61550	173.57
NAPA AUTO PARTS	126923	12/15/2025	Armorall Truck Wash	001-1500-65050	19.92
NAPA AUTO PARTS	126923	12/15/2025	Fast Orange Heavy Duty Hand Wash	001-1500-65076	22.04
AUBERT'S TOWING	11102025	12/15/2025	TOWING (ABANDONED AUTOS)	001-1100-64860	165
MENARDS	23086	12/01/2025	RETURN X-MAS LIGHTS	001-4300-65070	-269.82
MENARDS	23087	12/01/2025	X-MAS LIGHTS	001-4300-65070	109.89
INGRAM LIBRARY SERVICES	91938322	12/15/2025	POSTAGE CREDIT	001-4100-65080	-24
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-0000-21219	380
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-1100-61502	171.94
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-1500-61502	18.71
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-1600-61502	106.05
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-1700-61502	39.74
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-4100-61502	32.92
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-4200-61502	18.02
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-4300-61502	14.78
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-6150-61502	3.58
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-6200-61502	22.06
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-6210-61502	25.64
DELTA DENTAL OF IOWA	433090000000202512	12/15/2025	Vision Insurance	001-6250-61502	21.72
AMAZON CAPITAL SERVICES	14PX-CQP1-DGPQ	12/15/2025	PLUGS, CALENDAR	001-6210-65070	40.02
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-0000-21218	1577.11
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-1100-61501	1424.18
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-1500-61501	146.98
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-1600-61501	832.88
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-1700-61501	345.11
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-4100-61501	287.32
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-4200-61501	245.98
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-4300-61501	89.06
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-6150-61501	23.86
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-6200-61501	188.19
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-6210-61501	212.05
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	001-6250-61501	198.26
INGRAM LIBRARY SERVICES	92053634	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	116.67
MID AMERICAN ENERGY CO.	574103705 LIBRARY	12/15/2025	NATURAL GAS	001-4100-63710	243.17
WALTER F STEPHENS JR INC	88801	12/15/2025	HI-GLO BADGES	001-1100-61810	443
INGRAM LIBRARY SERVICES	92100518	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	7.99
INGRAM LIBRARY SERVICES	92107216	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	4.79
INGRAM LIBRARY SERVICES	92113541	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	49.16
MENARDS	23967	12/01/2025	CONE PICK & GARLAND	001-4300-65070	103.92
PLAYAWAY PRODUCTS LLC	518115	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	66.99
PLAYAWAY PRODUCTS LLC	518120	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	164.97
DENMAN & COMPANY LLP	6865-D163918	12/15/2025	FY25 AUDIT	001-6500-64010	18500
INGRAM LIBRARY SERVICES	92119599	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	340.02
U.S. POSTMASTER	PRESORT 1/2026	12/15/2025	PRESORT MAIL	001-6500-65080	370
JOSH'S AUTO REPAIR LLC	112125	12/15/2025	SERVICE VEHICLE #223K	001-1100-63320	110
MENARDS	24054	12/15/2025	TOILET REPAIR KIT, VACUUM BREAKER REPAIR KIT	001-6220-63100	96.93
INGRAM LIBRARY SERVICES	92155207	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	20.4
INGRAM LIBRARY SERVICES	92167059	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	43.43
INDEPENDENT ADVOCATE	7279	12/15/2025	AFR FY25	001-6500-64020	96.39
INDEPENDENT ADVOCATE	7279	12/15/2025	20251110 CC MINUTES	001-6500-64020	20.79
CENTURYLINK	DECEMBER 2025 4971	12/15/2025	MONTHLY SERVICE	001-6210-63730	76.08
CENTURYLINK	DECEMBER 2025 9409	12/15/2025	MONTHLY SERVICE	001-6210-63730	74.62
KARL EMERGENCY VEHICLES	13612	12/15/2025	REMOVE CAMERA & INSTALL NEW	001-1100-63320	425
MATHESON TRI-GAS INC	32434520	12/15/2025	AMBULANCE SUPPLIES - OXYGEN	001-1600-65070	106.21
T.R.M. DISPOSAL LLC	38081	12/15/2025	TRASH REMOVAL	001-6500-64090	125
T.R.M. DISPOSAL LLC	38087	12/15/2025	TRASH REMOVAL	001-1100-63710	23
T.R.M. DISPOSAL LLC	38088	12/15/2025	TRASH REMOVAL	001-4100-64090	125
JOHN DEERE FINANCIAL	4166006	12/15/2025	PICKARD FIELD MARKING STAKES	001-4200-65072	19.98
JOHN DEERE FINANCIAL	4166091	12/15/2025	MOTOR SEA FOAM	001-4300-63320	59.98
JOHN DEERE FINANCIAL	4166091	12/15/2025	DRIVEWAY ORANGE MARKER	001-4300-65070	89.7
JOHN DEERE FINANCIAL	4166091	12/15/2025	GLOVES	001-4300-65500	26.99
BOUND TREE MEDICAL LLC	86003659	12/15/2025	EMS SUPPLIES	001-1600-65070	197.25
INGRAM LIBRARY SERVICES	92209829	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	35.98
O'REILLY AUTO PARTS	0337-176847	12/15/2025	OIL FILTER	001-4300-63320	15.99
O'REILLY AUTO PARTS	0337-176897	12/15/2025	TRANS FLUID	001-4300-63320	22.98
O'REILLY AUTO PARTS	0337-176985	12/15/2025	MIRROR HEAD	001-4300-63320	19.99
O'REILLY AUTO PARTS	0337-176985	12/15/2025	GEARLUBE	001-4300-65070	30.55
GREATER DM CONVENTION & VISITORS BUREAU	24856	12/15/2025	NOVEMBER 2025 CVB CONTRIBUTION	001-5100-64130	4051.61
JOHN DEERE FINANCIAL	4166297	12/15/2025	OIL, WINDSHIELD SOLVENT	001-4300-63320	33.91
JOHN DEERE FINANCIAL	4166297	12/15/2025	SNOW SHOVEL	001-4300-65070	32.97
BRICK GENTRY P.C.	469347	12/15/2025	LEGAL SERVICE FEES	001-1700-64110	1993.95
BRICK GENTRY P.C.	469348	12/15/2025	LEGAL SERVICE FEES	001-1500-64110	1660
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	001-1500-64110	60
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	001-1700-64110	1100
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	001-4200-64110	200
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	001-6500-64110	5120
BRICK GENTRY P.C.	469350	12/15/2025	LEGAL SERVICE FEES	001-6250-64110	1720

BRICK GENTRY P.C.	469353	12/15/2025	LEGAL SERVICE FEES	001-1100-64110	440
BRICK GENTRY P.C.	469354	12/15/2025	LEGAL SERVICE FEES	001-1100-64110	767.5
INGRAM LIBRARY SERVICES	92234220	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	13.19
INGRAM LIBRARY SERVICES	92254348	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	93.08
WARREN COUNTY AUDITOR	ELECTION 11/4/2025	12/15/2025	2025 ELECTION EXPENSE	001-6500-64134	9244.52
STANARD & ASSOCIATES INC	63140	12/15/2025	APPLICANT TESTING	001-1100-65065	111
LEPLEY, SHIELA	65708647	12/15/2025	REFUND - ACTIVE REPORT CANNOT BE RELEASED	001-1100-66990	5
HOTEL POMMIER	8910027107895	12/15/2025	HOTEL FOR POLICE CHIEF CANDIDATE & MGT REP	001-1100-65990	350.32
AMAZON CAPITAL SERVICES	1HXL-NVHN-7K1R	12/15/2025	CABLE WIRE STRIPPING CUTTING TOOL	001-6210-65070	14.69
AUBERT'S TOWING	11282025	12/15/2025	TOWING (ABANDONED AUTOS)	001-1100-64860	190
O'REILLY AUTO PARTS	0337-177754	12/15/2025	PIN & CLIP	001-4300-65070	7.49
KNISLEY, RYAN	48016866	12/15/2025	OVERPAID TICKET	001-1100-66990	34.1
INGRAM LIBRARY SERVICES	91687194	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	22.47
INGRAM LIBRARY SERVICES	91687194	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65080	9
PROTECT YOUTH SPORTS	1348901	12/15/2025	BACKGROUND CHECK - COACH	001-4200-64990	10.9
AMAZON CAPITAL SERVICES	1R43-1PPD-K4HR	12/15/2025	NOTE PADS	001-1100-65060	23.46
DUST PROS JANITORIAL	3475	12/15/2025	MATERIALS/SUPPLIES - JANITORIAL	001-6500-65071	354.5
MATHESON TRI-GAS INC	52598598	12/15/2025	EMS SUPPLIES NITROGEN/OXYGEN	001-1600-65070	276.45
INGRAM LIBRARY SERVICES	91716152	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	97.97
INGRAM LIBRARY SERVICES	91716152	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65080	9
WASTE MANAGEMENT OF IOWA	8855447-0516-7	12/15/2025	RECYCLING	001-4100-64090	10
INGRAM LIBRARY SERVICES	91760715	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	4.49
INGRAM LIBRARY SERVICES	91760715	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65080	9
PLAYAWAY PRODUCTS LLC	516925	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	321.39
INGRAM LIBRARY SERVICES	91774616	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	150.49
INGRAM LIBRARY SERVICES	91774616	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65080	9
AUBERT'S TOWING	11072025	12/15/2025	TOWING (ABANDONED AUTOS)	001-1100-64860	165
O'REILLY AUTO PARTS	0337-178086	12/15/2025	MOTOR OIL	001-1100-63320	17.98
ACE HARDWARE	10043	12/15/2025	SNOW DOMINATOR	001-4300-65070	79.98
IMU - UTILITIES	10513746 FIBER	12/15/2025	TELEPHONE SERVICE	001-6210-63730	516.08
IMU - UTILITIES	10513746 FIBER	12/15/2025	FIBER	001-6210-64190	569
IMU - UTILITIES	10514131 LIBRARY	12/15/2025	UTILITIES	001-4100-63710	848.5
IMU - UTILITIES	10515123 ADULT SB	12/15/2025	UTILITIES PICKARD ADULT SB	001-4200-63710	274.85
IMU - UTILITIES	10515594 MEM BLDG	12/15/2025	UTILITIES VMAC	001-4500-63710	636.11
IMU - UTILITIES	10515996 HWY	12/15/2025	UTILITIES HWY MEDIAN IRRIGATION	001-4300-63710	4.72
IMU - UTILITIES	10516314 ACT CTR	12/15/2025	UTILITIES ACTIVITY CENTER	001-4200-63710	665.78
IMU - UTILITIES	10517496 DOG	12/15/2025	UTILITIES DOWNEY PARK (DOG)	001-4300-63710	68.83
IMU - UTILITIES	10517537 PICKARD	12/15/2025	UTILITIES PICKARD YOUTH	001-4300-63710	180.24
IMU - UTILITIES	10518111 MCCORD	12/15/2025	UTILITIES MCCORD	001-4300-63710	62.7
IMU - UTILITIES	10518151 MOATS	12/15/2025	UTILITIES MOATS	001-4300-63710	78.66
IMU - UTILITIES	10518352 CITY	12/15/2025	RENEWABLE	001-1500-63710	53
IMU - UTILITIES	10518352 CITY	12/15/2025	UTILITIES	001-6500-63710	4455.73
IMU - UTILITIES	10518352 CITY	12/15/2025	BUXTON OFFICES UTILITIES	001-6500-63710	196.17
IMU - UTILITIES	10518783 CAMP	12/15/2025	UTILITIES CAMPGROUND	001-4300-63710	301.46
IMU - UTILITIES	10518847 SHOP	12/15/2025	UTILITIES SHOP	001-4300-63710	261.62
IMU - UTILITIES	10519026 MEMORIAL	12/15/2025	UTILITIES MEMORIAL	001-4300-63710	75.64
IMU - UTILITIES	10519078 BUXTON	12/15/2025	UTILITIES BUXTON	001-4300-63710	250.68
IMU - UTILITIES	10519735 TRAIL	12/15/2025	UTILITIES MCVEY TRAILHEAD	001-4300-63710	67.94
IMU - UTILITIES	10520365 FIRE	12/15/2025	UTILITIES 206 N 1ST	001-1500-63710	55.02
IMU - UTILITIES	10520427 BARKER	12/15/2025	UTILITIES BARKER	001-4300-63710	46.96
IMU - UTILITIES	10520435 Fire Jeff	12/15/2025	UTILITIES 410 N JEFFERSON	001-1500-63710	178.21
PURCHASE POWER	12/4 REFILL	12/15/2025	POSTAGE REFILL 12/4/25	001-6500-65080	500
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	building maintenance	001-4100-63100	61.17
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	MARKETING SUPPLIES	001-4100-64020	15.81
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	LIBRARY BOOKS & PERIODICALS	001-4100-65020	3045.5
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	SPECIAL COLLECTIONS MATERIALS	001-4100-65022	184.69
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	OFFICE SUPPLIES	001-4100-65060	45.96
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	SPECIAL MATERIALS AND SUPPLIES	001-4100-65070	42.16
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	PROGRAM SUPPLIES	001-4100-65079	650.71
AMAZON CAPITAL SERVICES	19JC-YHQG-GJM1	12/15/2025	BATTERIES	001-1700-65060	35.76
AMAZON CAPITAL SERVICES	19JC-YHQG-GJM1	12/15/2025	FURNITURE/FIXTURES	001-1700-67210	297.49
IOWA WATER MANAGEMENT CO.	221883	12/15/2025	LIBRARY WATER MGMT	001-4100-63100	54.48
IOWA WATER MANAGEMENT CO.	221883	12/15/2025	MUNICIPAL WATER MGMT	001-6500-63100	169.98
INDIANOLA MUNICIPAL UTILITIES	2603	12/15/2025	BUXTON GAS, TRASH, RECYCLING	001-6500-63710	134.22
TRANSUNION RISK AND ALTERNATIVE	305736-202511-1	12/15/2025	TRANSUNION CONTRACT	001-1100-64990	106
DUST PROS JANITORIAL	3476	12/15/2025	JANITORIAL SERVICES	001-4100-64090	1500
WASTE MANAGEMENT OF IOWA	8938758-0516-8	12/15/2025	BRUSH YARD WASTE	001-2900-64990	2244.5
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-1100-61599	3602.89
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-1500-61599	4892.36
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-1600-61599	2434.98
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-1700-61599	192.96
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-2900-61599	6.75
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-4100-61599	29.36
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-4200-61599	352.29
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-4300-61599	321.43
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-4500-61599	118.34
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6100-61599	2.89
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6150-61599	20.57
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6200-61599	13.61
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6210-61599	129.32
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6220-61599	88.23
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6250-61599	10.82
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	001-6500-65990	915.42
WIEGERT DISPOSAL CO.	NOV 2025	12/15/2025	JANITORIAL SERVICES	001-4300-64090	225
ACE HARDWARE	10049	12/15/2025	THERMOSTAT	001-4300-63100	35.99
JOSH'S AUTO REPAIR LLC	12225	12/15/2025	NEW BATTERY & ALLTERNATOR #213	001-1100-63320	1930
AMAZON CAPITAL SERVICES	1X17-NC7X-G1P1	12/15/2025	RETURN CUTTING TOOL	001-6210-65070	-14.69
TRUCK EQUIPMENT INC	319795	12/15/2025	RAM ASSY, CLEVIS PIN KIT	001-4300-63320	343.1
KIYA KODA HUMANE SOCIETY	DECEMBER 2025	12/15/2025	MONTHLY CONTRACTED SERVICE	001-1100-64137	4500
SHULL, DOUG	DECEMBER 2025	12/15/2025	MONTHLY CONTRACTED SERVICES	001-6500-64990	83.33
SHULL, DOUG	NOVEMBER 2025	12/15/2025	MONTHLY CONTRACTED SERVICE	001-6500-64990	83.33
AMAZON CAPITAL SERVICES	1C3Q-Q9LD-MQTF	12/15/2025	OFFICE SUPPLIES	001-1100-65060	86.5
AMAZON CAPITAL SERVICES	1WF9-6FRJ-N3HK	12/15/2025	OFFICE CHAIR	001-1700-67210	289
TIM HILDRETH COMPANY	33518	12/15/2025	SAFETY CHECKS & SET COMBUSTION ON BOILER	001-6500-63410	572.5
TRUCK EQUIPMENT INC	90240	12/15/2025	VALVE, RETAINER RING, ETC 2014 F250	001-4300-63320	515.78
ALLSUP, PAT	NOVEMBER 2025	12/15/2025	NOVEMBER 2025	001-1100-63730	50
ALLSUP, PAT	OCTOBER 2025	12/15/2025	OCTOBER 20025	001-1100-63730	50
ACE HARDWARE	10072	12/15/2025	SNOW PUSHER	001-4300-65070	151.98
CASELLE LLC	14342	12/15/2025	ANNUAL LICENSING/SUPPORT	001-6210-67244	11376.37
DOWNEY TIRE PROS	39101	12/15/2025	TIRE REPAIR #211	001-1100-63320	27.98
RT'S LAWN & LANDSCAPE LLC	40-2025	12/15/2025	JUNK HAULING & FEES - 306 N 9TH ST - ABATEMENT	001-1700-64111	490
RT'S LAWN & LANDSCAPE LLC	41-2025	12/15/2025	SNOW REMOVAL - 310 N BUXTON - ABATEMENT	001-1700-64111	110
JOHN DEERE FINANCIAL	4173553	12/15/2025	WIPERS & SOLVENT	001-4300-63320	53.94
JOHN DEERE FINANCIAL	4173553	12/15/2025	EXTENSION SERVICE GAUGE, FEBREEZE	001-4300-65070	37.97
JOHN DEERE FINANCIAL	4173771	12/15/2025	OIL	001-4300-63320	131.08
RT'S LAWN & LANDSCAPE LLC	42-2025	12/15/2025	SNOW REMOVAL - 301 N BUXTON - ABATEMENT	001-1700-64111	110
RT'S LAWN & LANDSCAPE LLC	43-2025	12/15/2025	SNOW REMOVAL - 1101 E 2ND AVE - ABATEMENT	001-1700-64111	110
RT'S LAWN & LANDSCAPE LLC	44-2025	12/15/2025	SNOW REMOVAL - 107 W SALEM - ABATEMENT	001-1700-64111	110

BOUND TREE MEDICAL LLC	86015596	12/15/2025	EMS AMBULANCE SUPPLIES	001-1600-65070	2640.98
MGT IMPACT SOLUTIONS LLC	GHR201260	12/15/2025	POLICE CHIEF RECRUITMENT	001-1100-64990	10769.31
AGRI LAND FS INC	NOVEMBER 2025 PARKS	12/15/2025	FUEL	001-4300-65050	610.81
DOWNEY TIRE PROS	39159	12/15/2025	TIRE REPAIR #211	001-1100-63320	33.97
BOB'S CUSTOM TROPHIES	40317	12/15/2025	NAME PLATE HOLDER	001-1700-65060	11.5
AMAZON CAPITAL SERVICES	1JC3-P79C-DT67	12/15/2025	SMALL CONFERENCE TABLE	001-1700-67210	297.49
AMAZON CAPITAL SERVICES	197D-WTJM-KDNJ	12/15/2025	VELCRO FOR PASS TAGS IN HELMETS	001-1500-65500	58.28
KALBUS, DENISE	66996634	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	25
MOLINA HEALTHCARE OF IOWA	67235909	12/15/2025	OVERPAYMENT: JAIL PAID	001-1600-66990	173.99
UNITED HEALTHCARE INSURANCE COMPANY	67314310A	12/15/2025	MEDICARE HMO IS SECONDARY	001-1600-66990	446.84
MOLINA HEALTHCARE OF IOWA	67378452	12/15/2025	OVERPAYMENT: JAIL PAID	001-1600-66990	33.87
THE CHILD'S GROUP INC	67457347	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	869.47
UNITED HEALTHCARE INSURANCE COMPANY	67485753	12/15/2025	OVERPAYMENT: JAIL PAID	001-1600-66990	299.15
310 TRUST	67552496	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	131.93
POOL, JUDITH I.	67574392	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	250
MCCUEN, CHRISTINA M.	67587243	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	610.24
WELLMARK ADVANTAGE HEALTH PLAN	67595533	12/15/2025	OVERPAYMENT: DEPT OF VETERANS PAID	001-1600-66990	410.2
UNITED HEALTHCARE INSURANCE COMPANY	67607873	12/15/2025	OVERPAYMENT: DEPT OF VETERANS PAID	001-1600-66990	379.29
CAPPS, SHERYL R.	67677292	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	155
HUMANA HEALTH CARE PLANS	67720993	12/15/2025	OVERPAYMENT: DEPT OF VETERANS PAID	001-1600-66990	371.82
IOWA TOTAL CARE INC	67722912	12/15/2025	OVERPAYMENT: JAIL PAID	001-1600-66990	1547.26
BALL, JERRY L.	67801847	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	350
TJERNAGEL, DEAN J.	67825239	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	135.41
MIKA, ROSA L.	67830166	12/15/2025	PATIENT OVERPAID RESPONSIBILITY	001-1600-66990	134.67
INDIANOLA MAIN STREET	DEC 2025	12/15/2025	DEPOSIT REFUND-WINE, WITCHES, & HOME HOLIDAYS	001-6500-66990	50
SPORTSMAN SOLUTIONS LC	1392	12/15/2025	PICKARD SPONSORSHIP SERVICES	001-4200-64990	1290
GREGG YOUNG BUICK GMC	52989A	12/15/2025	LABOR ON 2022 TAHOE K150 - PARTS PAID 10/6	001-1100-63320	1363
BOUND TREE MEDICAL LLC	70371247	12/01/2025	REFUND - AMBULANCE MEDICAL SUPPLIES	001-1600-65070	-342.65
Fund 001 - General Total:					144331.34
Fund: 110 - Road Use Tax Fund					
MURPHY TRACTOR & EQUIPMENT	2547350	12/15/2025	SERVICE MAINTAINER	110-2100-63320	2449.54
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	110-2100-61550	555.97
DELTA DENTAL OF IOWA	43309000000202512	12/15/2025	Vision Insurance	110-2100-61502	58.56
MIDWEST ALARM SERVICES	5253559	12/15/2025	FIRE ALARM MONITORING	110-2100-63100	525.12
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	110-2100-61501	499.37
GRIMES ASPHALT & PAVING	28764	12/15/2025	HOT ASPHALT	110-2100-65070	92.38
MARTIN MARIETTA MATERIALS	47966328	12/15/2025	1 1/2 ROAD STONE	110-2100-65070	1772.83
DOWNEY TIRE PROS	38299	12/15/2025	TIRES - UNIT 21	110-2100-63320	1136.95
JOHN DEERE FINANCIAL	4166103	12/15/2025	SHOP TOWELS	110-2100-65076	35.96
MARTIN MARIETTA MATERIALS	47978241	12/15/2025	ROAD STONE	110-2100-65070	8147.01
MACQUEEN EQUIPMENT LLC	W05666	12/15/2025	REPAIR CRAWLER	110-2100-63320	4423.06
O'REILLY AUTO PARTS	0337-176846	12/15/2025	BATTERY	110-2500-63320	149.94
GRIMES ASPHALT & PAVING	28804	12/15/2025	COLD MIX	110-2100-65070	1109.8
DOWNEY TIRE PROS	38300	12/15/2025	TIRE REPLACEMENT - UNIT 41	110-2100-63320	623.97
DOWNEY TIRE PROS	38294	12/15/2025	NEW TIRES 2019 DODGE RAM	110-2100-63320	1470.23
MARTIN MARIETTA MATERIALS	48003592	12/15/2025	ROAD STONE	110-2100-65070	3493.88
IOWA PRISON INDUSTRIES	304025	12/15/2025	TURN ARROWS	110-2100-65088	475.09
MARTIN MARIETTA MATERIALS	48014195	12/15/2025	ROAD STONE	110-2100-65070	2803.44
IMU - UTILITIES	10516851 STREETS	12/15/2025	UTILITIES 706 N 6TH	110-2100-63710	1668.9
IMU - UTILITIES	10518352 CITY	12/15/2025	STREETLIGHTS	110-2300-63780	13912.24
HAWKEYE TRUCK EQUIPMENT	168550	12/15/2025	BOSS, BARNES PUMP - UNIT 29	110-2500-63320	74.82
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	110-2100-61599	1370.57
WIEGERT DISPOSAL CO.	NOVEMBER 2025	12/15/2025	KYBO AT BRUSH FACILITY	110-2100-64990	65
TITAN MACHINERY	ACCT 401780	12/15/2025	REPAIR/MAINT VEHICLE	110-2100-63320	327.56
ACE HARDWARE	10054	12/15/2025	ANTIFREEZE	110-2700-65070	13.77
JV TRUCKING LLC	7749	12/15/2025	ROAD STONE - PLAINVIEW AVE	110-2100-65083	1587.19
JV TRUCKING LLC	7750	12/15/2025	ROADSTONE - KENNEDY	110-2100-65083	1703.57
JV TRUCKING LLC	7751	12/15/2025	ROADSTONE - W 17TH	110-2100-65083	2301.2
JV TRUCKING LLC	7752	12/15/2025	ROADSTONE - S 1ST	110-2100-65083	452.32
JV TRUCKING LLC	7753	12/15/2025	ROADSTONE - E IOWA	110-2100-65083	1503.81
JV TRUCKING LLC	7754	12/15/2025	ROADSTONE - S Y STREET	110-2100-65083	454.08
JV TRUCKING LLC	7755	12/15/2025	ROADSTONE - COUNTRY CLUB ROAD	110-2100-65083	472.34
WASTE MANAGEMENT OF IOWA	8979507-05516-9	12/15/2025	TRASH REMOVAL OVERAGE	110-2100-63710	369.82
ACE HARDWARE	10067	12/15/2025	WASH MO, BRUSH	110-2100-65076	45.98
PERFECTION PEST MANAGEMENT	80830	12/15/2025	PEST CONTROL	110-2100-63100	53.5
AMAZON CAPITAL SERVICES	11J9-PYVV-1XTJ	12/15/2025	OUTDOOR EXTENSION CORD	110-2100-65070	103.4
INDIANOLA MUNICIPAL UTILITIES	2604	12/15/2025	IMU EMPLOYEES SNOW REMOVAL	110-2500-64990	1352.52
DOWNEY TIRE PROS	39405	12/15/2025	TIRE REPAIR - BACKHOE	110-2100-63320	121.98
Fund 110 - Road Use Tax Fund Total:					57777.67
Fund: 141 - Library Special Revenue					
BOOK PAGE	S87302	12/15/2025	LIBRARY BOOKS & PERIODICALS	141-4100-65020	420
AMAZON CAPITAL SERVICES	16G4-7DJ4-QHFW	12/15/2025	FRIENDS PURCHASES	141-4100-65024	288.34
Fund 141 - Library Special Revenue Total:					708.34
Fund: 142 - Park & Rec Special Rev Fund					
IOWA NATIVE TREES LLC	2474	12/15/2025	TREES	142-4670-65200	1292.5
Fund 142 - Park & Rec Special Rev Fund Total:					1292.5
Fund: 301 - Capital Projects Fund					
OPN ARCHITECTS INC	24847000-11	12/15/2025	CONCEPT DESIGN	301-4100-67900	8726.95
Fund 301 - Capital Projects Fund Total:					8726.95
Fund: 340 - City Hall Bldg Project					
AMAZON CAPITAL SERVICES	14PX-CQP1-DGPQ	12/15/2025	TOILET HANDLE REPLACEMENT	340-7500-63100	19.78
JESS' LOCK AND KEY	1120065	12/15/2025	REKEY CYLINDER - REGIONS BLDG	340-7500-63100	80
IMU - UTILITIES	10513746 FIBER	12/15/2025	FIBER - N HOWARD	340-7500-63100	53.39
IMU - UTILITIES	10518887 110	12/15/2025	110 N HOWARD UTILITIES	340-7500-63710	83.37
IMU - UTILITIES	10520356 114	12/15/2025	114 N HOWARD UTILITIES	340-7500-63710	481.87
Fund 340 - City Hall Bldg Project Total:					718.41
Fund: 610 - Sewer Fund					
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	610-8300-61550	537.73
JOHN DEERE FINANCIAL	4159926	12/15/2025	ADHESIVE GOOP	610-8350-65070	6.99
DELTA DENTAL OF IOWA	43309000000202512	12/15/2025	Vision Insurance	610-8300-61502	69.08
MIDWEST ALARM SERVICES	5253557	12/15/2025	FIRE ALARM MONITORING	610-8350-64200	450
MIDWEST ALARM SERVICES	525358	12/15/2025	FIRE ALARM MONITORING	610-8350-64200	450
AMAZON CAPITAL SERVICES	14PX-CQP1-DGPQ	12/15/2025	ETHERNET CABLE	610-8350-65072	368.46
DAKOTA SUPPLY GROUP	S105224756.001	12/15/2025	REPAIR MATERIALS	610-8325-63453	362.9
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	610-8300-61501	608.57
IOWA ONE CALL	277324	12/15/2025	WRRD LOCATES	610-8300-64990	237.2
VAN METER INC	S013967511.001	12/15/2025	BEACON	610-8350-63100	632
WARREN WATER DISTRICT	NOVEMBER 2025	12/15/2025	WRWF WATER	610-8350-63710	95.45
1-DAY CDL	112425	12/15/2025	CDL	610-8300-62300	550
HACH COMPANY	14769996	12/15/2025	LAB SUPPLIES/REAGENTS	610-8350-65012	2290.1

T.R.M. DISPOSAL LLC	38167	12/15/2025	TRASH REMOVAL	610-8350-64990	138
GRAINGER INC	9722324879	12/15/2025	DRILL SET, PIPE WRENCH	610-8350-65070	518.04
JOHN DEERE FINANCIAL	4166381	12/15/2025	WATCH BATTERY	610-8350-65072	3.99
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	610-8300-64110	360
BARNHART CRANE	73799-CD99312627	12/15/2025	CRANE TO PULL SKIDLOADER OUT OF DITCH	610-8350-63410	913.5
PIERCE BROTHERS REPAIR	20773	12/15/2025	WELD BRACKET & MAKE HINGES FOR HATCH LID	610-8325-63410	268
VERIZON WIRELESS	6129512765	12/15/2025	LAPTOP	610-8300-63730	40.01
CINTAS CORPORATION	9348843401	12/15/2025	CINTAS	610-8300-64990	234
IMU - UTILITIES	10514748 SEWER	12/15/2025	IMU UTILITIES	610-8325-63710	6555.09
INDIANOLA MUNICIPAL UTILITIES	2600	12/15/2025	SEWER UTILITY SERVICES	610-8300-64905	13836.67
JOHN DEERE FINANCIAL	4171597	12/15/2025	GREASE, DEICER	610-8350-63410	9.48
CERRIS SYSTEMS IOWA INC	66746	12/15/2025	GENERATOR MAINTENANCE DEC - FEB	610-8325-63410	8881.25
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	610-8300-61599	447.64
PIERCE BROTHERS REPAIR	20788	12/15/2025	DRILL HINGES & WELD LID	610-8325-63410	38
JOHN DEERE FINANCIAL	4172233	12/15/2025	BULK MIDWEST	610-8350-65072	8.08
JOHN DEERE FINANCIAL	4172524	12/15/2025	ANTIFREEZE	610-8300-63320	5.98
GRAINGER INC	9729106303	12/15/2025	GLASS MIC FILTER	610-8325-65072	30.19
WOOSLEY LANDSCAPING & MOWING LLC	12824	12/15/2025	MOWING	610-8300-64990	1425
JOHN DEERE FINANCIAL	4172987	12/15/2025	ELBOW, NIPPLE, FUNNEL	610-8350-65072	11.76
GRAINGER INC	9732224713	12/15/2025	SCREWS, LOCK WASHER	610-8350-63410	272.08
HOTSYS CLEANING SYSTEMS	PSI-320768	12/15/2025	WIRE NON-MARK HOSE	610-8350-65072	410.48
ALLMAX SOFTWARE LLC	29224	12/15/2025	ANNUAL MAINT & SUPPORT FOR ANTERO	610-8300-64190	3177
HAWKINS INC	7274563	12/15/2025	POLYMER	610-8350-65010	7697.95
GRAINGER INC	9732791547	12/15/2025	HXHDPCSCRW	610-8325-63410	130.08
ERA	DEC STMT	12/15/2025	INSPECTIONS/TESTING	610-8350-64200	389.45
INDIANOLA MUNICIPAL UTILITIES	2602	12/15/2025	SEWER CREDIT CARD PROCESSING FEES	610-8300-64990	5023.94
AMAZON CAPITAL SERVICES	1NGR-VPW1-XTWC	12/15/2025	ICE MAKER	610-8350-65060	279.99
MIDWEST ALARM SERVICES	527767	12/15/2025	SPRINKLER INSPECTION	610-8350-64200	300
MIDWEST ALARM SERVICES	527768	12/15/2025	SPRINKLER INSPECTION	610-8350-64200	300
GRAINGER INC	9734588420	12/15/2025	ELECTRICAL TAPE	610-8325-63410	47.46
Fund 610 - Sewer Fund Total:					58411.59
Fund: 650 - Stormwater Utility Fund					
INDIANOLA MUNICIPAL UTILITIES	2600	12/15/2025	STORM WATER UTILITY SERVICES	650-9000-64905	4348.67
INDIANOLA MUNICIPAL UTILITIES	2602	12/15/2025	SWU CREDIT CARD PROCESSING FEES	650-9000-64990	285.45
Fund 650 - Stormwater Utility Fund Total:					4634.12
Fund: 670 - Recycling Fund					
INDIANOLA MUNICIPAL UTILITIES	2600	12/15/2025	RECYCLING UTILITY SERVICES	670-8400-64905	1581.33
WASTE MANAGEMENT OF IOWA	8979485-0516-8	12/15/2025	RECYCLING RESIDENTIAL	670-8400-64700	25181.88
WASTE MANAGEMENT OF IOWA	8979486-0516-6	12/15/2025	RECYCLING APARTMENTS	670-8400-64701	4432.26
WASTE MANAGEMENT OF IOWA	8980550-0516-6	12/15/2025	N 6TH STREET - RECYCLING APARTMENTS	670-8400-64701	76.18
INDIANOLA MUNICIPAL UTILITIES	2602	12/15/2025	RECYCLING CREDIT CARD PROCESSING FEES	670-8400-64990	399.63
Fund 670 - Recycling Fund Total:					31671.28
Fund: 680 - Wellness Campus Fund					
MUTUAL OF OMAHA	1980343658	12/15/2025	LIFE, AD&D,LTD, STD	680-8700-61550	244.08
GREATER IOWA SWIM LEAGUE	1001	12/15/2025	GISL TEAM DUES 24-25 SEASON	680-8700-64992	60
DELTA DENTAL OF IOWA	43309000000202512	12/15/2025	Vision Insurance	680-8700-61502	14.04
MUTUAL OF OMAHA	1988949383	12/15/2025	Dental Insurance	680-8700-61501	113.84
TRANE	990317454	12/15/2025	POOL HVAC REPAIRS	680-8700-63411	1275
COMPLETE CARPET CARE INC	43840	12/15/2025	CLEAN LEARN & PLAY CARPET	680-8700-64090	135
T.R.M. DISPOSAL LLC	38091	12/15/2025	TRASH REMOVAL	680-8700-64090	124
BRICK GENTRY P.C.	469349	12/15/2025	LEGAL SERVICE FEES	680-8700-64110	200
AMAZON CAPITAL SERVICES	1CHY-K7F7-XXFJ	12/15/2025	COAT RACK & HOOKS	680-8700-63100	32.86
AMAZON CAPITAL SERVICES	1CHY-K7F7-XXFJ	12/15/2025	MEDICAL SCISSORS, GAUZE	680-8700-65070	34.81
IOWA-DES MOINES SUPPLY INC.	513403	12/15/2025	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	540.69
IMU - UTILITIES	10516134 IWC	12/15/2025	IMU UTILITIES	680-8700-63710	11893.27
STAPLES	7007883394	12/15/2025	OFFICE SUPPLIES	680-8700-65060	96.92
IMWCA	96262	12/15/2025	WORKER'S COMP INSURANCE INSTALLMENT #6	680-8700-61599	137.57
DIAM PEST CONTROL	769556	12/15/2025	PEST CONTROL	680-8700-63100	89
ACE HARDWARE	10062	12/15/2025	PLASTIC HUB WHEEL	680-8700-63411	25.98
ACE HARDWARE	10062	12/15/2025	MATERIALS/SUPPLIES MEMBERSHIP	680-8700-65074	42.9
HAUS ROOFING & CONST SRVS	1133	12/15/2025	REPAIR ROOF	680-8700-63100	700
MIDWEST ALARM SERVICES	527769	12/15/2025	SPRINKLER INSPECTION	680-8700-64200	399.96
Fund 680 - Wellness Campus Fund Total:					16159.92
Fund: 710 - Sewer Capital Projects Fund					
HR GREEN INC	196216	12/15/2025	SOUTH C ST SEWER IMPROVEMENTS	710-8300-67501	11697
HR GREEN INC	196218	12/15/2025	ON CALL SERVICES	710-8300-64070	4846.25
Fund 710 - Sewer Capital Projects Fund Total:					16543.25
Fund: 820 - Health Insurance Fund					
DELTA DENTAL OF IOWA	43309000000202512	12/15/2025	Vision Insurance	820-9302-64080	58.92
Fund 820 - Health Insurance Fund Total:					58.92
Grand Total:					341034.29

Packet: APPKT00318 - CLAIMS 12152025

Fund	Expense Amount
001 - General	144331.34
110 - Road Use Tax Fund	57777.67
141 - Library Special Revenue	708.34
142 - Park & Rec Special Rev Fu	1292.5
301 - Capital Projects Fund	8726.95
340 - City Hall Bldg Project	718.41
610 - Sewer Fund	58411.59
650 - Stormwater Utility Fund	4634.12
670 - Recycling Fund	31671.28
680 - Wellness Campus Fund	16159.92
710 - Sewer Capital Projects Fund	16543.25
820 - Health Insurance Fund	58.92
Grand Total:	341034.29



MEMORANDUM

To: Mayor and City Council
From:
Date: December 15, 2025
Subject: Approval of Minutes of the prior meetings

Introduction: Attached are minutes from the December 1 Council meeting and December 8 Study Session for review and approval.

Recommendation: Staff recommends approval of the December 1 and December 8 meeting minutes.

Attachments:

1. 20251201 CC Minutes
2. 20251208 CC Study Session Minutes



CITY OF INDIANOLA COUNCIL MEETING

December 1, 2025

6:00 PM

City Council Chambers
110 N 1st Street, Indianola, IA

Minutes

Call to Order

The Indianola City Council met in regular session at 06:00 PM on December 1, 2025, in the City Hall Council Chambers. Mayor Steve Richardson called the meeting to order and on roll call the following members were present: Ron Dalby, Steve Armstrong, Christina Beach, Bob Lane. Absent: Josh Rabe, Mellisa Sones.

Public Comment

There were no public comments offered.

Consent Agenda

Claims and the resolution setting a public hearing were pulled from the consent agenda. Council Member Beach moved to approve the Consent Agenda and Armstrong seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the prior meetings
- Approval of Applications
- Consideration of the approval of a liquor license renewal for Indianola Lodge No. 2814 Benevolent and Protective Order of Elks of the United States of America.
- Second consideration of an ordinance amending recycling rates.
- Resolution 2025-201 approving Change Order Number 1 in the amount of (\$19,095.87), final acceptance and retainage release in the amount of \$17,695.08 to Sternquist Construction for the West Clinton Avenue Reconstruction Project.
- Resolution 2025-202 accepting public utility easement for The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa.
- Approval of 2026 maximum refuse hauling rates.
- Resolution 2025-203 approving salaries.

Council Member Lane moved to add a \$4500 payment to Kiya Koda to the claims and approve claims, and Armstrong seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Lane.. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Lane moved to approve Resolution 2025-200 setting the date of December 15, 2025, at 6:00 PM for a public hearing on the matter of the adoption of a proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. Armstrong seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Council Member Armstrong reported on the South Central Iowa Landfill Board meeting.

Mayor's Report

Gabe Gibson, Peyton Wilbur, Morgan Marchant, Briar Nelson from the Mayor's Youth Council were in attendance. Mayor Richardson gave a community update.

Council Member Sones arrived at the meeting at 6:11 PM.

New Business

Council Member Armstrong moved to approve Resolution 2025-204 approving a lease agreement for parking between the City of Indianola and New Heights Church of Indianola and The Trinity United Presbyterian Church of Indianola. Beach seconded it. On roll call, the vote was AYES: Dalby, Armstrong, Beach, Sones, Lane. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Jacob Meshke reported on department news.

Discussion and action regarding future agenda items.

Mayor Richardson asked if Council would like to gather after the December 15 meeting; the council agreed and directed staff to post notice.

Adjourn

The meeting was adjourned at 6:33 PM on a motion by Lane and seconded by Beach. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL STUDY MEETING

December 8, 2025

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in study session on December 8, 2025 at 6 PM in the City Hall Council Chambers. The following members were present: Josh Rabe (via Teams), Ron Dalby, Steve Armstrong, Mellisa Sones, Bob Lane, Mayor Steve Richardson. Absent: Christina Beach.

Update to the Hillcrest Median Project

As requested at the May 19, 2025 Council meeting, Dave Moeller with Snyder and Associates presented the Council with the modifications made to the Hillcrest median.

Annual Presentation from Indianola Main Street

Erica Roberts presented the Indianola Main Street annual report to the Council.

Annual Presentation from Indianola Chamber of Commerce

Amanda Zwanizger and Kristy Brouillet presented the Indianola Chamber of Commerce annual report to the Council and included information on Experience Indianola.

Annual Presentation from Warren County Economic Development

Rachel Gocken presented the Warren County Economic Development annual report to the Council.

Energy Efficiency Block Grant Discussion

Jason Holder, Chief of Innovation and Internal Services, presented information to the Council on the energy efficiency block grant for electric vehicle charging stations around the Square. The Council directed staff to work to obtain an updated bid, provide additional details on potential profit/loss and alternative cost models, and prepare the necessary resolutions for consideration at the January 5, 2026 Council meeting. Bill Howard from the Sustainability Committee was also present.

Presentation regarding the compensation plan

Human Resources Director Courtney Silliman presented an informational presentation on the compensation plan. Council directed staff to use the Midwest CPI with a cap for cost-of-living adjustments.

The meeting ended at 9:18 PM.



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of a liquor license renewal for Brickhouse.

Introduction: This is a renewal of the Brickhouse Tavern's Class C Retail Alcohol License with catering and outdoor service privileges.

Background: Their current license expires on December 31, 2025.

Discussion: The Brickhouse Tavern is a corporation located at 107 N Buxton Street. Owners listed on the application are Joseph and Amanda Ripperger. Staff has reviewed the application and inspected the premises.

Budget Impact: None

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of a liquor license renewal for The Sports Page Grill.

Introduction: This is a renewal for The Sports Page Grill's Class C Retail Alcohol License with catering and outdoor service privileges.

Background: Their current license expires on December 31, 2025.

Discussion: The Sports Page Grill is a corporation located at 1802 W 2nd Avenue. The owners listed on the application are Joseph and Amanda Ripperger. Staff has reviewed the application and the premises have been inspected.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of a liquor license renewal for Ohio Martinez LLC, doing business as Fiestas Jalapeños Mexican Restaurant.

Introduction: This is a renewal for Fiestas Jalapeños Mexican Restaurant Class C Retail Alcohol License with outdoor service and catering privileges.

Background: Their current license expires December 18, 2025.

Discussion: Ohio Martinez is a limited liability company doing business as Fiestas Jalepenos Mexican Restaurant. The owners listed on the application are Jose Alejandro Martinez, Aadan Guillermo Pacheco Meza, Guillermo Ayala, and Ricardo Angel Gallardo. Staff has inspected the premises and reviewed the application.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of a liquor license renewal for Sticks & Balls LLC, pending staff approval.

Introduction: This is a renewal of the Sticks and Balls LLC Class C Retail Alcohol license.

Background: Their current license expires December 23, 2025.

Discussion: Sticks and Balls is a limited liability company at 116 E Ashland Avenue. Crystal Inman is listed as the owner on the application. Staff have reviewed the application and have reached out to the business to schedule the fire inspection.

Budget Impact: None

Recommendation: Staff recommends approval pending passing of the fire inspection.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of an ownership amendment for Ganesh Investments Inc., doing business as D & M Liquor.

Introduction: D & M Liquor has updated the owners on their liquor license. This amendment requires Council approval.

Background: D & M Liquor has updated the owners on their liquor license. This amendment requires Council approval.

Discussion: The owner listed on the updated application is Deven Sapkota. Staff has reviewed this application.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Cassandra Hofer, Deputy City Clerk
Date: December 15, 2025
Subject: Consideration of the approval of an ownership amendment for Casey's Marketing Company's liquor licenses.

Introduction: Casey's Marketing Company has updated the owner information on their liquor licenses for all stores in Indianola. This amendment requires Council approval.

Background: Casey's Marketing Company has updated the owner information on their liquor licenses for all stores in Indianola. This amendment requires Council approval.

Discussion: The owners listed on the amended application are Scott Faber, Eric Larsen, Douglas Beech, Casey's General Stores, Inc., Samuel James and Brian Johnson.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 15, 2025
Subject: Third consideration and adoption of an ordinance amending recycling rates.

Introduction: Staff recommends Council approve the third reading and adopt the ordinance amending recycling rates by 4.8%.

Background: Our current rate is \$6.41; \$5.61 is for bi-weekly recycling services and \$0.80 is for the fall and spring cleanup programs. An additional fee for the cleanup programs was adopted by the Council in April 2024.

Discussion: The fee for the bi-weekly recycling services will increase by 4.8%; the new fee for that service will be \$5.88.

The fee for the cleanup program is calculated based on the contract costs and the number of recycling residents. The fee will need to increase by two cents per month to \$0.82.

	Spring	Fall & Spring Yard Waste	Fall Bulky Items	Landfill	Total
Cost	\$43,549	\$6,036.15	\$4,126.56	\$6,800	\$60,717.99
Total per month based on 6,188 recycling customers	\$0.59	\$0.08	\$0.06	\$0.09	\$0.82
Increase	\$0.02	None	None	None	\$0.02

The total recycling fee billed to customers on a monthly basis will be \$6.70.

Budget Impact: The fees are used to pay for the services received and administrative costs.

Recommendation: Staff recommends approval.

Attachments: 1. Ord _Recycling 2026

City of Indianola
ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 106, COLLECTION OF SOLID WASTE,
INDIANOLA CODE OF ORDINANCES TO INCREASE RECYCLING RATES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF INDIANOLA,
IOWA:

SECTION 1. Section 106.09, Recycling Program, is hereby amended in
subsection 1 by deleting the stricken language and inserting the underlined language as
follows:

1. Fee. The fee for recyclable collection and disposal service, used or available, is ~~six
dollars and -forty-one cents) (\$6.41)~~ six dollars and seventy cents (\$6.70) for each
residential premises.

SECTION 2. REPEALER. Ordinances or parts of Ordinances in conflict with the
provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this
Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not
affect the validity of the Ordinance as a whole or any section, provision or part thereof not
adjudicated invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect January 1,
2026.

PASSED and approved by the Indianola City Council this _____ day of
_____ 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First Reading:
Second Reading:
Third Reading:
Published:



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 15, 2025
Subject: Resolution appointing City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA).

Introduction: Indianola is a member of the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA). Staff is recommending that council appoint representation to the organizations for 2026.

Background: The MPO agreement requires an annual resolution appointing representation.

Discussion: Elected officials serve on the policy committees of each organization. Staff members serve on the technical committees. The MPO agreement states that a person appointed as a representative to one committee can not also serve on the other committee; policy and technical committee members must be different.

2026 technical representatives are Bryce Johnson, MPO and Eric Stevens, CIRTPA, with Jacob Meshke serving as the alternate. Policy representatives are Bob Lane and Mellisa Sones (alternate) on MPO and Mellisa Sones and Ron Dalby (alternate) on CIRTPA.

Included in the packet are the 2026 MPO meeting dates.

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2025- DMMPO CIRTPA Representation 2026
2. 2026 MPO Representative Form_v20251215
3. 2026 MPO meeting dates

City of Indianola
RESOLUTION 2025-

**RESOLUTION APPOINTING THE CITY OF INDIANOLA REPRESENTATION TO THE
DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION AND THE
CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE**

WHEREAS, the City of Indianola is a member of the Des Moines Metropolitan Planning Organization (DMMPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA); and

WHEREAS, the Des Moines Area MPO has requested its member governments to appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2026, through December 31, 2026.

NOW, THEREFORE, be it resolved by the City Council the City of Indianola to appoint the following representatives to the Des Moines Area MPO and CIRTPA:

DMMPO

Policy Committee Primary Representative	Bob Lane, Council Member
Policy Committee Alternate Representative	Mellisa Sones, Council Member
Technical Committee Primary Representative	Bryce Johnson, Community and Economic Development Director
Technical Committee Alternate Representative	Jacob Meshke, City Manager

CIRTPA

Policy Committee Primary Representative	Mellisa Sones, Council Member
Policy Committee Alternate Representative	Ron Dalby, Council Member
Technical Committee Primary Representative	Eric Stevens, Public Works Director
Technical Committee Alternate Representative	Jacob Meshke, City Manager

PASSED AND APPROVED this 15th day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, Clerk

2026 Representative Information for City of Indianola

(Please fill in all information to guarantee contact information is up-to-date in our records)

Committee	Representative Contact Information	
Policy Committee Primary	Name:	Bob Lane
	Title:	Council Member
	Email:	rlane@indianolaiowa.gov
Policy Committee Alternate	Name:	Mellisa Sones
	Title:	Council Member
	Email:	msones@indianolaiowa.gov
Technical Committee Primary	Name:	Bryce Johnson
	Title:	Community and Economic Development Director
	Email:	bjohnson@indianolaiowa.gov
Technical Committee Alternate	Name:	Jacob Meshke
	Title:	City Manager
	Email:	jmeshke@indianolaiowa.gov

If additional staff persons should receive copies of emails for the representatives, please provide the following:

Name: _____

Title: _____

E-Mail: _____

Return with a resolution affirming your representatives by December 31, 2026 to:

Tracey Deckard, Office Manager
Des Moines Area Metropolitan Planning Organization
420 Watson Powell Jr., Way | Suite 200
Des Moines, Iowa 50309
tdeckard@dmampo.org

TECHNICAL	EXECUTIVE	POLICY
Meets at 9:30 a.m. on the first Thursday of the month unless otherwise noted.	Meets at 11:30 a.m. on the first Thursday of the month unless otherwise noted.	Meets at 4 p.m. on the third Thursday of the month unless otherwise noted.
January 8*	January 8*	January 22*
February 5	February 5	February 19
March 5	March 5	March 19 12 ¹
April 2	April 2	April 16
May 7	May 14**	May 21
June 4	June 4	June 18
No meeting ²	No meeting ²	No meeting ²
August 6	August 6	August 20
September 3	September 3	September 17
October 1	October 1	October 15
November 5	November 5	November 19
No meeting ²	No meeting ²	No meeting ²

* All meetings are delayed one week due to New Year's Day holiday falling on the first Thursday of the month.

** Executive Committee delayed one week to avoid annual trip to Washington, D.C., which is tentatively scheduled for May 6-8.

¹ Proposing to reestablish the March meeting of the Policy Committee due to frequent occurrence of having to schedule a meeting for needed Policy Committee actions. Meeting is in the second week to avoid Spring Break.

² Proposing to have no meetings for all committees in July and December due to these being slow times of year for MPO.



MEMORANDUM

To: Mayor and City Council

From: Aaron Hurt, Fire Chief

Date: December 15, 2025

Subject: Resolution authorizing a Provider Participation Agreement with the Iowa Department of Health and Human Services (HHS) Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Prospective Payment Program.

Introduction:

The purpose of this memorandum is to request approval from the City Council for the Indianola Fire Department to enter into the Provider Participation Agreement with the Iowa Department of Health and Human Services (HHS) for participation in the Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Prospective Payment Program beginning July 1, 2026.

Background:

The Ground Emergency Medical Transportation (GEMT) program allows government-owned emergency medical service providers to receive federal Medicaid reimbursement for uncompensated costs associated with transporting Medicaid patients. Participation requires the execution of a Provider Participation Agreement and compliance with federal and state regulations, Iowa Medicaid policies, and annual cost reporting obligations. This program does not change the services we provide but allows recovery of eligible costs already incurred.

Discussion:

Under the agreement, the Indianola Fire Department would comply with program requirements including maintenance of appropriate financial documentation, submission of annual cost reports, and transfer of the non-federal share of required program funds through the intergovernmental transfer process. The department will only receive reimbursement up to the actual allowable costs of providing ground emergency medical transportation to Medicaid patients, and federal regulations require repayment of any identified overpayments. The agreement includes provisions ensuring the State is held harmless for federal audit disallowances, with the Provider assuming responsibility should such disallowances occur.

Participation in GEMT aligns with the Department's ongoing efforts to capture eligible revenue streams, continue to support operational sustainability, and offset the growing cost of EMS service delivery without increasing the financial burden on local taxpayers.

Budget Impact:

Participation in the GEMT program is expected to result in additional Medicaid reimbursements that help cover uncompensated costs for transports provided to Medicaid beneficiaries. While the City is required to transfer the non-federal share prior to receiving the prospective payments, this amount is returned to the City through the reimbursement process and ultimately results in a net positive revenue impact.

Recommendation:

Staff recommends approval.

Attachments:

1. Res 2025- Authorizing GEMT provider participation
2. Provider Participation Agreement

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION AUTHORIZING A PROVIDER PARTICIPATION AGREEMENT WITH THE
IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS) GROUND EMERGENCY
MEDICAL TRANSPORTATION (GEMT) UNCOMPENSATED COST PROSPECTIVE
PAYMENT PROGRAM**

WHEREAS, The City of Indianola Fire Department is a recognized Ground Emergency Transportation Provider (GEMT); and

WHEREAS, the Provider Participation Agreement allows participation in the GEMT Uncompensated Cost Reimbursement Program by the governmentally owned or operated provider, subject to the provider's compliance with the requirements and responsibilities set forth in the attached agreement.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Indianola, Iowa believes it to be in the best interest of the City of Indianola to enter into the Provider Participation Agreement and is hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa that the Fire Chief is authorized and directed to execute the agreement on behalf of the City of Indianola.

Approved this 15th day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

PROVIDER PARTICIPATION AGREEMENT

IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES (HHS) GROUND EMERGENCY MEDICAL TRANSPORTATION (GEMT) UNCOMPENSATED COST PROSPECTIVE PAYMENT PROGRAM

Provider Name: Indianola Fire Department

Provider NPI Number: 1619947199

Statement of Intent

The purpose of this Agreement is to allow participation in the Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Reimbursement Program by the governmentally owned or operated provider, named above and hereinafter referred to as Provider, subject to the Provider's compliance with the requirements and responsibilities set forth in this Agreement.

Provider Responsibilities

By entering into this Agreement, the Provider agrees to the following:

- A. Provider agrees to comply with each of the following, as periodically amended:
 - 1. Title XIX of the Social Security Act
 - 2. Titles 42 and 45 of the Code of Federal Regulations (CFR)
 - 3. Iowa Medicaid State Plan
 - 4. State issued policy directives, including the Iowa Medicaid Ambulance Provider Manual
 - 5. Terms of the Provider's Iowa Medicaid Provider Enrollment Agreement
- B. Provider agrees to ensure all applicable state and federal requirements, as identified in paragraph A, above, are met in rendering services under this Agreement. The Provider understands and agrees that their failure to meet all applicable state and federal requirements in rendering services subject to reconciled cost reimbursement under this Agreement shall be sufficient cause for the state to deny or recoup payment to the Provider as well as terminate this Agreement.
- C. Provider agrees to comply with the following allowable expenses and fiscal documentation requirements:
 - 1. Submit annually the GEMT Program cost report to Iowa Medicaid
 - 2. Maintain for review and audit, and supply to the state upon request, auditable documentation of all amounts claimed, and any other records required by the state and CMS, pursuant to this agreement to permit a determination of expenses allowed.
 - 3. If the allowance of an expense or appropriateness of an expense cannot

be determined by the state because fiscal records or other documentation is not present or is inadequate, according to generally accepted accounting principles or practices, all questionable costs may be disallowed and payment may be withheld by the State.

D. Provider agrees to submit within the timeframes determined by the State, transfer of the non- federal share of the GEMT uncompensated cost reimbursement according to the Intergovernmental Transfer of Public Funds Agreement prior to the uncompensated cost prospective payments from HHS.

E. Provider agrees to accept as payment in full the reimbursement received for services subject to reconciled cost reimbursement pursuant to this Agreement. Under no circumstance will the total amount of reimbursement received exceed one hundred percent (100%) of actual care costs. As such, if the Provider does not have any uncompensated care costs, the Provider will not receive a payment under this program.

F. Provider agrees that when it is determined that they received federal funds in excess of their determined cost per transport, the state shall recover the excess in accordance with state and federal regulations within 30 (thirty) calendar days.

Limitations of State Liability

- A. Notwithstanding any other provision of this Agreement, the HHS shall be held harmless from any federal audit disallowance and interest resulting from payments made by the federal Medicaid program as reimbursement for costs of providing services.
- B. To the extent that a federal audit disallowance and interest results from costs for which the Provider has received reimbursement, the HHS shall recoup from the Provider, upon written notice, amounts equal to the amount of the disallowance and interest in that fiscal year for the disallowed costs. All subsequent costs submitted to the HHS applicable to any previously disallowed cost, may be held in abeyance with no payment made until the federal disallowance issue is resolved.
- C. Notwithstanding paragraphs A and B above, to the extent that a federal audit disallowance and interest results from costs which the Provider has received reimbursement for services provided by a nongovernmental entity under contract with, and on behalf of the Provider, the HHS shall be held harmless by the Provider for one-hundred percent (100%) of the amount of any such federal audit disallowance and interest.

TERMS OF THIS AGREEMENT

The period of this Cooperative Agreement shall begin July 1, 2026. This Agreement may be canceled or amended at any time upon agreement by both parties or by either party after giving thirty (30) days prior notice in writing to the other party provided, however, that reimbursement shall be made for the period when the contract is in full force and effect.

GEMT Provider Signature

Date

Aaron Hurt

GEMT Provider Printed Name



MEMORANDUM

To: Mayor and City Council
From: Aaron Hurt, Fire Chief
Date: December 15, 2025
Subject: Resolution authorizing an agreement for the intergovernmental transfer of public funds between the Iowa Department of Health and Human Services and the City of Indianola Fire Department.

Introduction: This memo requests approval of the Intergovernmental Transfer of Public Funds Agreement between the City of Indianola Fire Department and the Iowa Department of Health and Human Services (HHS). This agreement works in tandem with the GEMT Provider Participation Agreement to enable our full participation in the state's GEMT supplemental payment program.

Background: House File 2285 (2018) and State Plan Amendment IA-19-002 authorize publicly owned or operated GEMT providers to receive supplemental Medicaid payments for uncompensated costs associated with ground emergency medical transportation. To access these cost-based supplemental payments, the Indianola Fire Department must have both a GEMT Provider Participation Agreement and an Intergovernmental Transfer (IGT) Agreement in place with HHS.

Discussion: Under the IGT Agreement, the City of Indianola will periodically transfer public funds to HHS to serve as the non-federal share of GEMT supplemental payments. HHS will then use these funds to draw down federal matching dollars and pay our agency the reconciled cost-based supplemental amount for uncompensated Medicaid GEMT services, consistent with the approved State Plan Amendment.

Budget Impact: The agreement creates a matching and cash-flow obligation rather than a new ongoing local tax commitment.

Recommendation: Staff recommends approval.

Attachments:

1. Res 2025- Intergovernmental transfer of GEMT Funds
2. IGT Agreement

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION AUTHORIZING AN AGREEMENT FOR THE INTERGOVERNMENTAL
TRANSFER OF PUBLIC FUNDS BETWEEN THE IOWA DEPARTMENT
OF HEALTH AND HUMAN SERVICES
AND THE CITY OF INDIANOLA FIRE DEPARTMENT**

WHEREAS, The City of Indianola Fire Department is a recognized Ground Emergency Transportation Provider (GEMT); and

WHEREAS, the attached Intergovernmental Agreement provides for an intergovernmental transfer of funds to the Iowa Department of Health and Human Services from the GEMT provider in order to provide the non-federal share of the reconciled cost reimbursement amount for the uncompensated Medicaid cost associated with GEMT services.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Indianola, Iowa believes it to be in the best interest of the City of Indianola to enter into this agreement for the intergovernmental transfer of public funds between the Iowa Department of Health and Human Services and the Indianola Fire Department and the agreement is hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa that the Fire Chief is hereby authorized and directed to execute this agreement on behalf of the City.

Approved this 15th day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk

INTERGOVERNMENTAL TRANSFER OF PUBLIC FUNDS AGREEMENT BETWEEN THE IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES AND

Indianola Fire Department

Ground Emergency Medical Transportation Provider (GEMT Provider)

This Intergovernmental Transfer Agreement (Agreement) is entered into between the Iowa Department of Health and Human Services (HHS) and the ground emergency medical transportation (GEMT) Provider. It provides for an intergovernmental transfer of funds to the HHS from the GEMT Provider to provide the non-federal share of the reconciled cost reimbursement amount for the uncompensated Medicaid cost associated with GEMT services. The GEMT Provider is authorized by House File (HF) 2285 of the 2018 Iowa legislative session to enter and carry out an Intergovernmental Transfer (IGT) Agreement to transfer funds through IGTs to the HHS for use as the non-federal share of Medicaid expenditures.

AGREEMENT

- 1. GEMT Program Compliance.** Attached hereto as Attachment A is State Plan Amendment IA-19-002 (SPA), which address the GEMT Program. The GEMT Provider shall always comply with all requirements of the SPA.
- 2. Compliance with Provider Agreement and GEMT Program Eligibility.** The GEMT Provider's Iowa Medicaid Provider Agreement is incorporated herein by reference. The parties stipulate to the inclusion of any future amendments or replacement of any such Provider Agreements by this reference. The GEMT Provider hereby represents, warrants and covenants that is and at all relevant times will be an Eligible GEMT Provider as that term is defined in the SPA. If at any time the GEMT Provider's status changes such that it is no longer an Eligible GEMT Provider, the GEMT Provider shall immediately notify the HHS.
- 3. Fund Transfer.** The GEMT Provider agrees to transfer funds to HHS at the times and in the amounts determined in accordance with the following paragraphs of this Agreement. The transfer shall be made prior to the payment by HHS for the uncompensated Medicaid cost associated with GEMT services. The GEMT Provider will transfer funds to HHS equivalent to the non-federal share of the payments to be made upon notification by HHS.
- 4. Funds Certification.** The GEMT Provider shall certify that the funds transferred qualify for federal financial participation (FFP) pursuant to 42 CFR part 433 subpart B and are not derived from impermissible sources such as recycled Medicaid payments, federal money excluded from use as State match, impermissible taxes, and non-bona fide provider-related donations. Impermissible sources do not include revenue received from programs such as Medicare or Medicaid to the extent that the program revenue is not obligated to the State as the source of funding.
- 5. Record Retention and Access.** The parties agree that each shall maintain necessary records and supporting documentation applicable to the uncompensated Medicaid

cost associated with GEMT services payments to assure that claims for total funds and federal funds are in accordance with applicable federal requirements, including but not limited to those record retention requirements set forth in the SPA. The parties agree to make those records available to the parties and to all state or federal oversight authorities immediately upon request.

6. Notices: Any written notice required by this Agreement shall be sent to:

For: **Indianola Fire Department**

GEMT Provider

Printed Name: **Aaron Hurt**

Title: Fire Chief

Address: 110 N. 1st. St., PO Box 299, Indianola, IA 50125

Email Address: ahurt@indianolaiowa.gov

For HHS:

Printed Name: Iowa Department of Health and Human Services

Title: Iowa Medicaid

Address: 321 E. 12th Street

Des Moines, IA 50319

Email Address: costaudit@hhs.iowa.gov

7. **Repayment Obligation:** In the event that any State and/or federal funds are deferred and/or disallowed because of any audits or expended in violation of the laws applicable to the expenditure of such funds, the GEMT Provider shall be liable to the Agency for the full amount of any claim disallowed and for all related penalties incurred. The requirements of this paragraph shall apply to the GEMT Provider as well as any subcontractors of the GEMT Provider. To the extent that the GEMT Provider receives payments that exceed the permissible amount allowed pursuant to the SPA, the parties hereby deem the excess funds received by the GEMT Provider to be an "overpayment" subject to return to the HHS within 60 days pursuant to Section 2.5 of the Provider Agreement.

8. Assignment: This Agreement is not assignable.
9. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. This Agreement is intended only to benefit the HHS and the GEMT Provider.
10. Amendment: This Agreement may be modified at any time by the written agreement of both parties.
11. Term & Termination: This Agreement covers the period beginning on or after July 1, 2026, and ending June 30, 2027. This Agreement may be canceled by either party after giving thirty (30) days prior notice in writing to the other party. All obligations of the parties incurred or existing under this Agreement as of the date of expiration or termination survive the expiration or termination of the Agreement.
12. Execution: In consideration of the mutual covenants in this Agreement and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into this Agreement and have caused their duly authorized representatives to execute this Agreement.

Indianola Fire Department

GEMT Provider Name

Authorized Representative Signature

Date

Aaron Hurt

Authorized Representative Printed Name

Fire Chief

Authorized Representative Title

Iowa Department of Health and Human Services

Director

Date

Attachment A – Approved State Plan Amendment IA-19-002

State/Territory:

IOWA

Methods and Standards for Establishing Payment Rates for Other Types of Care**Supplemental payment for publicly owned or operated ground emergency medical transportation providers**

This program provides supplemental payments for eligible Ground Emergency Medical Transportation (GEMT) providers that meet specified requirements and provide GEMT services to Iowa Medicaid members.

Supplemental payments provided by this program are available only for the uncompensated and allowable direct and indirect costs incurred by eligible GEMT providers while providing GEMT services to Iowa Medicaid members. The supplemental payment covers the gap between the eligible GEMT provider's total allowable costs for providing GEMT services as reported on the GEMT services cost report and the amount of the base payment, mileage, and all other sources of reimbursement.

The supplemental payment amounts shall be calculated annually on a prospective basis after the conclusion of each state fiscal year (SFY). Payments shall not be paid as individual increases to current reimbursement rates as described in other parts of this state plan for GEMT services.

This supplemental payment applies only to Iowa Medicaid services rendered to Iowa Medicaid members by eligible GEMT providers on or after July 1, 2019.

A. Definitions

1. "Department" means the Iowa Department of Human Services.
2. "Direct Costs" means all costs that can be identified specifically with particular final cost objectives in order to meet all medical transportation mandates.
3. "Shared Direct Costs" are direct costs that can be allocated to two or more departmental functions or cost objectives on the basis of shared benefits.
4. "Indirect Costs" means costs for a common or joint purpose benefitting more than one cost objective that are allocated to each benefiting objective using an agency approved indirect rate or an allocation methodology. Indirect costs rate or allocation methodology must comply with 2 C.F.R. Part 200 and CMS non-institutional reimbursement policy.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

5. “Eligible GEMT Provider” means a provider who is eligible to receive supplemental reimbursement because it meets all of the following requirements continuously during the claiming period:
 - a. Provides Ground Emergency Medical Transportation services to Iowa Medicaid members.
 - b. It is a provider that is enrolled as an Iowa Medicaid provider for the period being claimed.
 - c. Is owned or operated by an eligible governmental entity, to include the state, a city, county, fire protection district, community services district, health care district, federally recognized Indian tribe or any unit of government as defined in 42 C.F.R. Sec. 433.50.
6. “Dry Run” means a run that does not result in either a transport or a delivery on-site of Medicaid covered services.
7. “GEMT Transport” means GEMT services provided by eligible GEMT providers to individuals and does not, include dry runs as defined in Paragraph, A.6.
8. “GEMT Services” means both the act of transporting an individual from any point of origin to the nearest medical facility capable of meeting the emergency medical needs of the patient, as well as the advanced, limited-advance, and basic life support services provided to an individual by GEMT providers before or during the act of transportation.
 - a. “Advanced Life Support” means special services designed to provide definitive prehospital emergency medical care, including but not limited to, cardiopulmonary resuscitation, cardiac monitoring, cardiac defibrillation, advanced airway management, intravenous therapy, administration with drugs and other medicinal preparations, and other specified techniques and procedures.

State Plan TN #	IA-19-002	Effective	July 1, 2019
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State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

- b. “Limited-Advanced Life Support” means special services to provide prehospital emergency medical care limited to techniques and procedures that exceed basic life support but are less than advanced life support services.
 - c. “Basic Life Support” means emergency first aid and cardiopulmonary resuscitation procedures to maintain life without invasive techniques.
9. “Service Period” means the period from July 1 through June 30 of each SFY.
10. “Shift” means a standard period of time assigned for a complete cycle of work, as set by each eligible GEMT provider. The number of hours in a shift may vary by GEMT provider, but will be consistent to each GEMT provider.

B. Supplemental Reimbursement Methodology – General Provisions

1. Computation of allowable costs and their allocation methodology must be determined in accordance with Medicaid cost principles at 2 C.F.R. Part 200, which establish principles and standards for determining allowable costs and the methodology for allocating and apportioning those expenses to the Iowa Medicaid program, except as expressly modified below.
2. Iowa Medicaid base payments to the GEMT providers for providing GEMT services are derived from the Ambulance provider fee schedule established for reimbursements payable by the Iowa Medicaid program by procedure code. The base payments for these eligible GEMT providers are fee-for-service (FFS) payments. The primary source of paid claims data and other Iowa Medicaid reimbursements is the Iowa Medicaid Management Information System (IA-MMIS). The number of paid Iowa Medicaid FFS GEMT transports is derived from and supported by the IA-MMIS reports for services during the applicable service period.

State Plan TN #	IA-19-002	Effective	July 1, 2019
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IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

3. The total uncompensated care costs of each eligible GEMT provider available to be reimbursed under this supplemental payment program will equal the shortfall resulting from the allowable costs determined using the Cost Determination Protocols (Section C.) for each eligible GEMT provider rendering GEMT services to Iowa Medicaid members net of the amounts received and payable from the Iowa Medicaid program and all other sources of reimbursement for GEMT services provided to Iowa Medicaid members. If the eligible GEMT providers do not have any uncompensated care costs, then the provider will not receive supplemental reimbursement under this supplemental payment program.
4. The Iowa Medicaid supplemental payment under this segment are the uncompensated care costs for GEMT services provided by eligible GEMT providers to Iowa Medicaid members as determined by the Prospective Supplemental Payment Amount (Section D.).

C. Cost Determination Protocols

1. An eligible GEMT provider's specific allowable cost per-GEMT transport rate will be calculated based on the provider's audited financial data reported on the GEMT services cost report. The per-GEMT transport cost rate will be the sum of actual allowable direct, shared direct, and indirect costs of providing GEMT services **(excluding cost associated with dry runs as defined in Paragraph A.6 and runs where a Medicaid covered service was delivered but no transport occurred)** divided by the actual number of GEMT transports (including dry runs as defined in Paragraph A.6 **and runs where a Medicaid covered service was delivered but no transport occurred**) provided for the applicable service period.
 - a. Direct costs for providing GEMT services include only the unallocated payroll costs for the shifts in which personnel dedicate 100 percent of their time to providing GEMT services, medical equipment and supplies, and other costs directly related to the delivery of covered services, such as first-line supervision, materials and supplies, professional and contracted services, capital outlay, travel, and training. These costs must be in compliance with Medicaid non-institutional reimbursement policies and are directly attributable to the provision of the GEMT services.

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Supplemental payment for publicly owned or operated ground emergency medical transportation providers

- b. Shared direct costs for GEMT services must be allocated for personnel, capital outlay and other costs; such as medical supplies, professional and contracted services, training and travel. The personnel costs will be allocated based on a percentage of total hours logged performing GEMT services activities versus other service activities. The capital and other shared direct costs will be allocated based on the percentage of total call volume.
- c. Indirect costs are determined by applying the cognizant agency specific approved indirect cost rate to its total direct costs (Paragraph C.1.a) or derived from provider's approved cost allocation plan. Eligible GEMT providers that do not have a cognizant agency approved indirect cost rate or approved cost allocation plan, the costs and related basis used to determine the allocated indirect costs must be in compliance with Medicaid cost principles specified at 2 C.F.R. Part 200.
- d. The GEMT provider specific per-GEMT transport cost rate is calculated by dividing the total net GEMT services allowable costs (Paragraph C.1.a, C.1.b, and C.1.c) of the specific provider by the total number of GEMT transports provided by the provider for the applicable service period.

D. Prospective Supplemental Payment Amount

- 1. The Department will calculate annual prospective supplemental payment amounts for eligible GEMT provider on a per-GEMT transport basis. The per-GEMT transport prospective supplemental payment amount for each provider is based on the provider's completed annual cost report in the format prescribed by the Department for the applicable cost reporting year. The Department will make adjustments to the as-filed cost report based on the results of the most recently retrieved IA-MMIS report.
- 2. Each eligible GEMT provider must compute the annual cost in accordance with the Cost Determination Protocols (Section C.) and must submit the completed annual as-filed cost report, to the Department five (5) months after the close of the service period.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

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IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

3. The prospective supplemental payment amount is calculated by subtracting from Iowa Medicaid's portion of the total GEMT allowable costs (Paragraph C.1) from the as-filed cost report adjusted by the Department (Paragraph D.1), the total Iowa Medicaid base payments (Paragraph B.2) and other payments, such as Iowa Medicaid co-payments, received by the providers for providing GEMT services to Iowa Medicaid members. The result of this calculation is the uncompensated care costs for GEMT services provided to Iowa Medicaid members.
4. The result in Paragraph D.3 is divided by the Iowa Medicaid GEMT transports (including dry runs as defined in Paragraph A.6) from the as-filed cost report adjusted by the Department to calculate the per-GEMT services prospective supplemental payment amount. This amount will be paid prospectively, in addition to the Iowa Medicaid base payments (Paragraph B.2) on a claim by claim basis.
5. The prospective supplemental payment amount will be updated the following July 1, and every year thereafter, following submission and review of the cost report. Specifically, the prior year's uncompensated care amount per Medicaid transport will be paid as an adjustment to the following year's base rate.

E. Eligible GEMT Provider Reporting Requirements

Eligible GEMT providers shall:

1. Submit the GEMT services cost report no later than five (5) months after the close of the CY, unless a provider has made a written request for an extension and such request is granted by the Department.
2. Provide supporting documentation to serve as evidence supporting information on the submitted cost report and the cost determination as specified by the Department.
3. Keep, maintain, and have readily retrievable, such records as specified by the Department to fully disclose reimbursement amounts to which the eligible government entity is entitled, and any other records required by CMS.

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Supplemental payment for publicly owned or operated ground emergency medical transportation providers

4. Comply with the allowable cost requirements provided in 2 C.F.R. Part 200, and Medicaid non-institutional reimbursement policy.

F. Department Responsibilities

1. The Department will submit to CMS claims for GEMT services that are allowable and in compliance with federal laws and regulations and Medicaid non-institutional reimbursement policy.
2. The Department will, on an annual basis, submit any necessary materials to the federal government to provide assurances that claims will include only those expenditures that are allowable under federal law.
3. The Department may conduct on-site audits as necessary and will complete the audit within two years of the postmark date of the accepted cost report.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 15, 2025
Subject: Approval of the submission of the 2025 Quarter 3 utility write-offs to the State Setoff program for collection.

Introduction: Staff is recommending that the Council authorize the past due sewer, recycling, and storm water fees to be sent to the State Setoff Program for collection.

Background: The State Setoff Program withholds tax refunds and gambling/ lottery winnings from those individuals who have had delinquent bills submitted by the City. The City will be able to collect payment before any remaining funds, if any, are released to the individual.

Discussion: IMU has provided the attached report of third quarter 2025 write-offs, as well as a comparison report from the past five years of write-offs.

Budget Impact: Past due balances of \$4,807.91 on 63 accounts will be submitted for collection.

Recommendation: Staff recommends approval.

Attachments:

1. Q3 Write Offs 2025 City
2. Master City Write Off Sheet 2025 City (2)

CITY OF INDIANOLA 2025 Q3 Write Offs

Sewer Billed	\$1,405,168.80	
Sewer Sent to State Offsets	\$3,798.72	0.27%
Recycling Billed	\$118,156.59	
Recycling Sent to State Offsets	\$758.35	0.64%
Stormwater Billed	\$174,091.93	
Stormwater Sent to State Offsets	\$250.84	0.14%

Total # of accounts wrote off - 63

<u>Service</u>	<u>Total Dollar Amount</u>
Sewer	\$ 3,798.72
Recycling	\$ 758.35
Stormwater	\$ 250.84
Grand Total	\$ 4,807.91

Write Offs 2020-2025								
	Sewer	Stormwater	Recycling	Total			Billed	
2020 Q1	\$ -	\$ -	\$ -	\$ -				2020 Q1
2020 Q2	\$ -	\$ -	\$ -	\$ -				2020 Q2
2020 Q3	\$ -	\$ -	\$ -	\$ -				2020 Q3
2020 Q4	\$ 14,236.68	\$ 470.28	\$ 3,411.00	\$ 18,117.96		2020 Year Total	\$4,898,638.47	2020 Q4
Total	14236.68	470.28	\$ 3,411.00		\$ 18,117.96		\$4,898,638.47	Total
2021 Q1	\$ 3,429.93	\$ 95.83	\$ 470.33	\$ 3,996.09			\$ 1,089,006.46	2021 Q1
2021 Q2	\$ 5,909.19	\$ 146.78	\$ 822.01	\$ 6,877.98			\$ 1,213,429.15	2021 Q2
2021 Q3	\$ 5,480.92	\$ 187.31	\$ 1,132.03	\$ 6,800.26			\$ 1,329,332.83	2021 Q3
2021 Q4	\$ 3,117.59	\$ 550.15	\$ 244.49	\$ 3,912.23		2021 Year Total	\$ 1,327,615.39	2021 Q4
Total	\$ 17,937.63	\$ 980.07	\$ 2,668.86		\$ 21,586.56		\$4,959,383.83	Total
2022 Q1	\$ 5,941.44	\$ 770.75	\$ 449.72	\$ 7,161.91			\$ 1,214,093.37	2022 Q1
2022 Q2	\$ 3,103.03	\$ 585.00	\$ 378.00	\$ 4,066.03			\$ 1,202,955.45	2022 Q2
2022 Q3	\$ 3,184.07	\$ 255.00	\$ 571.34	\$ 4,010.41			\$ 1,330,167.83	2022 Q3
2022 Q4	\$ 2,120.79	\$ 144.00	\$ 457.00	\$ 2,721.79		2022 Year Total	\$ 1,272,050.26	2022 Q4
Total	\$ 14,349.33	\$ 1,754.75	\$ 1,856.06		\$ 17,960.14		\$5,019,266.91	Total
2023 Q1	\$ 3,289.84	\$ 316.18	\$ 430.17	\$ 4,036.19			\$ 1,250,955.26	2023 Q1
2023 Q2	\$ 5,981.65	\$ 600.47	\$ 385.46	\$ 6,967.58			\$ 1,224,953.58	2023 Q2
2023 Q3	\$ 6,992.68	\$ 809.58	\$ 374.46	\$ 8,176.72			\$ 1,579,680.90	2023 Q3
2023 Q4	\$ 3,626.99	\$ 721.40	\$ 354.25	\$ 4,702.64		2023 Year Total	\$ 1,605,683.08	2023 Q4
Total	\$ 19,891.16	\$ 2,447.63	\$ 1,544.34		\$ 23,883.13		\$5,661,272.82	Total
2024 Q1	\$ 1,887.01	\$ 485.07	\$ 342.77	\$ 2,714.85			\$ 1,477,506.54	2024 Q1
2024 Q2	\$ 3,414.15	\$ 848.83	\$ 294.26	\$ 4,557.24			\$ 1,471,621.58	2024 Q2
2024 Q3	\$ 6,385.80	\$ 418.31	\$ 1,054.37	\$ 7,858.48			\$ 1,511,454.49	2024 Q3
2024 Q4	\$ 3,385.07	\$ 742.51	\$ 273.47	\$ 4,401.05		2024 Year Total	\$1,585,388.17	2024 Q4
Total	\$ 15,072.03	\$ 2,494.72	\$ 1,964.87		\$ 19,531.62		\$6,045,970.78	Total
2025 Q1	\$ 1,714.33	\$ 595.48	\$ 112.50	\$ 2,422.31			\$ 1,490,510.18	2025 Q1
2025 Q2	\$ 3,155.53	\$ 318.00	\$ 929.57	\$ 4,403.10			\$ 1,559,795.58	2025 Q2
2025 Q3	\$ 3,798.72	\$ 250.84	\$ 758.35	\$ 4,807.91			\$ 1,697,416.52	2025 Q3
2025 Q4				\$ -		2025 Year Total		2025 Q4
Total	\$ 8,668.58	\$ 1,164.32	\$ 1,800.42		\$ 11,633.32		\$4,747,722.28	Total

0.37%

0.44%

0.36%

0.42%

0.32%

0.25%

2020-2025	Sewer	Stormwater	Recycling	Total	Billed
Totals	\$ 90,155.41	\$ 9,311.77	\$ 13,245.55	\$ 112,712.73	\$31,332,255.09
Averages	\$ 15,025.90	\$ 1,551.96	\$ 2,207.59	\$ 18,785.46	\$5,222,042.52



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 15, 2025
Subject: Approval of Urban Revitalization Designations.

Introduction: Approving the designation will authorize a tax abatement for the property.

Background:

Discussion: The following comprise a list of Urban Revitalization Designations new residential construction.

Address	Titleholder or Contract Buyer	Estimated or Actual Cost of Improvements	Prior or Final Council Approval
1604 North G St	ADAMSON, DUANE R/TARI L	\$800,000	Prior
302 N 20th St	JERRYS HOMES INC	\$272,900	Final
625 E Scenic Valley Ave	OGETO, LEAH KERUBO/ABUGA, ROBERT OGETO	\$318,990	Prior
1909 E Boston Ave	JERRYS HOMES INC	\$353,900	Final

All applications have been reviewed and approved by staff.

Budget Impact: Tax abatements on the properties for five years.

Recommendation: Approval of the urban revitalization designations.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Finance Director
Date: December 15, 2025
Subject: Resolution approving salaries.

Introduction: Staff recommends the City Council approve the salary resolution to set salaries in accordance with the personnel management guide, union contracts, and seasonal salaries.

Recommendation: Staff recommends approval.

Attachments: 1. Res 2025- Approving salaries 12-15

City of Indianola
RESOLUTION NO. 2025-

RESOLUTION APPROVING SALARIES

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDIANOLA, IOWA:

John Schumacher, Full-time Detective, to PO-4, \$90,087.52/year, effective November 16, 2025;
and

Joseph Tegels, Full-time Police Officer, to PO-2, \$81,249.26/year, effective November 30, 2025.

Rob Hawkins, To Police Chief, 11G, \$157,599.52/year, effective December 15, 2025.

BE IT FURTHER RESOLVED that the city staff is hereby authorized to execute the resolution to issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

Passed and approved this 15th day of December 2025.

Steve Richardson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: December 15, 2025
Subject: Resolution approving additional funding for the Downtown Facade Improvement Program Project.

Introduction:

Background: On May 22, 2024, the City of Indianola was notified it had received a significant grant through the State of Iowa Community Development Block Grant (CDBG) program in the amount of \$650,000. The purpose for applying for the CDBG funding was identified in the 'Elevate Indianola' Comprehensive Plan noting specifically in action item ED-4-A-ii to "consider applying for a CDBG Downtown Revitalization Fund grant for historically sensitive façade improvement." The City has budgeted \$350,000 to facilitate the façade improvement project.

On October 30, 2025, staff brought this item to the Community and Economic Development Subcommittee to discuss the project budget after bids coming in higher than anticipated and next steps.

The Total Project Cost is \$1,357,806.01.

Discussion: Through the application process, eight (8) properties were approved as participants to receive CDBG grant funding to improve the façades of their downtown properties. Through the application review process, property owners were made aware of all criteria to be eligible, which most importantly requires each owner to be responsible for 25% of the total cost of construction work and materials to each façade. The City's role is to administer the CDBG funds (a requirement of receiving the grant funds) and to also pay 25% of the total cost of the construction work and materials. The CDBG funding (\$650,000) is used for the remaining 50% of the total costs.

In June 2024, City Council approved a Professional Services Agreement with Curtis Architecture & Design (CA&D). In 2025, the City accepted a bid from building company Cornerstone to complete the proposed work totaling \$1,198,027.00, resulting in an overage (difference between the Cornerstone bid and CA&D estimate) totaling \$101,035.22. When the bid was accepted, the cost of construction came in higher than CA&D projected.

Reasons for the Overage: The design consultant and contractor believe that recent market conditions, including material cost increases and new federal-mandated domestic sourcing requirements, have contributed to the higher costs.

The overages have impacted each of the eight qualifying properties. However, one property owner owns three of the properties (101 E. Salem, 102 S. Howard, and 104 S. Howard) resulting in a significantly higher contribution, totaling over \$41,970.52 of unexpected overage costs. This is almost

2x the overage cost of the next affected property (106 E Salem at \$27,796.02).

The single property owner of 101 E. Salem, 102 S. Howard, and 104 S. Howard is already contributing \$61,106.71 (the overages increase their contribution to \$103,077.23) and the unexpected overage cost has paused the project. In an effort to bridge the \$41,970.52 funding gap, City staff asked CA&D to reduce the scope of work to the properties. Removing the proposed awning and exterior gooseneck lights reduced the overage cost to \$25,111.40. The property owner is proposing a 50/50 split between himself and the City to cover the remaining overage cost.

101 E. Salem, 102 S. Howard, and 104 S. Howard

CA&D Projection Cost = \$244,426.88

Cornerstone Bid Total = \$286,397.40

Total Difference = \$41,971.40

Reduce Work Scope - \$16,860.00

Total Overage = \$25,111.40

50/50 Split = \$12,555.70 (each, property owner and city)

It is important to note, to be eligible for the CDBG funding, one of the criteria requires a minimum of six properties to participate in the program. If the funding gap cannot be resolved, the property owner could withdraw their application and the three properties would be removed from the CDBG program, causing the total number of participants to fall to five properties, thus, resulting in the City's ineligibility from receiving the \$650,000 in CDBG funds and \$345,867.91 in private investments (totaling \$995,867.91 from private property owners and grant funding).

Staff originally proposed the property owner consider other funding options, such as fundraising or contacting local lenders for low-interest loan programs. The property owner worked with Main Street Iowa, and it was determined the alternatives would not align with the timeline of construction. More specifically, the time to create such a program by these local lenders would go well into 2026, when construction is anticipated to commence in the spring of 2026. Staff also proposed a reimbursement plan with the property owner where the city would contribute the additional \$12,555.70 upfront but be reimbursed from any cost saving opportunities. However, the property owner did not find this option acceptable. Therefore, after exhausting the Subcommittee's first two preferred options without success, the third option, which involves splitting the overage, is now being proposed to City Council.

The City has already contributed \$161,639.01 into this project. These funds would not be refunded back to the City if the funding gap is not resolved. The City would get the balance back of the original budgeted amount (\$350,000) less the current contribution (\$161,639.01) totaling \$188,360.99. However, it is staff's concern that forfeiting a grant award like this would negatively impact the City's credibility and other grantors' willingness to provide the City with funding opportunities in the future.

Other Considerations:

1. If the additional funding is approved, the City will capture future property tax revenue from the improvements to cover the overages.
2. Substantial investment has occurred in the downtown square such as:
 - Streetscape project.
 - Comprehensive Planing – City-leading redevelopment opportunities downtown and directed to apply for grants.

- Main Street Iowa (MSI) partners – City committed to becoming partners with MSI to invest in our downtown square with strategic intent.

3. The architect has reduced the scope of work as much as possible to shrink the necessary overage costs.

CED staff has received a majority of the property owner's construction agreements to finalize the project. If the funding is approved, formal construction agreements will be brought before Council for consideration of approval.

Budget Impact: The City has already budgeted \$350,000 (25% contribution) as required by the grant. If Council chooses to provide additional financial support to fund the gap, the City would be responsible for an additional amount not to exceed \$12,555.70 (an increase of 0.9% of the total project costs), which would come from City reserves. If City Council decides to pay for the overages equally amongst all properties it would cost approximately \$50,517.61.

Recommendation: Staff is providing Council with the following options:

- Approve by resolution the additional funds not to exceed \$12,555.70 to fund the overage gap
- Approve no additional funds
- Pay 50% of the overages for all property owners

Attachments:

1. Res 2025- Facade Program Funding
2. 101 E Salem Ave - Indianola DTR CD PDF Set Final - 06-05-2025
3. 102 S Howard St - Indianola DTR CD PDF Set Final - 06-05-2025
4. 104 S Howard St - Indianola DTR CD PDF Set Final - 06-05-2025
5. 101 W Salem Ave - Indianola DTR CD PDF Set Final - 06-05-2025
6. 105 S Howard St - Indianola DTR CD PDF Set Final - 06-05-2025
7. 106 E Salem Ave - Indianola DTR CD PDF Set Final - 06-05-2025
8. 107 E Salem Ave - Indianola DTR CD PDF Set Final - 06-05-2025
9. 126 N Howard St - Indianola DTR CD PDF Set Final - 06-05-2025

City of Indianola
RESOLUTION NO 2025-

**RESOLUTION PROVIDING ADDITIONAL FUNDING FOR THE
DOWNTOWN FAÇADE IMPROVEMENT PROGRAM PROJECT**

WHEREAS, the City of Indianola received a CDBG Downtown Revitalization grant in 2024 for the Indianola Downtown Façade Improvement Program Project; and

WHEREAS, the program provides support to downtown property owners seeking to revitalize and refresh the appearance of the city's downtown commercial building structures; and

WHEREAS, the project budget was \$1,350,000, with \$650,000 being reimbursed through the grant, \$350,000 being reimbursed by the property owners, and the City of Indianola paying \$350,000; and

WHEREAS, the accepted bid from Cornerstone Commercial Contractors is higher than budgeted and an additional budget allocation from the City is required to further the purpose of the City's program and move forward with the grant project.

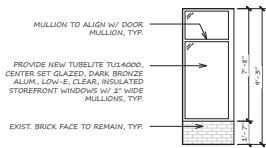
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Indianola, Iowa that an additional allocation of _____ (\$12,555.70 or \$50,517.61) is dedicated to the Downtown Façade Improvement Program Project.

Approved this 15th day of December 2025.

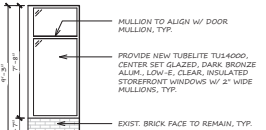
Steve Richardson, Mayor

ATTEST:

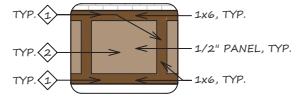
Jackie Raffety, City Clerk



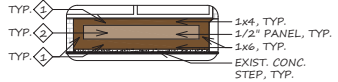
1 EXTERIOR ELEV.
1/4" = 1'-0"



2 EXTERIOR ELEV.
1/4" = 1'-0"



3 PAINT DETAIL
3/8" = 1'-0"



4 PAINT DETAIL
3/8" = 1'-0"



EXISTING PHOTOGRAPH

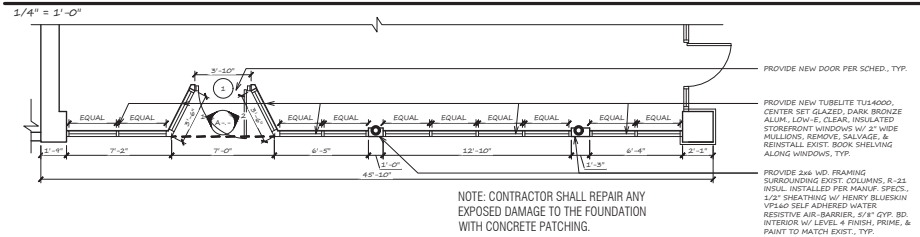


PROPOSED RENDERING

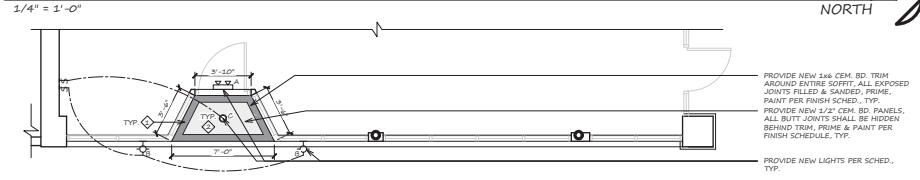
* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



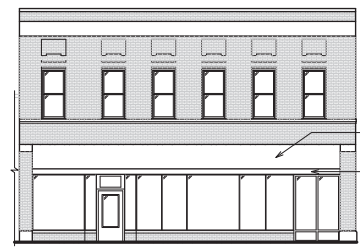
PROPOSED ELEVATION



PROPOSED FLOOR PLAN



PROPOSED REFLECTED CEILING PLAN



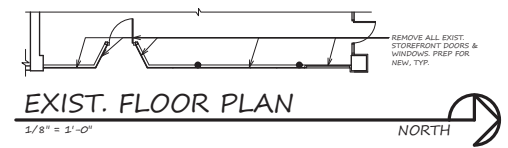
EXISTING ELEVATION

101 E. SALEM AVE. LIGHT FIXTURES

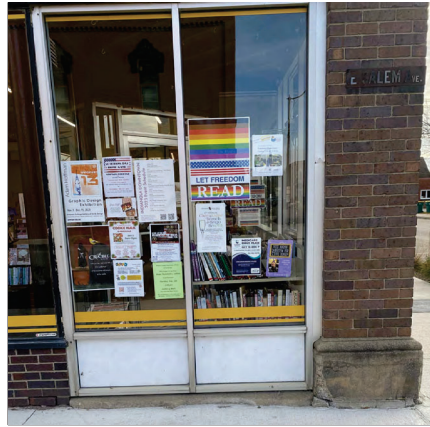
SYMBOL	FIXTURE #	LOCATION
A	RF LIGHTING RXKL2YRW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT
B	COCKOUB BOAW&LMB-1SD	EXTERIOR WALL MOUNT GOOSENECK
C	RF LIGHTING 6734-08-40-4K	EXTERIOR CEILING MOUNT

NOTE: EXTERIOR LIGHT AT SORFITY & EXTERIOR WALL SCONCE SHALL HAVE A PROGRAMMABLE THIRY SWITCH. LOCATION VERIFIED OR CHOSEN BY OWNER.

LIGHTING SCHEDULE



EXIST. FLOOR PLAN



EXISTING PHOTOGRAPH

EXISTING IMAGE OF FORMER STOREFRONT
FILL IN THAT SHALL BE REPLACED



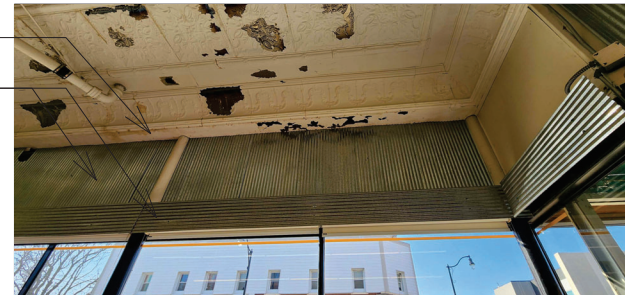
EXISTING PHOTOGRAPH

EXISTING IMAGE OF STOREFRONT ENTRANCE THAT SHALL BE REPLACED W/ NEW



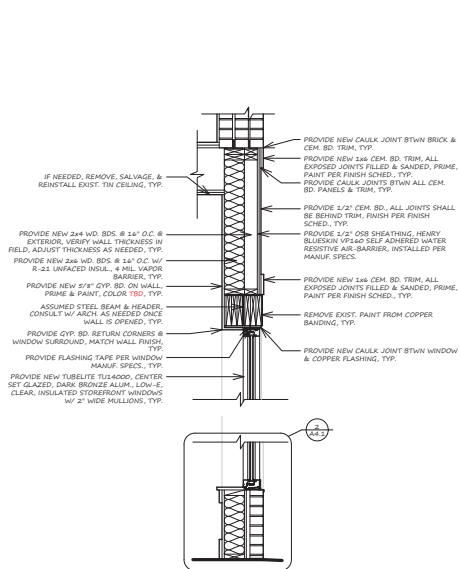
EXISTING PHOTO

EXISTING IMAGE OF FORMER STOREFRONT
TRANSOM SYSTEM THAT SHALL BE REPLACED W/
WD. FRAMING & CEM. BD. SYSTEM



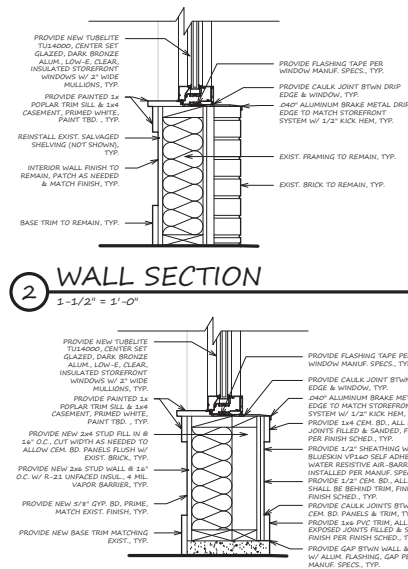
EXISTING PHOTOGRAPH

EXISTING IMAGE OF MAIN LEVEL ENTRY & REMOVAL OF METAL SHEATHING



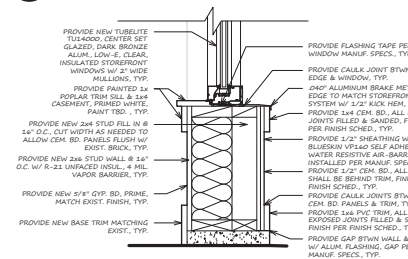
1 WALL SECTION

3/4" = 1'-0"



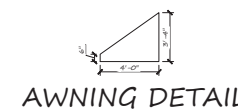
2 WALL SECTION

1-1/2" = 1'-0"



3 WALL SECTION

1-1/2" = 1'-0"



AWNING DETAIL

HARDWARE SPECIFICATIONS:

1. PANIC VON DUPRIN - 91 SERIES
TRIM: NIGHT SERIES: 91-AL
HANDLE: KAWNEER STANDARD PULL CO-1
LOCK: ANSI FUNCTION ON
FINISH: DURABOND: DARK BRONZE
2. CLOSER: LCN 4040 XP SERIES
ASH: 4040XP-5077
FINISH: DARK BRONZE - BHMA 645

REMARKS

1. TUBELITE THERMAL-BLOCK
STOREFRONT ENTRY DOOR, LOW-E,
CLEAR, INSULATED, CONCEALED
SCREEN WEATHER STRIP, STANDARD
THRESHOLD TO MATCH COLOR OF
DOOR. PROVIDE SIDELIGHT PER
ELEVATION.

OPENING SCHEDULE

REMARKS: VERIFY COLOR USE ON ELEVATIONS AND DETAILS

1. COLOR USED FOR TRIM
2. COLOR USED FOR PANELS
3. COLOR USED FOR SPOFT
4. FABRIC USED FOR AWNING

101 E. SALEM AVE. FINISH SCHEDULE					
QTY	1	2	3	4	5
COLOR	SW 7523	SW 7524	SW 7524	SW 7524	SW 7524
PRIMER	EXTERIOR	EXTERIOR	EXTERIOR	EXTERIOR	EXTERIOR
FINISH	SATIN	SATIN	SATIN	SATIN	SATIN
COATS	2	2	2	2	2
REMARKS					

Q5: GRAY SCALE
TC: TRUE COLOR

FINISH SCHEDULE

101 E. SALEM AVE. OPENING SCHEDULE											
#	DOOR				FRAME				HARDWARE		
	OPENING SIZE	SWING	MATL.	FINISH	TYPE	STILE	MATL.	FINISH	LOCKSET	PUSH/PULL	CLOSER
1	4'-0" x 7'-0" x 3'-0"	RHR	ALUM. SP.	D. BRONZE	FULL GLASS	MEDIUM	ALUM.	D. BRONZE	---	1	2



126 N. HOWARD St.



107 E. SALEM Ave.



106 E. SALEM Ave.



101 E. SALEM Ave.



102 S. HOWARD St.



104 S. HOWARD St.



105 S. HOWARD St.



101 W. SALEM Ave.



101 W. SALEM Ave.

PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMMUNICATION BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESSSES WILL REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL EXTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HARNON OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.

- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- ALL STOREFRONT WINDOWS SHALL BE BY KAWNEER OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW SIZES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, COLOR PER ELEVATIONS.
- IT IS THE ARCHITECTS ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNING ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD JOINTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS. UNLESS OTHERWISE NOTED, ENSURE CLEAN TRANSITION TO SIDE WALL. IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD TESTED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3400 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPART. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT. PROVIDING BUILDINGS ARE AS FOLLOWS: 124 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGS ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING RMX WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEIT.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLOR). VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY ABATMENT OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLINGING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.

SITE DESCRIPTION:

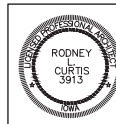
- PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 124 N. HOWARD St., 107 E. SALEM Ave., 104 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50125

INDEX OF DRAWINGS:

- G1.0 COVER PAGE
- A1.0 124 N. HOWARD St.
- A1.1 124 N. HOWARD St. (CONT.)
- A1.2 124 N. HOWARD St. SIDE - ALT. #1
- A1.3 124 N. HOWARD St. SIDE - ATL. #1 (CONT.)
- A1.4 107 E. SALEM Ave.
- A1.5 107 E. SALEM Ave. (CONT.)
- A1.6 104 E. SALEM Ave.
- A1.7 104 E. SALEM Ave. (CONT.)
- A1.8 102 S. HOWARD St.
- A1.9 102 S. HOWARD St. (CONT.)
- A1.10 104 S. HOWARD St.
- A1.11 105 S. HOWARD St.
- A1.12 105 S. HOWARD St. (CONT.)
- A1.13 101 W. SALEM Ave.
- A1.14 101 W. SALEM Ave. (CONT.)
- A1.15 101 W. SALEM Ave. (NORTH)
- A1.16 101 W. SALEM Ave. (SOUTH)



HEREBY CERTIFY THAT THE PORTION OF THE TECHNICAL SUBMISSIONS SUBMITTED HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.	
RODNEY CURTIS	REG. NO. 3913
DATE:	DATE:
BY: (SIGNATURE)	DATE: (DATE)
NOTES OR COMMENTS (LIMITED TO TWO (2) LINES)	

INDIANOLA FACADES

PROJECT ADDRESS

DATE: 06/05/2025
REVISIONS:

PROJECT # 2507
COVER SHEET / GENERAL NOTES

G0.1



HISTORICAL PHOTOGRAPH



EXISTING PHOTOGRAPH



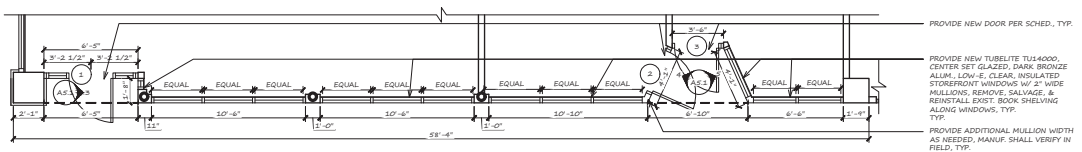
PROPOSED RENDERING

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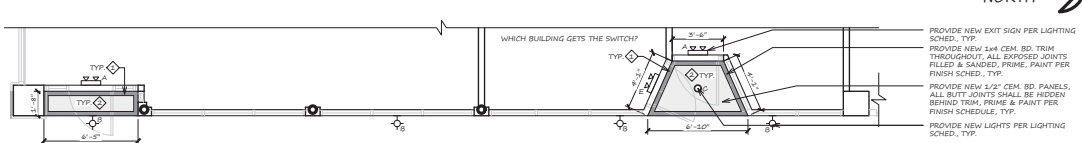
PROPOSED ELEVATION

1/4" = 1'-0"



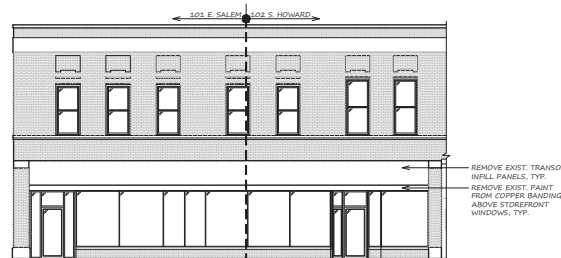
PROPOSED FLOOR PLAN

1/4" = 1'-0"



PROPOSED REFLECTED CEILING PLAN

1/4" = 1'-0"



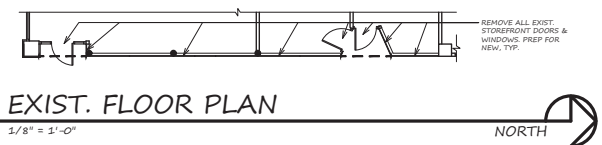
EXISTING ELEVATION

1/8" = 1'-0"

102 S. HOWARD St. LIGHT FIXTURES		
SYMBOL	FIXTURE #	LOCATION
A	RP LIGHTING RXEL3YRW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT
B	COCOWEB BOAW1&MB-1SD	EXTERIOR WALL MOUNT GOODSENECK
C	RP LIGHTING E734-08-10-4K	EXTERIOR CEILING MOUNT

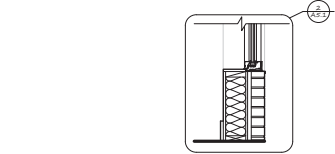
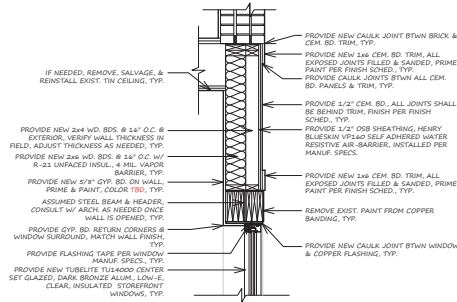
NOTE: EXTERIOR LIGHT AT SORPHY & EXTERIOR WALL SCONES SHALL HAVE A PROGRAMMABLE THER. SWITCH. LOCATION VERIFIED OR CHOSEN BY OWNER.

LIGHTING SCHEDULE

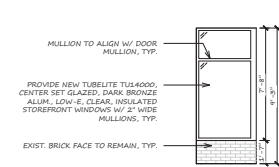
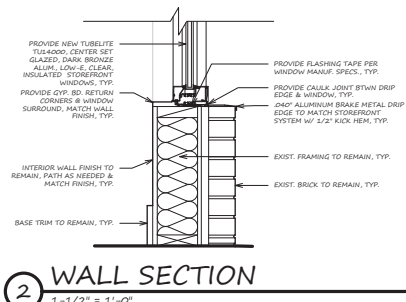


EXIST. FLOOR PLAN

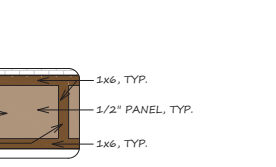
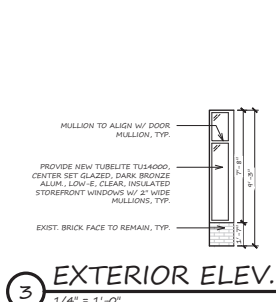
1/8" = 1'-0"



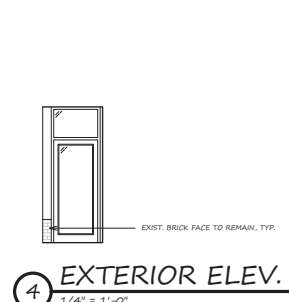
1 WALL SECTION
3/4" = 1'-0"



5 EXTERIOR ELEV.
1/4" = 1'-0"



6 PAINT DETAIL
1/4" = 1'-0"



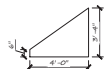
4 EXTERIOR ELEV.
1/4" = 1'-0"



EXISTING PHOTOGRAPH
EXISTING IMAGE OF "NORTH" ENTRANCE
STOREFRONT SYSTEM THAT IS BEING REPLACED



EXISTING PHOTOGRAPH
EXISTING IMAGE OF "SOUTH" ENTRANCE STOREFRONT SYSTEM THAT IS BEING REPLACED



AWNING DETAIL

HARDWARE SPECIFICATIONS:

- PANIC VON DUPRIN - 44 SERIES
TRIM: NIGHT SERIES #41-1N
HANDLE: KAWNEER STANDARD PULL CO-4
LOCK AND FUNCTION ON
FINISH: DURANODIC DARK BRONZE
- CLOSER: LCN 4040 XP SERIES
ARM: 4040XP-307T
FINISH: DARK BRONZE - BHMA 8-15

REMARKS

- TUBELITE THERMAL-BLOCK
STOREFRONT ENTRY DOOR, LOW-E,
CLEAR, INSULATED, CONCEALED
SCREEN WEATHER STRIP, STANDARD
THRESHOLD TO MATCH COLOR OF
DOOR. PROVIDE SIDELIGHT PER
ELEVATION.

REMARKS: VERIFY COLOR USE ON
ELEVATIONS AND DETAILS

- COLOR USED FOR ALL CEM. BD. TRIM
- COLOR USED FOR ALL CEM. BD. PANELS
- COLOR USED FOR SOFFIT
- COLOR USED FOR NEW STEEL BEAM

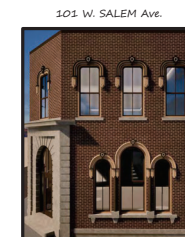
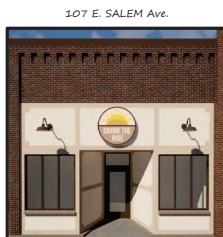
102 S. HOWARD ST. FINISH SCHEDULE					
ITEM	COLOR	PRIMER	FINISH	COATS	REMARKS
1	SW 7523	EXTERIOR	SATIN	2	1-3
2	SW 7524	EXTERIOR	SATIN	2	5
3	AWNING - SUNBRELLA CHOCOLATE CHIP FANCY - SKU 4716-0000				8

GS: GRAY SCALE
TC: TRUE COLOR

FINISH SCHEDULE

102 S. HOWARD ST. OPENING SCHEDULE											
Ø	OPENING SIZE	DOOR			FRAME			HARDWARE			REMARKS
		SWING	MAT'L	FINISH	TYPE	STYLE	MAT'L	FINISH	LOCKSET	PUSH/ PULL	
1	3'-0" x 7'-0" x 1 3/4"	BWR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	1
2	3'-0" x 7'-0" x 1 3/4"	RHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	1
3	3'-0" x 7'-0" x 1 3/4"	RHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	1

OPENING SCHEDULE



PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- [illegible]

ELECTRICAL NOTES:

- [illegible]

MASONRY NOTES:

- PROVIDE MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME SPECIFICATIONS MAY BE DIFFERENT FROM THE SPECIFICATIONS OF THE SPEC BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE.
- ON ANY MASONRY THAT IS BEING REPLACED, CHU BLOCK MAY BE USED TO BACK BRICK FACE. VERIFY NO CHU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL APPROVAL.
- FOR BUILDINGS THAT ARE TO BE TYPICKED AND REPAINTED, THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINTS. THE MASON SHALL REPAIR CRACKS AND REPAIR WITH MATCHING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR JOINTS WITH MATCHING MORTAR.
- ALL NEW SILLS SHALL HAVE A 1:1.25 SLOPE MINIMUM AND DRIP EDGE FOR ALL SILLS.
- TYPICK ALL AREAS WHERE MORTAR AND MINOR SCRUBS WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF ANY BRICKS ARE FOUND TO BE CRACKED OR DAMAGED. A REPLACEMENT SHALL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE ENTIRE PROJECT.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GRIND AT HEAD OR CHASE SHALL BE REPAIRED OR REPLACED WITH MATCHING BRICK. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND FINISH.

SUPPLEMENTARY NOTES:

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK.
NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
ESTABLISH AND MARK ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES.
PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSING AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR**
1. PAINT REPAIR
 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
 3. REGRAZING OF WINDOW / REPLACE BROKEN AS SHOWN
 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
 5. WEATHERSTRIPPING
 6. PRIMING & PAINTING
- CLASS 2 REPAIR**
1. DRY THE WOOD
 2. TREAT DECAYED AREA WITH A FUNGICIDE
 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY FILLING MIXING IN ACCORDANCE WITH SUPPLIER'S INSTRUCTIONS
 5. AFTER A "SKIN FORMS ON THE PUTTY" PAINT THE SURFACE
 6. FOLLOW UP LIST & SEE SPECS FOR CLASS 1 REPAIR
- CLASS 3 REPAIR**
1. NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLICING TECHNIQUES. MATCH PROFILE OF EXISTING FRAME. (OR IF DISCOVERED)
2. FOLLOW UP LIST & SEE SPECS FOR CLASS 1 REPAIR.

SITE DESCRIPTION:

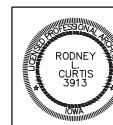
PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM	PARTICIPATING ADDRESSES: 126 N. HOWARD St., 107 E. SALEM Ave., 106 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.
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SITE ADDRESS:

DOWNTOWN
INDIANOLA, IOWA 50124

INDEX OF DRAWINGS:

- | G1.0 | COVER PAGE |
|------|--|
| A1.0 | 126 N. HOWARD ST. |
| A1.1 | 126 N. HOWARD ST. (CONT.) |
| A1.2 | 126 N. HOWARD ST. SIDE - ALT. #1 |
| A1.3 | 126 N. HOWARD ST. SIDE - ALT. #2 (CONT.) |
| A2.0 | 107 E. SALEM AVE. |
| A2.1 | 107 E. SALEM AVE. (CONT.) |
| A3.0 | 106 E. SALEM AVE. |
| A3.1 | 106 E. SALEM AVE. (CONT.) |
| A4.0 | 101 E. SALEM AVE. |
| A4.1 | 101 E. SALEM AVE. (CONT.) |
| A5.0 | 102 S. HOWARD ST. |
| A5.1 | 102 S. HOWARD ST. (CONT.) |
| A6.0 | 104 S. HOWARD ST. |
| A6.1 | 104 S. HOWARD ST. (CONT.) |
| A7.0 | 105 S. HOWARD ST. |
| A7.1 | 105 S. HOWARD ST. (CONT.) |
| A8.0 | 101 S. HOWARD ST. "NORTH" |
| A9.0 | 101 W. SALEM AVE. |
| A9.1 | 101 W. SALEM AVE. (CONT.) |



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

RODNEY L. GURTS REG. NO. 5980

ACQUISITION	DATE
06/30/06	11/05/97
REGISTRATION EXPIRES	DATE ISSUED
(JOI ALC-AP)	

PAGES OF SHEETS COUNTERED BY THIS SEAL

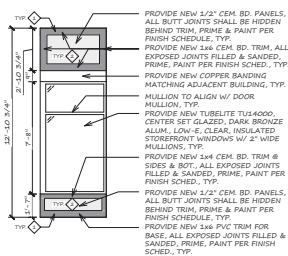
INDIANOLA FACADES

PROJECT ADDRESS:

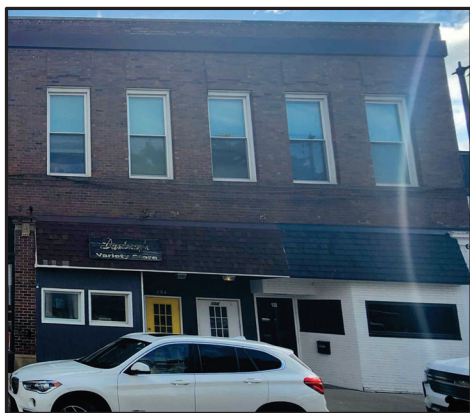
REVISIONS

PROJECT # 2507
COVER SHEET
/ GENERAL
NOTES

GO.1



1 EXTERIOR ELEV.
1/4" = 1'-0"



EXISTING PHOTOGRAPH



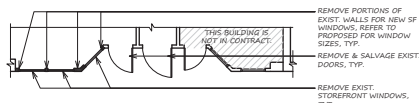
PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



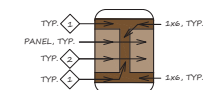
EXISTING ELEVATION

1/8" = 1'-0"



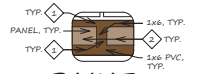
EXIST. FLOOR PLAN

1/8" = 1'-0"



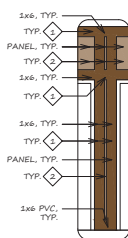
2 PAINT DETAIL

3/8" = 1'-0"



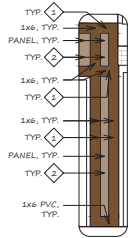
3 PAINT DETAIL

3/8" = 1'-0"



4 PAINT DETAIL

3/8" = 1'-0"



5 PAINT DETAIL

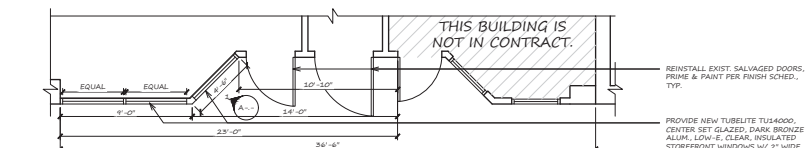
3/8" = 1'-0"

NOTE: CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING.



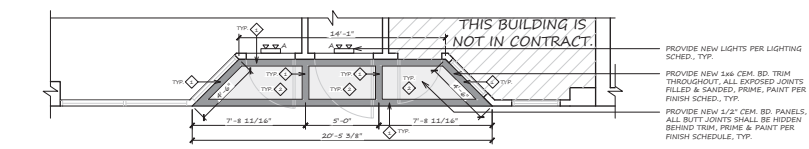
PROPOSED ELEVATION

1/4" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"



PROPOSED REFLECTED CEILING PLAN

1/4" = 1'-0"



104 S. HOWARD ST. LIGHT FIXTURES		
SYMBOL	FIXTURE #	LOCATION
A	RP LIGHTING RXELS2RW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT

LIGHTING SCHEDULE

104 S. HOWARD ST. FINISH SCHEDULE				
NO.	COLOR	PRIMER	FINISH	COATS
1	SW 7523	EXTERIOR	SATIN	2
2	SW 7514	EXTERIOR	SATIN	2
3	SW 4230	EXTERIOR	SATIN	2

GS: GRAY SCALE
TC: TRUE COLOR

REMARKS: VERIFY COLOR USE ON ELEVATIONS AND DETAILS

1. COLOR USED FOR ALL CEM. BD. TRIM

2. COLOR USED FOR ALL CEM. BD. PANELS

3. COLOR USED FOR SPOFF

4. COLOR USED FOR STEEL BEAM

FINISH SCHEDULE



INDIANOLA FACADES

104 S. HOWARD ST.

DATE: 06/05/2025

REVISIONS:

PROJECT # 2507
PLANS /
ELEVATIONS /
SCHEDULES

A6.0



EXISTING PHOTOGRAPH

EXISTING IMAGE OF AREA THAT IS TO BE REMODELED



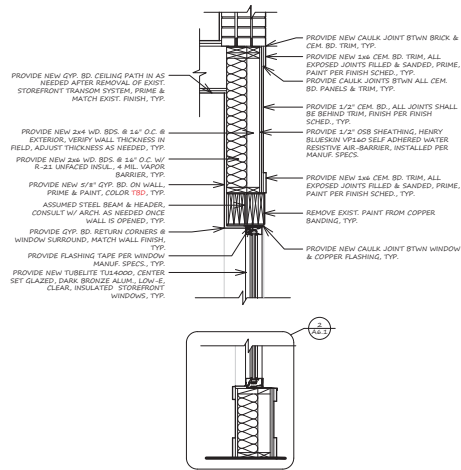
EXISTING PHOTOGRAPH

EXISTING IMAGE OF STOREFRONT DOOR THAT IS TO BE REINSTALLED



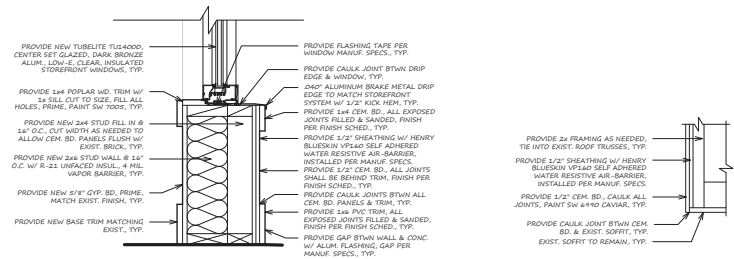
EXISTING PHOTOGRAPH

EXISTING IMAGE OF UPPER LEVEL DOOR THAT IS TO BE REINSTALLED



1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

1-1/2" = 1'-0"

3 ROOF SECTION

1-1/2" = 1'-0"



126 N. HOWARD St.



107 E. SALEM Ave.



106 E. SALEM Ave.



101 E. SALEM Ave.



102 S. HOWARD St.



104 S. HOWARD St.



105 S. HOWARD St.



101 W. SALEM Ave.



101 W. SALEM Ave.

PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMPLIANCE BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESSSES WILL REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HAWKIN OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.
- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- IT IS THE ARCHITECT'S ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNING ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD JOINTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS. UNLESS OTHERWISE NOTED, ENSURE CLEAN TRANSITION TO SIDE WALL. IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD TESTED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3400 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPART. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT. PROVIDING BUILDINGS ARE AS FOLLOWS: 124 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGS ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING REXEM WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEIT.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLOR), VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY ABATMENT OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLICING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.

SITE DESCRIPTION:

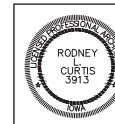
- PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 124 N. HOWARD St., 107 E. SALEM Ave., 104 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50121

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- A1.2 124 N. HOWARD St. SIDE - ALT. #1
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- A1.12 104 S. HOWARD St. (CONT.)
- A1.13 104 S. HOWARD St.
- A1.14 105 S. HOWARD St. (CONT.)
- A1.15 105 S. HOWARD St.
- A1.16 101 W. SALEM Ave. (NORTH)
- A1.17 101 W. SALEM Ave.
- A1.18 101 W. SALEM Ave. (CONT.)



HEREBY CERTIFY THAT THE PORTION OF THE TECHNICAL SUBMISSIONS SUBMITTED HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.	
DATE:	DATE:
BY:	DATE:
PROJECT OR SHEET NUMBER: 000-000-000	

INDIANOLA FACADES

PROJECT ADDRESS

DATE: 06/05/2025

REVISIONS:

PROJECT # 2507
COVER SHEET
/ GENERAL
NOTES

G0.1



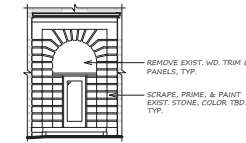
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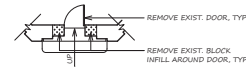
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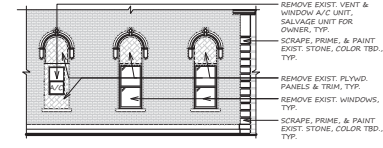
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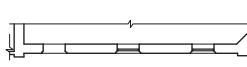
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1/8" = 1'-0"



EXIST. FLOOR PLAN
1/8" = 1'-0" NORTH



EXISTING ELEVATION
1/8" = 1'-0"

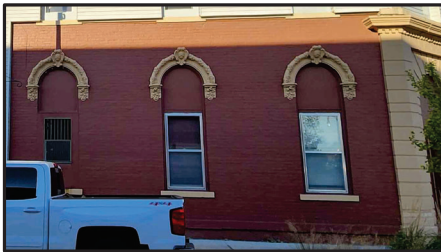


EXIST. FLOOR PLAN
1/8" = 1'-0" NORTH



PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



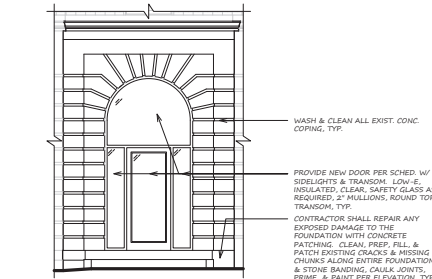
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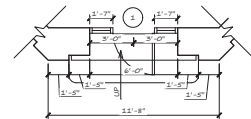
PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

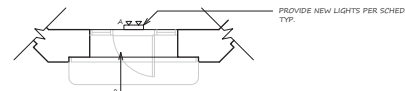
AREA IN NEED OF FOUNDATION CONC. PATCHING.



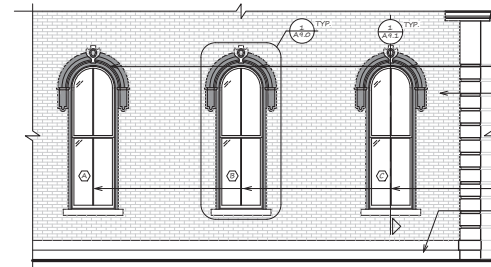
PROPOSED ELEVATION
1/4" = 1'-0"



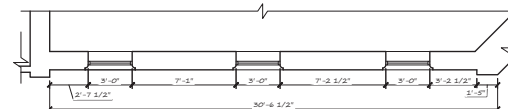
PROPOSED FLOOR PLAN
1/4" = 1'-0" NORTH



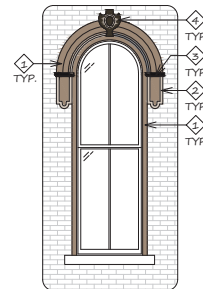
PROPOSED REFL. CEIL. PLAN
1/4" = 1'-0" NORTH



PROPOSED ELEVATION
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0" NORTH



PAINT DETAIL
1 3/8" = 1'-0"

REMARKS: VERIFY COLOR USE ON ELEVATIONS AND DETAILS
1. COLOR USED FOR WINDOW EYEBROWS

101 W. SALEM AVE. FINISH SCHEDULE					
NO.	TO	COLOR	PRIMER	FINISH	REMARKS
1	2	SW 7502	EXTERIOR	SATIN	2
2	3	SW 4055	EXTERIOR	SATIN	2
3	4	SW 4258	EXTERIOR	SATIN	2
4	5	SW 7675	EXTERIOR	SATIN	2

GS: GRAY SCALE
TC: TRUE COLOR

FINISH SCHEDULE

101 W. SALEM AVE. LIGHT FIXTURES		
SYMBOL	FIXTURE #	LOCATION
A	RP LIGHTING RXELS19W	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT

LIGHTING SCHEDULE



126 N. HOWARD St.



107 E. SALEM Ave.



106 E. SALEM Ave.



101 E. SALEM Ave.



102 S. HOWARD St.



104 S. HOWARD St.



105 S. HOWARD St.



101 W. SALEM Ave.



101 W. SALEM Ave.

PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMPLIANCE NEEDED BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESSSES WILL REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL EXTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.3 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HANDIN OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.

- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- ALL STOREFRONT WINDOWS SHALL BE BY KAWNEER OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW SIZES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, COLOR PER ELEVATIONS.
- IT IS THE ARCHITECT'S ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNING ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD JOINTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS. UNLESS OTHERWISE NOTED, ENSURE CLEAN TRANSITION TO SIDE WALL. IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD TESTED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3000 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPART. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT. PROVIDING BUILDINGS ARE AS FOLLOWS: 124 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGS ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING RMX WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEI.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLOR), VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY ABATMENT OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST & SEE SPEC FOR CLASS 1 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLINGING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST & SEE SPEC FOR CLASS 1 REPAIR.

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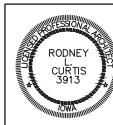
- PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 124 N. HOWARD St., 107 E. SALEM Ave., 104 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50125

INDEX OF DRAWINGS:

- G1.0 COVER PAGE
- A1.0 124 N. HOWARD St.
- A1.1 124 N. HOWARD St. (CONT.)
- A1.2 124 N. HOWARD St. SIDE - ALT. #1
- A1.3 124 N. HOWARD St. SIDE - ATL. #1 (CONT.)
- A1.4 107 E. SALEM Ave. (CONT.)
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DATE:	DATE:
BY:	DATE:
PROJECT OR PAPER NUMBER: 000-000-000	

INDIANOLA FACADES

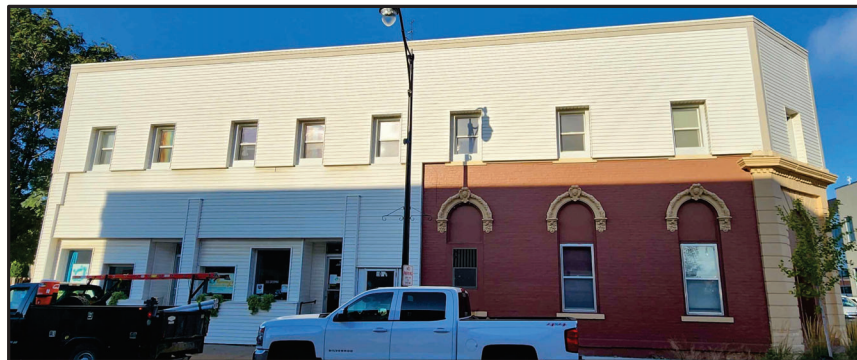
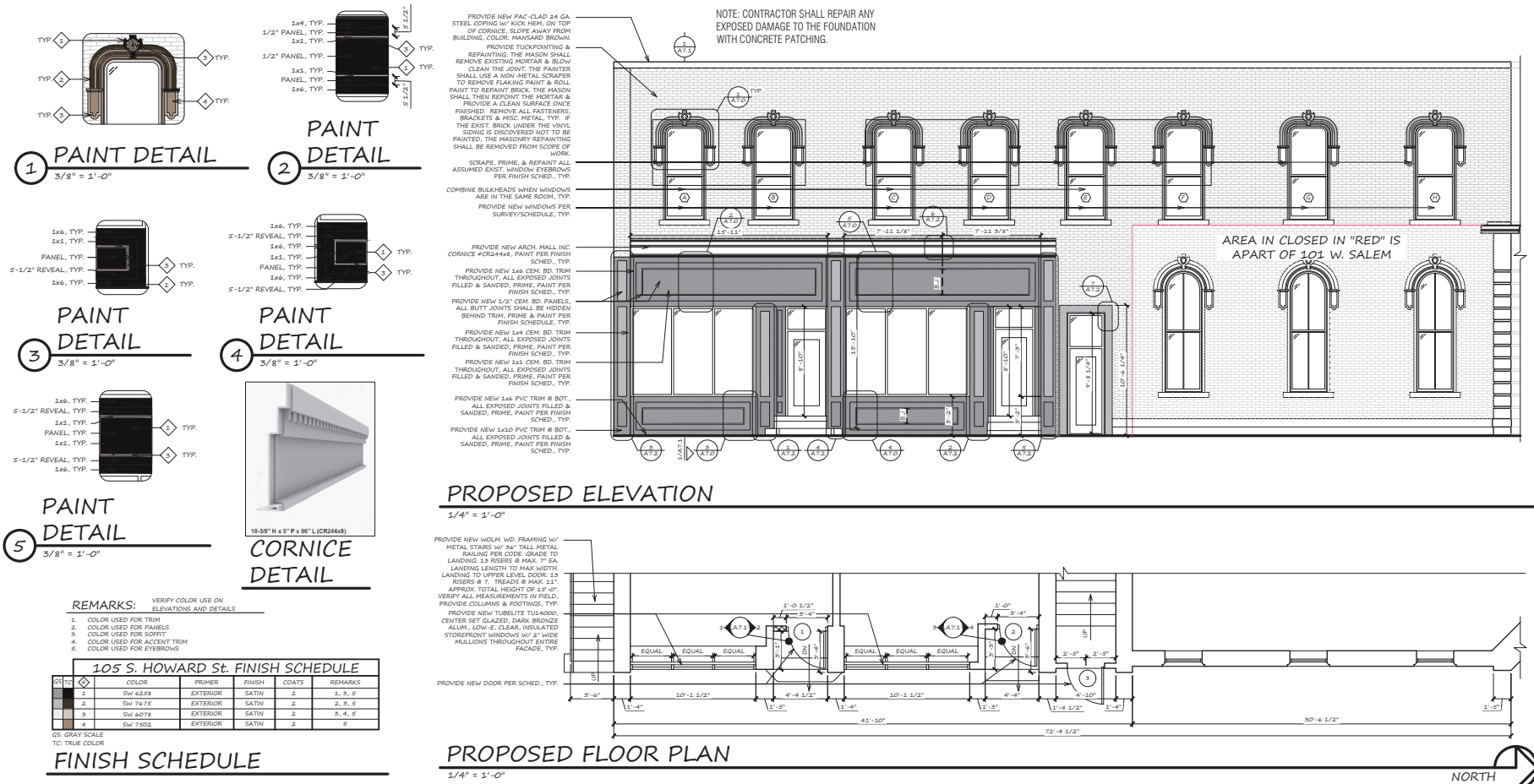
PROJECT ADDRESS

DATE: 06/05/2025

REVISIONS:

PROJECT # 2507
COVER SHEET / GENERAL NOTES

G0.1

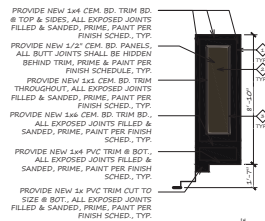


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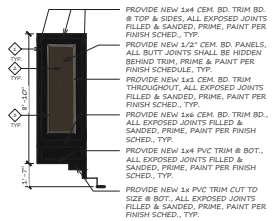


PROPOSED RENDERING

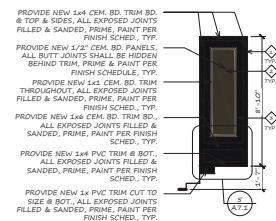
* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



1 EXTERIOR ELEV.
1/4" = 1'-0"



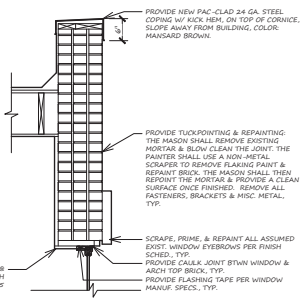
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1/4" = 1'-0"



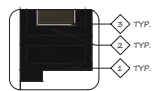
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1/4" = 1'-0"



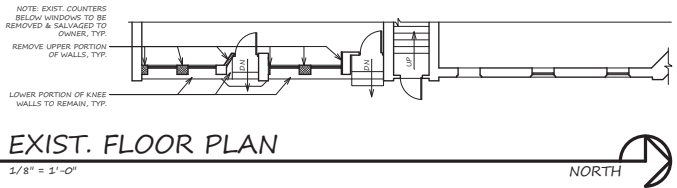
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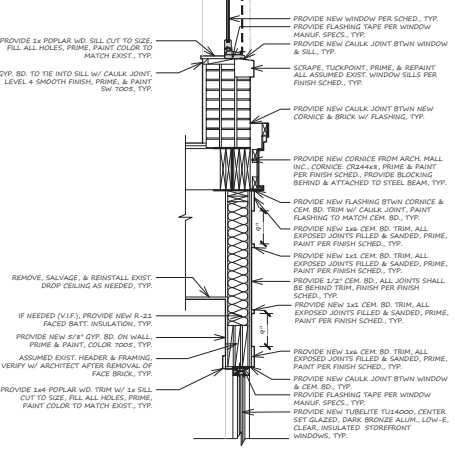
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1/4" = 1'-0"



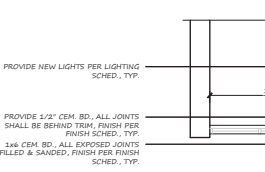
5 PAINT DETAIL
3/8" = 1'-0"



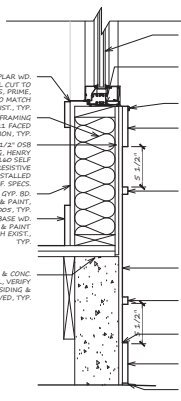
EXIST. FLOOR PLAN
1/8" = 1'-0"



1 WALL SECTION
5/4" = 1'-0"



PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"



2 WALL SECTION
1-1/2" = 1'-0"

105 S. HOWARD St. LIGHT FIXTURES

SYMBOL	PICTURE #	LOCATION
A	RF LIGHTING RXEL3TRW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT

LIGHTING SCHEDULE

HARDWARE SPECIFICATIONS:

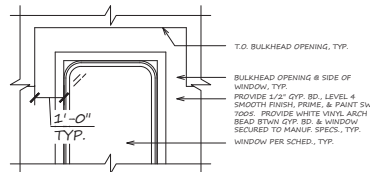
1. PANIC VON DUPRIN - 44 SERIES TRIM: NIGHT SERIES #4L-NL HANDLE: KAWNEER STANDARD FULL CO-4 LOCK AND FUNCTION ON FINISH: DURANODIC DARK BRONZE ARM: 4040CP-30Y7 FINISH: DARK BRONZE - BHHA 4.45
2. CLOSER: LOW HEAD PIVOT SERIES

REMARKS

1. TUBETITE THERMAL-BLOCK STONEFRONT ENTRY DOOR, LOW-E, CLEAR, INSULATED, CONCEALED SCREEN WEATHER STRIP, STANDARD THRESHOLD TO MATCH COLOR OF DOOR. PROVIDE SIGHTGLASS PER ELEVATION.
2. PROVIDE LOW-E, CLEAR, INSULATED TRANSOM MATCHING DOOR FINISH. VERIFY SIZE PRIOR TO ORDERING.

105 S. HOWARD St. OPENING SCHEDULE												
#	OPENING SIZE	SWING	DOOR			FRAME			HARDWARE		REMARKS	
			MAT'L	FINISH	TYPE	STYLE	MAT'L	FINISH	LOCKSET	PULL/CLOSER		
1	3'-0" x 7'-0" x 3'-4"	RHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	2	1
2	3'-0" x 7'-0" x 3'-4"	RHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	2	1
3	3'-0" x 7'-0" x 3'-4"	RHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	1	2	1, 2

OPENING SCHEDULE



INT. BULKHEAD DETAIL
1/2" = 1'-0" (HEADER, TYP.)



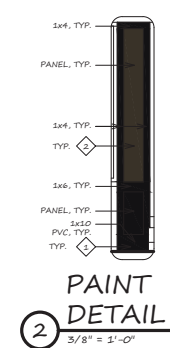
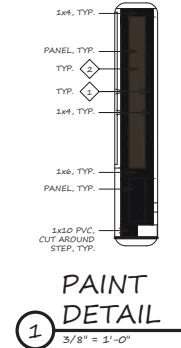
EXISTING PHOTOGRAPH
EXISTING IMAGE OF INTERIOR CONDITIONS



EXISTING PHOTOGRAPH
EXISTING IMAGE OF SOUTH SIDE OF FACADE



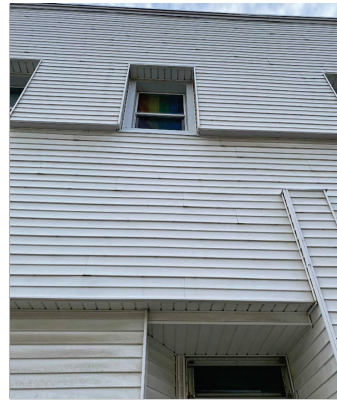
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EXISTING IMAGE OF SOUTH STORE ENTRY



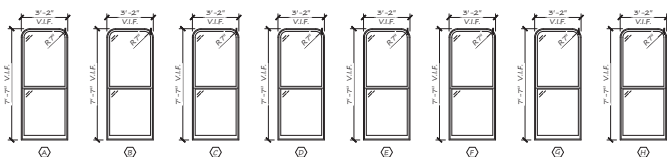
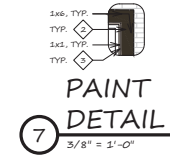
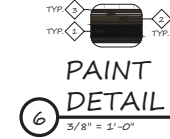
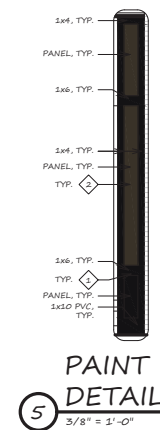
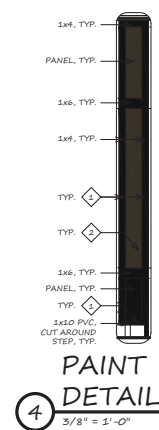
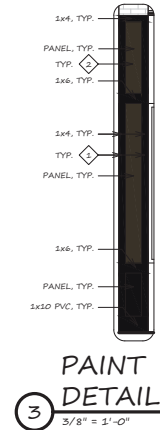
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EXISTING IMAGE OF NORTH STORE FACADE



EXISTING PHOTOGRAPH
EXISTING IMAGE OF NORTH STORE ENTRY & UPPER LEVEL ENTRANCE



EXISTING PHOTOGRAPH
EXISTING IMAGE OF UPPER LEVEL WINDOWS



WINDOW REMARKS
* EXISTING WINDOW OPENINGS ARE FRAMED IN. THE HEIGHT SHOWN IS THE EXISTING CONDITION. ALL NEW WINDOW HEIGHTS AND WIDTHS ARE TO BE VERIFIED PRIOR TO ORDERING.
1. NEW MARVIN ALUM. CLAD ULTIMATE SINGLE HUNG, LOW-E, INSULATED, CLEAR, HISTORICAL EXTERIOR COLOR: BRONZE. INTERIOR PINE FRAMED WHITE WD. W/ TFD LOCK AND HANDLE. FULL SCREEN ALUM. SURROUND W/ MARVIN BRIGHT-VIEW SCREEN.

WINDOW NOTES
- VERIFY ALL WINDOWS AND OPENINGS - VERIFY ALL WINDOWS AND FINISHES W/ EXISTING AND ARCHITECT.
- ALL WINDOWS ARE TO FIT IN EXISTING OPENINGS.
- PROVIDE INTERIOR INSULATION AROUND ENTIRE WINDOW.

105 S. HOWARD ST. WINDOW SURVEY																				
#	LOCATION	ORIENTATION	WINDOW TYPE	MATERIAL	SIZE	BALANCE	FINISH	OPERATION (IN)	GLASS	FINISH - INSIDE	FINISH - OUTSIDE	SASH	FRAME	SUPPLY	REMARKS					
	NORTH	EAST	WEST	SOUTH	HEIGHT * THICKNESS	WING SPRALL	PAINT	UP/DN	100% GOOD	BRONZE GOOD	PAINT GOOD	CLAD GOOD	CLAD GOOD	CLAD GOOD						
A	X	X	X	X	36" x 48" 2"	WING	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
B	X	X	X	X	36" x 48" 2"	SPRALL	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
C	X	X	X	X	36" x 48" 2"	OTHER	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
D	X	X	X	X	36" x 48" 2"	GOOD	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
E	X	X	X	X	36" x 48" 2"	GOOD	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
F	X	X	X	X	36" x 48" 2"	GOOD	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
G	X	X	X	X	36" x 48" 2"	GOOD	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
H	X	X	X	X	36" x 48" 2"	GOOD	PAINT	UP/DN	100%	BRONZE	PAINT	CLAD	CLAD	CLAD	1					
* INDICATED AND NON-INDICATED TOTALS															REPAIR GLASS AND CONDITION TOTAL					

WINDOW SCHEDULE / SURVEY



EXISTING PHOTOGRAPH



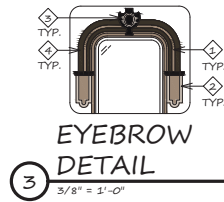
PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

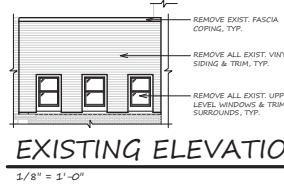


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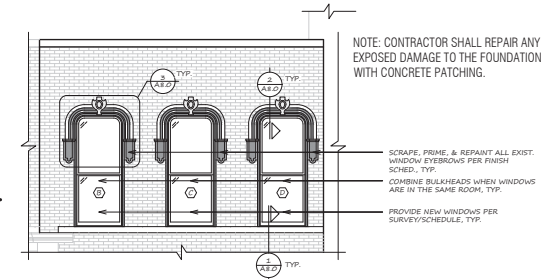
* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



EYEBROW DETAIL

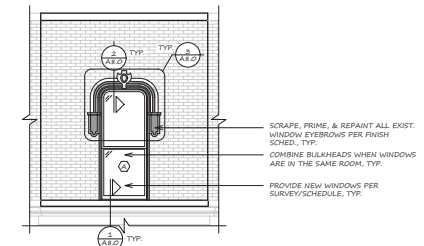


EXISTING ELEVATION



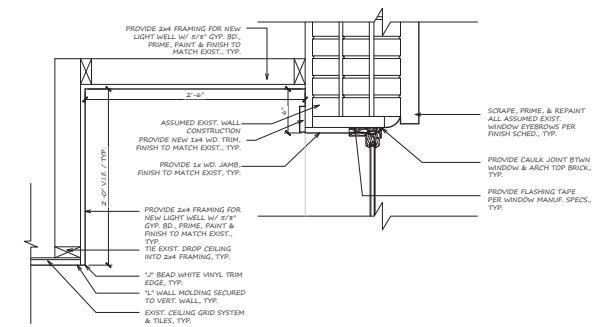
PROPOSED ELEVATION

1/4" = 1'-0"



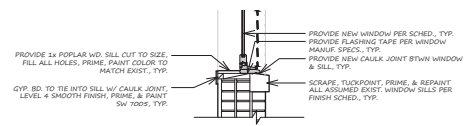
PROPOSED ELEVATION

1/4" = 1'-0"



WINDOW SECTION

1-1/2" = 1'-0" (HEAD)



WINDOW SECTION

3/4" = 1'-0" (SILL)

REMARKS: VERIFY COLOR USE ON ELEVATIONS AND DETAILS

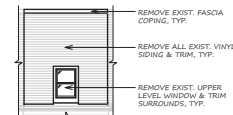
1. COLOR USED FOR WINDOW EYEBROWS

105 S. HOWARD St. FINISH SCHEDULE						
NO.	COLOR	PRIMER	FINISH	COATS	REMARKS	
1	SW 7602	EXTERIOR	SATIN	2	1	
2	SW 4058	EXTERIOR	SATIN	2	1	
3	SW 4258	EXTERIOR	SATIN	2	1	
4	SW 7675	EXTERIOR	SATIN	2	1	

GG: GRAY SCALE

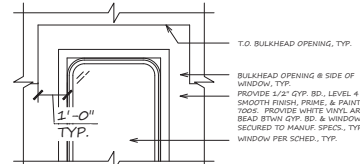
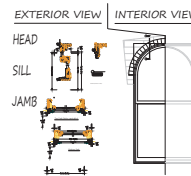
TC: TRUE COLOR

FINISH SCHEDULE



EXISTING ELEV.

1/8" = 1'-0"



INT. BULKHEAD DETAIL

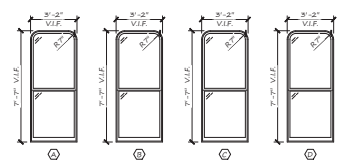
1/2" = 1'-0" (HEADER, TYP.)

WINDOW REMARKS

- * EXISTING WINDOW OPENINGS ARE FRAMED IN THE HEIGHT SHOWN IS THE EXISTING CONDITION. ALL NEW WINDOWS HEIGHTS AND WIDTHS ARE TO BE VERIFIED PRIOR TO ORDERING.
- 1. NEW MARVIN ALUM. CLAD ULTIMATE DOUBLE-HUNG WINDOWS. LOW-E, INSULATED, CLEAR, HISTORICAL. EXTERIOR COLOR: BRONZE; INTERIOR: PINE PRIMED WHITE WD. W/ TFD LOCK AND HANDLE. FULL SCREEN ALUM. SURROUND W/ MARVIN BRIGHT-VIEW SCREEN.

WINDOW NOTES

- VERIFY ALL WINDOWS AND OPENINGS.
- VERIFY ALL WINDOWS AND FINISHES W/ EXISTING AND ARCHITECT.
- ALL WINDOWS ARE TO FIT IN EXISTING OPENINGS.
- PROVIDE INTERIOR INSULATION AROUND ENTIRE WINDOW.
- THESE WINDOWS HAVE A SQUARE INTERIOR FACING FRAME WITH A CURVED EXTERIOR FACING FRAME THAT LIES FLUSH WITH THE CURVED BRICK PIEDMENT.



105 S. HOWARD St. WINDOW SURVEY																
#	LOCATION	WINDOW TYPE	MATERIAL	SIZE	BALANCE	FIT	OPERATION (TYP.)	GLASS	FINISH - INSIDE	FINISH - OUTSIDE	GLASS	FRAME	SUMMARY	REMARKS		
A	N	NORTH	WOOD	36" x 48"	2"	1"	UP/DN	1/2" GLASS	PAINT	PAINT	1/2" GLASS	PAINT	PAINT	1		
B	E	EAST	WOOD	36" x 48"	2"	1"	UP/DN	1/2" GLASS	PAINT	PAINT	1/2" GLASS	PAINT	PAINT	1		
C	S	SOUTH	WOOD	36" x 48"	2"	1"	UP/DN	1/2" GLASS	PAINT	PAINT	1/2" GLASS	PAINT	PAINT	1		
D	W	WEST	WOOD	36" x 48"	2"	1"	UP/DN	1/2" GLASS	PAINT	PAINT	1/2" GLASS	PAINT	PAINT	1		

WINDOW SCHEDULE



126 N. HOWARD St.



107 E. SALEM Ave.



106 E. SALEM Ave.



101 E. SALEM Ave.



102 S. HOWARD St.



104 S. HOWARD St.



105 S. HOWARD St.



101 W. SALEM Ave.



101 W. SALEM Ave.

PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL," "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL."
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMPLIANCE BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESS MUST REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HARRIN OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.

- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- ALL STOREFRONT WINDOWS SHALL BE BY KAWNEER OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW SIZES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, COLOR PER ELEVATIONS.
- IT IS THE ARCHITECT'S ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNING ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD JOINTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS, UNLESS OTHERWISE NOTED. ENSURE CLEAN TRANSITION TO SIDE WALL, IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD TESTED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3400 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPT. VERIFY LOCATIONS WITH LOCAL FIRE DEPT. PROVIDING BUILDINGS ARE AS FOLLOWS: 124 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGING ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL," "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL."
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING RMX WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEIT.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLOR) VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL," "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL."
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY ABATMENT OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLINGING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.

SITE DESCRIPTION:

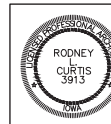
- PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 124 N. HOWARD St., 107 E. SALEM Ave., 104 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50123

INDEX OF DRAWINGS:

- G1.0 COVER PAGE
- A1.0 124 N. HOWARD St.
- A1.1 124 N. HOWARD St. (CONT.)
- A1.2 124 N. HOWARD St. SIDE - ALT. #1
- A1.3 124 N. HOWARD St. SIDE - ATL. #1 (CONT.)
- A1.4 107 E. SALEM Ave. (CONT.)
- A1.5 107 E. SALEM Ave.
- A1.6 104 E. SALEM Ave. (CONT.)
- A1.7 104 E. SALEM Ave.
- A1.8 101 E. SALEM Ave. (CONT.)
- A1.9 101 E. SALEM Ave.
- A1.10 102 S. HOWARD St. (CONT.)
- A1.11 102 S. HOWARD St.
- A1.12 104 S. HOWARD St. (CONT.)
- A1.13 104 S. HOWARD St.
- A1.14 105 S. HOWARD St. (CONT.)
- A1.15 105 S. HOWARD St.
- A1.16 101 W. SALEM Ave. (NORTH)
- A1.17 101 W. SALEM Ave.
- A1.18 101 W. SALEM Ave. (CONT.)



HEREBY CERTIFY THAT THE PORTION OF THE TECHNICAL SUBMISSIONS SUBMITTED HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.	
DESIGNER'S COMMENTS	REVISIONS
DATE	DATE
BY ARCHITECT	DATE
DATE	DATE



HISTORICAL PHOTOGRAPH



EXISTING PHOTOGRAPH



PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



EXISTING ELEVATION

1/8" = 1'-0"



EXIST. FLOOR PLAN

1/8" = 1'-0"



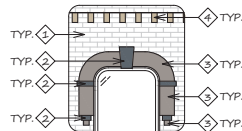
AWNING DETAIL

- REMARKS:
1. COLOR USED FOR BRICK
 2. COLOR USED FOR STEEL BEAM
 3. COLOR USED FOR CORNICE
 4. AWNING FABRIC
 5. COLOR USED FOR ROSETTES & DENTALS

106 E. SALEM AVE. FINISH SCHEDULE					
NO.	SYMBOL	COLOR	PRIMER	FINISH	COATS
1	SW 2834	EXTERIOR	SATIN	2	3
2	SW 7665	EXTERIOR	SATIN	2	2, 3
3	SW 9167	EXTERIOR	SATIN	2	3
4	SW 6549	EXTERIOR	SATIN	2	3
5	AWNING - SUNBrella NAVY BLUE 4626-0000				4

GS: GRAY SCALE TO TRUE COLOR

FINISH SCHEDULE



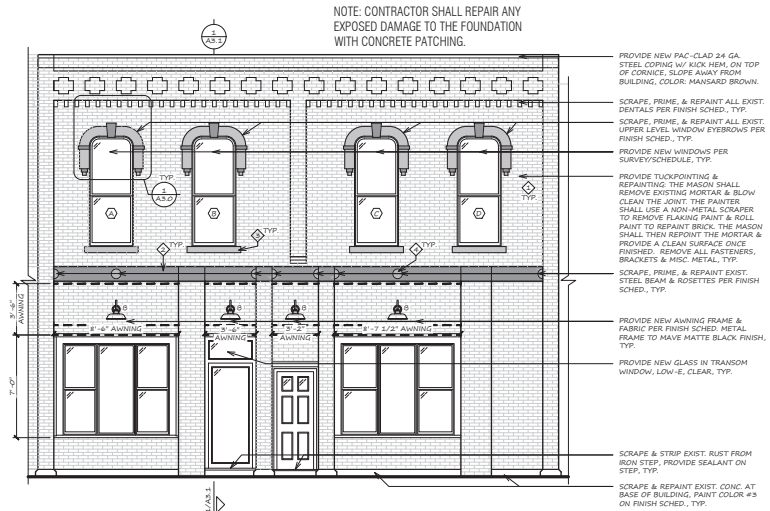
PAINT DETAIL

1/8" = 1'-0"

- WINDOW REMARKS
- * EXISTING WINDOW OPENINGS ARE FRAMED IN. THE HEIGHT SHOWN IS THE EXISTING CONDITION. ALL NEW WINDOW HEIGHTS AND WIDTHS ARE TO BE VERIFIED PRIOR TO ORDERING.
 - 1. NEW MARVIN ALUM. CLAD ULTIMATE CASEMENT WINDOWS, LOW-E, INSULATED, CLEAR, HISTORICAL EXTERIOR COLOR, BRONZE, INTERIOR: PINE PRIMED WHITE WD W/ OIL RUBBED BRONZE LOCK AND HANDLE. PULL SCREEN ALUM. SURROUND W/ MARVIN BRIGHT-VIEW SCREEN.

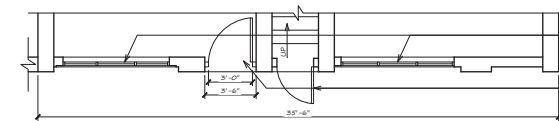
- WINDOW NOTES
- VERIFY ALL WINDOWS AND OPENINGS.
 - VERIFY ALL WINDOWS AND FINISHES W/ EXISTING ARCHITECT.
 - ALL WINDOWS ARE TO FIT IN EXISTING OPENINGS.
 - PROVIDE INTERIOR INSULATION AROUND ENTIRE WINDOW.

WINDOW SCHEDULE



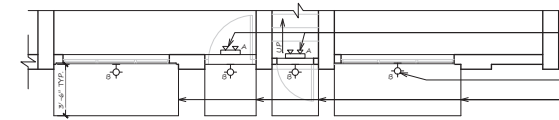
PROPOSED ELEVATION

1/4" = 1'-0"



PROPOSED FLOOR PLAN

1/4" = 1'-0"



PROPOSED REFLECTED CEILING PLAN

1/4" = 1'-0"



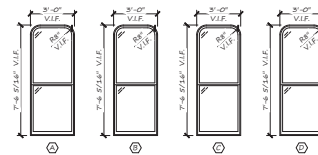
NOTE: CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING.

- PROVIDE NEW PAC-CLAD 24 GA. STEEL COPING W/ KICK, HEM, ON TOP OF CORNICE, SLOPE AWAY FROM BUILDING, COLOR: MANSARD BROWN.
- SCRAPE, PRIME, & REPAINT ALL EXIST. DENTALS PER FINISH SCHED., TYP.
- SCRAPE, PRIME, & REPAINT ALL EXIST. UPPER LEVEL WINDOW EYEBROWS PER FINISH SCHED., TYP.
- PROVIDE NEW WINDOWS PER SURVEY/SCHEDULE, TYP.
- PROVIDE TUCKPOINTING & REPAINTING. THE MASON SHALL REMOVE EXISTING MORTAR & BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE LEADING PAINT & ROLL PAINT TO REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR & PROVIDE A CLEAN SURFACE ONCE FINISHED. REMOVE ALL FASTENERS, BRACKETS & MISC. METAL, TYP.
- SCRAPE, PRIME, & REPAINT EXIST. STEEL BEAM & ROSETTES PER FINISH SCHED., TYP.
- PROVIDE NEW AWNING FRAME & FABRIC PER FINISH SCHED. METAL FRAME TO HAVE MATTE BLACK FINISH, TYP.
- PROVIDE NEW GLASS IN TRANSOM WINDOW, LOW-E, CLEAR, TYP.
- SCRAPE & STRIP EXIST. RUST FROM ROW STEP, PROVIDE SEALANT ON STEP, TYP.
- SCRAPE & REPAINT EXIST. CONC. AT BASE OF BUILDING, PAINT COLOR #3 ON FINISH SCHED., TYP.

106 E. SALEM AVE. LIGHT FIXTURES		
SYMBOL	FIXTURE #	LOCATION
A	RP LIGHTING RIVEL-NEW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT
B	COCOVER BOW&MB-150	EXTERIOR WALL MOUNT GOOSENECK

NOTE: EXTERIOR WALL SCONCE SHALL HAVE A PROGRAMMABLE TIMER SWITCH. LOCATION VERIFIED OR CHOSEN BY OWNER.

LIGHTING SCHEDULE



106 E. SALEM AVE. WINDOW SURVEY

#	LOCATION	WINDOW TYPE	MATERIAL	SIZE	BALANCE	FTT	OPERATION	GLASS	FINISH - INSIDE	FINISH - OUTSIDE	SASH	FRAME	SUPPLY	REMARKS
A	NORTH EAST	CLAD	ALUM.	32" x 52"	2"	1"	1"	1"	1"	1"	1"	1"	1"	1
B	NORTH WEST	CLAD	ALUM.	32" x 52"	2"	1"	1"	1"	1"	1"	1"	1"	1"	1
C	SOUTH EAST	CLAD	ALUM.	32" x 52"	2"	1"	1"	1"	1"	1"	1"	1"	1"	1
D	SOUTH WEST	CLAD	ALUM.	32" x 52"	2"	1"	1"	1"	1"	1"	1"	1"	1"	1
4. SIGNIFICANT AND NON-SIGNIFICANT TOTALS														REPAIR GLASS AND ERECTION TOTAL

INDIANOLA FACADES

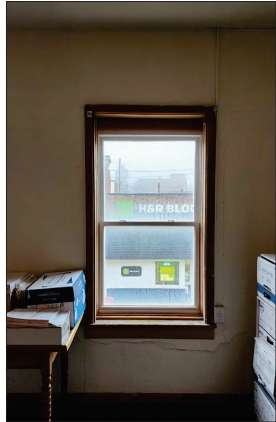
106 E. SALEM AVE.

DATE: 06/05/2025

REVISIONS:

PROJECT # 2507
PLANS /
ELEVATIONS /
SCHEDULES

A3.0



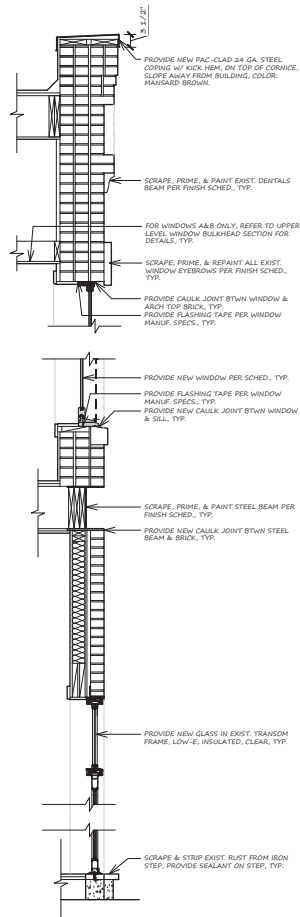
EXISTING PHOTO

EXISTING INTERIOR IMAGE OF
UPPER LEVEL WINDOWS (A&B)

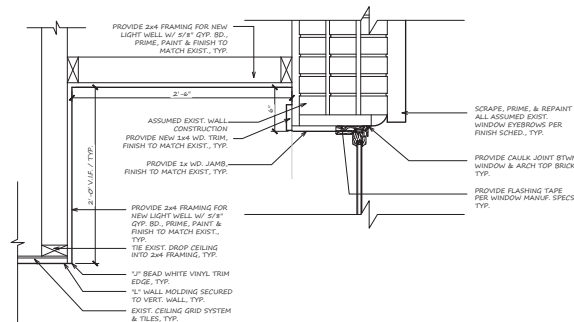


EXISTING PHOTO

EXISTING INTERIOR IMAGE OF
UPPER LEVEL WINDOWS (C&D)



1 WALL SECTION
3/4" = 1'-0"



2 UPPER LEVEL
BULKHEAD SECTION
1-1/2" = 1'-0" FOR WINDOWS A & B ONLY



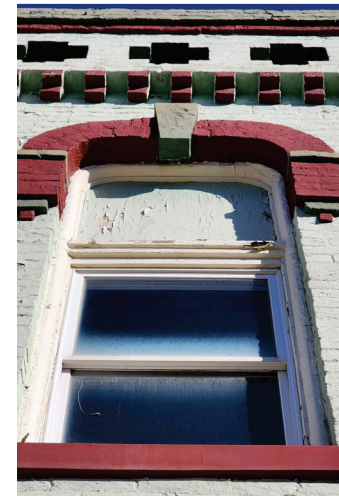
EXISTING PHOTOGRAPH

EXISTING IMAGE OF ENTRY DOOR SILL REPAIR / CLEANING



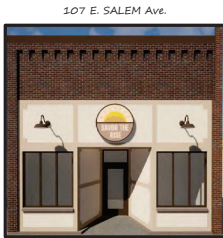
EXISTING PHOTOGRAPH

EXISTING IMAGE OF ENTRY DOOR TRANSOM PANEL REMOVAL & PREP FOR NEW GLASS



EXISTING PHOTOGRAPH

EXISTING IMAGE OF UPPER LEVEL
WINDOWS THAT SHALL BE REPLACED



PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMMUNICATION BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESSSES WILL REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL EXTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HARRIN OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.

- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- ALL STOREFRONT WINDOWS SHALL BE BY KAWNEER OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW SIZES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, COLOR PER ELEVATIONS.
- IT IS THE ARCHITECT'S ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNING ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD CUTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS, UNLESS OTHERWISE NOTED. ENSURE CLEAN TRANSITION TO SIDE WALL, IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD CERTIFIED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3400 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPART. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT. PROVIDING BUILDINGS ARE AS FOLLOWS: 126 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGS ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING REXEM WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEIT.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLOR), VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY ABATMENT OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLINGING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST 4 & SEE SPEC FOR CLASS 1 REPAIR.

SITE DESCRIPTION:

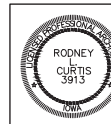
- PROPERTY OWNER: CITY OF INDIANOLA
DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 126 N. HOWARD St., 107 E. SALEM Ave., 106 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50125

INDEX OF DRAWINGS:

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- A1.0 126 N. HOWARD St.
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- A1.2 126 N. HOWARD St. SIDE - ALT. #1
- A1.3 126 N. HOWARD St. SIDE - ATL. #1 (CONT.)
- A1.4 107 E. SALEM Ave. (CONT.)
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- A1.71 101 W. SALEM Ave. (CONT.)
- A1.72 101 W. SALEM Ave. (CONT.)
- A1.73 101 W. SALEM Ave. (CONT.)
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- A1.98 101 W. SALEM Ave. (CONT.)
- A1.99 101 W. SALEM Ave. (CONT.)
- A1.100 101 W. SALEM Ave. (CONT.)



REVISIONS	
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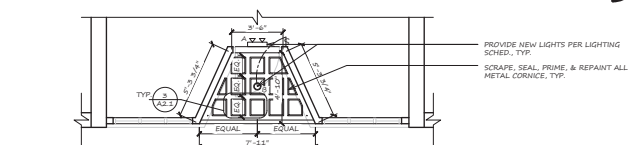
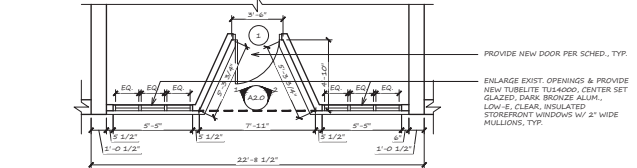
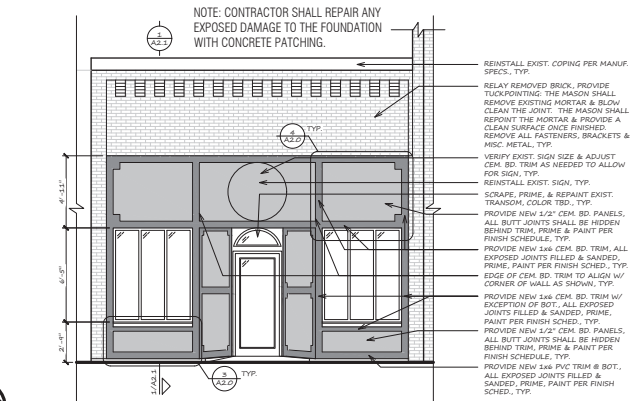
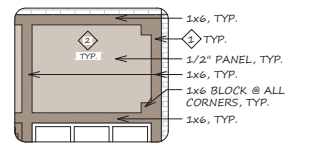
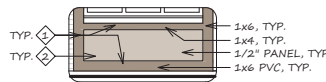
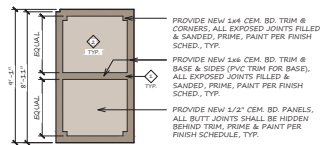
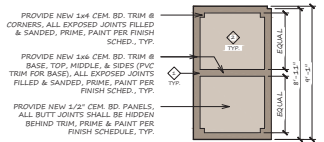
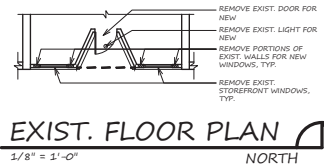
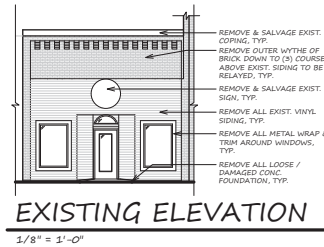


EXISTING PHOTOGRAPH



PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.



107 E. SALEM AVE. LIGHT FIXTURES

SYMBOL	FIGURE #	LOCATION
A	RF LIGHTING RXELX TRW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT
B	RF LIGHTING 8734-DB-10-4K	WATER PROOF CEILING MOUNT

NOTE: EXTERIOR LIGHT AT SOFFIT SHALL HAVE A PROGRAMMABLE TIMER SWITCH
LOCATION VERIFIED OR CHOSEN BY OWNER.

107 E. SALEM AVE. OPENING SCHEDULE

LOT 7 E. SALEM AVE. OPENING SCHEDULE												
#	OPENING SIZE	DOOR				FRAME		HARDWARE			REMARKS	
		SWING	MAT'L	FINISH	TYPE	STILE	MAT'L	FINISH	LOCKSET	PUSH/PULL		CLOSER
1	3'-0" x 7'-0" x 1 3/4"	LHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	--		2	

107 E. SALEM AVE. FINISH SCHEDULE

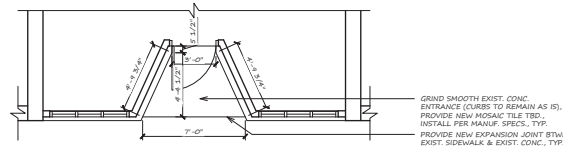
NO	FIN	COLOR	PRIMER	FINISH	COATS	REMARKS
1	SW 7003	EXTERIOR	SATIN	2	2, 3	
2	SW 6078	EXTERIOR	SATIN	2	2, 3	

GS: GRAY SCALE
TC: TRUE COLOR

107 E. SALEM AVE. FINISH SCHEDULE

REMARKS:

- COLOR USED FOR TRIM
- COLOR USED FOR PANELS
- COLOR USED FOR TRIM AT SOFFIT
- COLOR USED FOR PANEL AT SOFFIT



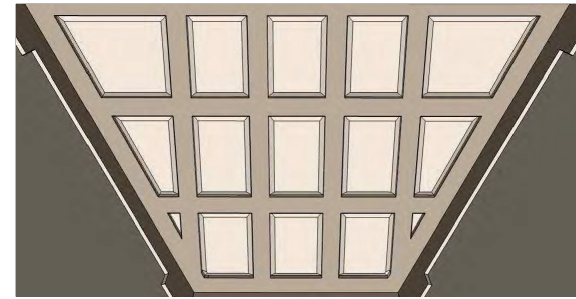
PROPOSED FLOORING PLAN

1/4" = 1'-0"



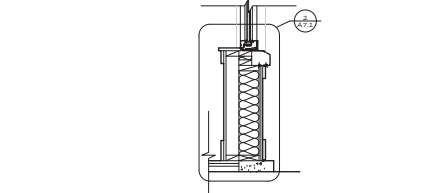
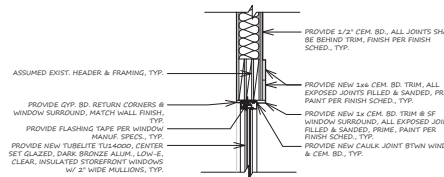
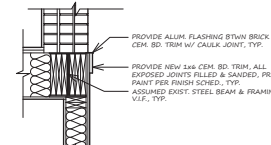
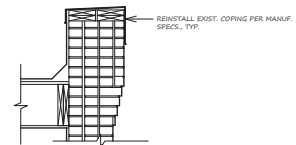
EXISTING PHOTOGRAPH

PICTURE OF EXIST. SOFFIT THAT IS TO BE REMOVED AND RECONSTRUCTED WITH CEM. BD. TRIM & PANELS



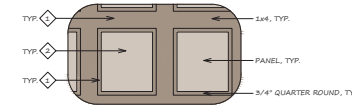
PROPOSED RENDERING

RENDERING PICTURE OF NEW SOFFIT COPYING EXISTING DESIGN



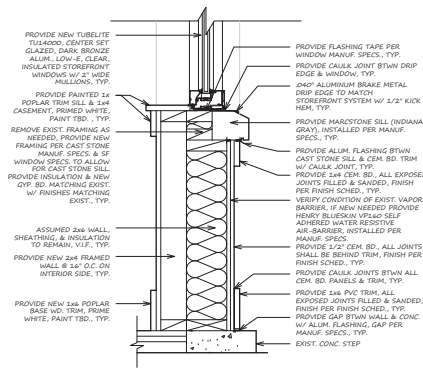
BUILDING SECTION

3/4" = 1'-0"



SOFFIT PAINT DETAIL

1" = 1'-0"



BUILDING SECTION

3/4" = 1'-0"

INDIANOLA FACADES

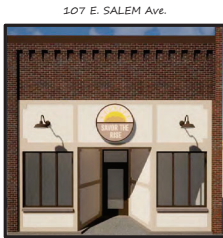
107 E. SALEM AVE.

DATE: 06/05/2025

REVISIONS:

PROJECT # 2507
FLOORING
PLAN /
SECTIONS /
DETAIL /
EXIST. PHOTO
/ RENDERING

A2.1



PROPOSED RENDERINGS

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

GENERAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- GENERAL CONTRACTOR TO ENSURE ALL SUBCONTRACTORS BID AND PERFORM ALL WORK CALLED OUT. SUBCONTRACTORS ARE TO READ ALL SHEETS IN THIS SET TO ENSURE FULL COMMUNICATION BETWEEN PARTIES.
- IT IS POSSIBLE THAT THE ACTUAL CONSTRUCTION METHOD DIFFERS FROM WHAT IS SHOWN. DETAILS WERE CREATED FROM CURRENT AND HISTORICAL IMAGES OF EACH BUILDING. ANY MISSING INFORMATION WAS FILLED IN USING HISTORIC CONSTRUCTION STANDARDS.
- CONTRACTOR MUST PROVIDE SCAFFOLDING AND PROTECTION OVER THE SIDEWALK DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE ONE FRONT ENTRY ON TWO ENTRY FRONT BUILDINGS AT ALL TIMES.
- CONTRACTOR TO SECURE EACH BUILDING UNDER CONSTRUCTION EACH NIGHT.
- CONTRACTOR TO BUILD A CONSTRUCTION BARRIER INSIDE EACH BUILDING WITH DUST CONTROL. CONTRACTOR SHALL PAY FOR CLEANING IF BARRIER WAS NOT INSTALLED. BUSINESSSES WILL REMAIN OPEN DURING NORMAL WORKING HOURS.
- SEE SPEC BOOK FOR ASBESTOS REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT ABATEMENT.
- SEE SPEC BOOK FOR RADON REPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTRACT OUT RADON REDUCTION LEVELS.
- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO HAVE ALL WORKERS KNOWN AND FOLLOW ALL OSHA STANDARDS.
- DIMENSIONS ARE NOT EXACT. VERIFY ALL DIMENSIONS BEFORE ANY PRODUCT IS ORDERED.
- ALL NEW EXTERIOR WALLS SHALL BE 24" WOOD STUDS AT 16" ON CENTER WITH R-31 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, AND 1/2" CEMENT BOARD ON THE EXTERIOR, TYP.
- VERIFY CONSTRUCTION OF EXTERIOR WALL FRAMING, PROVIDE NEW MATCHING SASH DIMENSION IF NEEDED AT 16" ON CENTER WITH R-21 BATT INSULATION, 1/2" "OSB" SHEATHING WITH APPROVED VAPOR BARRIER, REFER TO SECTIONS, TYP.
- 2-3.1 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- 2-3.2 & 3.2 HEADERS AT ALL INTERIOR STRUCTURAL OPENINGS UNLESS NOTED OTHERWISE. ALL HEADER LUMBER SHALL BE CLEAR OF SPLITS AND CHECKS TO ATTAIN THE DESIGN VALUES USED IN DETERMINING ALLOWABLE HORIZONTAL SHEAR.
- ALL BEAMS SHALL BE SIZED BY OTHERS UNLESS OTHERWISE NOTED. TYP. ALL FLOOR FRAMING SHALL BE DESIGNED FOR MINIMAL DEFLECTION TO REDUCE BOUNCING, TYP.
- VERIFY ALL ROUGH OPENINGS FOR WINDOWS AND DOORS.
- ALL UPPER LEVEL WINDOWS SHALL BE BY HARNON OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW TYPES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, INTERIOR FINISH PER BUILDING.
- ALL NEW WINDOWS ARE TO FIT IN THE EXISTING BRICK TO BRICK OPENING, FRAMING OPENING TO FIT SMALLER WINDOW IS NOT ACCEPTED.
- STOREFRONT DOOR INSTALLER TO PROVIDE AND INSTALL CONTINUOUS RINGS ON ALL DOORS OVER 34" WIDE.
- ALL STOREFRONT WINDOWS SHALL BE BY KAWNEER OR AN APPROVED WINDOW BY ARCHITECT. SEE DRAWINGS FOR WINDOW SIZES AND OPTIONS. PROVIDE CUT SHEETS, TYP. VERIFY OPENING SIZES WITH MANUFACTURER, COLOR PER ELEVATIONS.
- IT IS THE ARCHITECTS ASSUMPTION THAT 24" FRAMING IS USED FOR STOREFRONT WINDOW SYSTEMS. VERIFY EXISTING FRAMING SIZE PRIOR TO ORDERING STOREFRONT WINDOWS. CONSULT WITH ARCHITECT AND WINDOW MANUFACTURER IF 24" FRAMING IS IN PLACE, TYP.
- PROVIDE CYP. BD. RETURNS ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- ALL CEMENT BOARD PANELS AND TRIM TO HAVE SMOOTH SIDE EXPOSED, FILL AND SAND ALL EXPOSED JOINTS, PRIME ALL ENDS AND FIELD JOINTS.
- ALL NEW COPINGS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- PROVIDE A FINISHED 5/8" CYP. BD. ON THE INTERIOR OF ALL STOREFRONTS EXTENDING TO THE SIDE WALLS. UNLESS OTHERWISE NOTED, ENSURE CLEAN TRANSITION TO SIDE WALL. IF UNFEASIBLE, PROVIDE CAULK JOINT BETWEEN NEW AND EXISTING SIDE WALLS.
- PROVIDE 5/8" CYP. BD. AT CEILINGS UNLESS OTHERWISE NOTED, PRIME, PAINTED, TEXTURE PER OWNER, TYP.
- ON ALL WINDOWS BEING REPLACED/REPAIRED NEW COMPONENTS MUST MATCH EXISTING DETAIL, VERIFY ALL DIMENSIONS, TYP.
- INTERIOR WOOD TRIM SHALL BE REUSED WHEN POSSIBLE ON ALL UPPER LEVEL FLOOR WINDOWS UNLESS OTHERWISE NOTED, TYP.
- GENERAL CONTRACTOR SHALL EITHER FILL JOINTS AND SAND BUTT JOINTS BETWEEN CEMENT BOARD PANELS OR BUTT THE PANELS AND CAULK, TYP.
- IN ALL AREAS WHERE CYP. BD. IS CALLED OUT IT SHALL HAVE LEVEL 4 FINISH OR GREATER, TEXTURE TO MATCH SURROUNDING, TYP.
- ALL EXISTING PAINTED SURFACES ARE TO BE ASSUMED LEAD BASED PAINT.
- GENERAL CONTRACTOR MUST BE LEAD CERTIFIED AT TIME OF CONSTRUCTION.
- ALL WINDOWS THAT ARE BEING REPAIRED SHALL BE OPERABLE.
- GENERAL CONTRACTOR SHALL PROVIDE HIDDEN FASTENERS WHERE POSSIBLE FOR ALL MATERIALS.
- GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL (3) 3400 SERIES KNOB BONES IN LOCATIONS ACCEPTABLE BY FIRE DEPART. VERIFY LOCATIONS WITH LOCAL FIRE DEPARTMENT. PROVIDING BUILDINGS ARE AS FOLLOWS: 126 N. HOWARD, 107 E. SALEM, AND 101 W. SALEM.
- PAINTING CONTRACTOR SHALL PAINT THE METAL RETURNS THE SAME AS THE FRONT FACE COLOR.
- ALL NEW WALLS AND WINDOW CONSTRUCTION THAT ENGAGES OR BUTTS INTO AN EXISTING WALL SHALL BE PROPERLY SEALED AND CAULKED TO PREVENT OUTSIDE AIR AND MOISTURE INFILTRATION, TYP.
- BUILDINGS IN WHICH WINDOWS/STOREFRONTS ARE BEING REMOVED, TUCKPOINTING AND PAINTING SHALL ADDRESS ONLY NEWLY EXPOSED MASONRY, TYP.
- CONTRACTOR SHALL REPAIR ANY EXPOSED DAMAGE TO THE FOUNDATION WITH CONCRETE PATCHING FOR ALL BUILDINGS IN NEED. CLEAN, PREP, FILL AND PATCH EXISTING CRACKS AND MISSING CHANGS ALONG ENTIRE FOUNDATION AND STONE BANDING, CAULK JOINTS, PRIME, AND PAINT PER ELEVATION, TYP.

ELECTRICAL NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPECIFICATION BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ELECTRICIAN TO PROVIDE AND INSTALL PHOTOELECTRIC SWITCHES ON EACH BUILDING RECEIVING EXTERIOR LIGHTING.
- ELECTRICIAN SHALL ASSUME GROUNDING RMX WIRE IS SUPPLIED TO THE FRONT OF THE BUILDING FOR ALL EXTERIOR LIGHTS.
- ELECTRICIAN SHALL PROVIDE ELECTRICAL OUTLETS PER CODE ABOVE NEW STOREFRONT GLASS WINDOWS.
- ELECTRICIAN RESPONSIBLE FOR SUPPLYING ALL LIGHTS SHOWN ON DOCUMENTS.
- ELECTRICIAN IS RESPONSIBLE FOR FINAL LIGHT DESIGN AND CODE COMPLIANCE.
- ELECTRICIAN CONTRACTOR SHALL PROVIDE LED, UL LISTED, LIGHT BULBS IN ALL NEW REUSED FIXTURES. BULBS ARE TO BE FROM CREE, SYLVANIA, OR FEIT.
- ELECTRICIAN CONTRACTOR SHALL INSTALL INTERIOR EMERGENCY LIGHTING & EXIT SIGNS ABOVE EACH STOREFRONT DOOR WHEN THE STOREFRONT GLASS IS BEING REPLACED.
- IF NOT CALLED OUT ON FACADE - ELECTRICAL CONTRACTOR SHALL REMOVE, DALLAGE (IF IN GOOD CONDITION) ALL ELECTRICAL OUTLETS AND SWITCHES ON INTERIOR OF FACADE. REINSTALL OUTLETS AND SWITCHES (PROVIDE NEW AS NEEDED MATCHING DESIGN AND COLORS) VERIFY LOCATIONS WITH OWNER, TYP.

MASONRY NOTES:

- "PROVIDE" MEANS "FURNISH AND INSTALL". "INSTALL" UNLESS OTHERWISE NOTED MEANS "FURNISH AND INSTALL".
- THIS PROJECT MUST MEET IOWA GREEN STREETS CRITERIA. SEE SPECIFICATION BOOKLET FOR REQUIREMENTS. SOME REQUIREMENTS MAY BE DUPLICATED IN THE BODY OF THE SPEC. BOOK. GREEN STREET REQUIREMENTS SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES.
- ON ANY MASONRY THAT IS BEING REPLACED, CMU BLOCK MAY BE USED BEHIND FACE BRICK. VERIFY NO CMU BLOCK IS VISIBLE FROM FRONT OR SIDE.
- BRICK BRAND AND COLOR ARE SUBJECT TO CHANGE ON FINAL DESIGN.
- FOR BUILDINGS THAT ARE TO BE TUCKPOINTED AND REPAINTED: THE MASON SHALL REMOVE EXISTING MORTAR AND BLOW CLEAN THE JOINT. THE PAINTER SHALL USE A NON-METAL SCRAPER TO REMOVE FLAKING PAINT AND REPAINT BRICK. THE MASON SHALL THEN REPOINT THE MORTAR AND PROVIDE A CLEAN SURFACE ONCE FINISHED.
- ALL NEW SELLS SHALL HAVE A 1:12 SLOPE MINIMUM AND DROP EDGE FOR WATER DRAINAGE.
- TUCKPOINT ALL AREAS WHERE MORTAR SAMPLES WERE TAKEN.
- THE MASON SHALL INFORM THE GENERAL CONTRACTOR AND ARCHITECT IF EXISTING LINTELS ARE DETERIORATING. A CHANGE ORDER WILL BE PROVIDED TO REPLACE DETERIORATING LINTELS WITH NEW FOR THE LENGTH OF THE OPENING AND 4" OF BEARING ON EACH SIDE.
- WHILE REMOVING MORTAR, ANY BRICKS THAT ARE OVER GROUND AT HEAD JOINTS SHALL BE REPLACED BY THE MASON AT NO COST TO THE PROJECT. REPLACEMENT BRICK SHALL MATCH EXISTING IN COLOR AND STRENGTH.

SUPPLEMENTARY NOTES:

- VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
- VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES.
- PROVIDE ALL NECESSARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF IOWA.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE DESIGN DRAWINGS.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE TO THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION OF THE OWNER.

NPS BRIEF 9 SUMMARY:

- CLASS 1 REPAIR
- 1. PAINT REMOVAL
- 2. REPAIR OF SASH AS CALLED OUT (OR IF DISCOVERED)
- 3. RESIZING OF WINDOW / REPLACE BROKEN AS SHOWN
- 4. REPAIR TO FRAME AS CALLED OUT (OR IF DISCOVERED)
- 5. WEATHERSTRIPPING
- 6. PRIMING & PAINTING
- CLASS 2 REPAIR
- 1. DRY THE WOOD
- 2. TREAT DECAYED AREA WITH A FUNGICIDE
- 3. WATERPROOF WITH 2 OR 3 APPLICATIONS OF BOILED LINSEED OIL
- 4. FILL CRACKS & HOLES WITH PUTTY FOR LARGE HOLES USE 2 PART EPOXY PATCHING COMPOUND BY AMARION OR APPROVED EQUAL
- 5. AFTER A "SKIN" FORMS ON THE PUTTY, PAINT THE SURFACE.
- 6. FOLLOW LIST 4 & SEE SPEC FOR CLASS 3 REPAIR.
- CLASS 3 REPAIR
- 1. MAKE NECESSARY REPAIRS AS CALLED OUT USING STABILIZATION & SPLINGING TECHNIQUES. MATCH PROFILE OF EXISTING FRAMING (OR IF DISCOVERED)
- 2. FOLLOW LIST 4 & SEE SPEC FOR CLASS 3 REPAIR.

SITE DESCRIPTION:

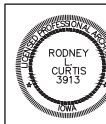
- PROPERTY OWNER: CITY OF INDIANOLA DOWNTOWN FACADE PROGRAM
- PARTICIPATING ADDRESSES: 126 N. HOWARD St., 107 E. SALEM Ave., 106 E. SALEM Ave., 101 E. SALEM Ave., 102 S. HOWARD St., 104 S. HOWARD St., 105 S. HOWARD St., 101 W. SALEM Ave.

- PLANNED USE: COMMERCIAL BUILDING FACADES

- SITE ADDRESS: DOWNTOWN INDIANOLA, IOWA 50123

INDEX OF DRAWINGS:

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- A1.2 126 N. HOWARD St. SIDE - ALT. #1
- A1.3 126 N. HOWARD St. SIDE - ATL. #1 (CONT.)
- A1.4 107 E. SALEM Ave.
- A1.5 107 E. SALEM Ave. (CONT.)
- A1.6 106 E. SALEM Ave.
- A1.7 106 E. SALEM Ave. (CONT.)
- A1.8 101 E. SALEM Ave.
- A1.9 101 E. SALEM Ave. (CONT.)
- A1.10 102 S. HOWARD St.
- A1.11 102 S. HOWARD St. (CONT.)
- A1.12 104 S. HOWARD St.
- A1.13 104 S. HOWARD St. (CONT.)
- A1.14 105 S. HOWARD St.
- A1.15 105 S. HOWARD St. (CONT.)
- A1.16 101 W. SALEM Ave.
- A1.17 101 W. SALEM Ave. (CONT.)
- A1.18 101 W. SALEM Ave. (NORTH)
- A1.19 101 W. SALEM Ave. (SOUTH)



REVISIONS	
DATE	DATE
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DATE	DATE

INDIANOLA FACADES

PROJECT ADDRESS

DATE: 06/05/2025
REVISIONS:

PROJECT # 2507
COVER SHEET / GENERAL NOTES

G0.1



HISTORICAL PHOTOGRAPH



EXISTING PHOTOGRAPH



PROPOSED RENDERING

* RENDERINGS ARE A REPRESENTATION OF THE BUILDING TO SHOW GENERAL DESIGN INTENT. NOT TO BE USED TO BUILD FROM.

PROVIDE NEW TUBELITE TU4000, CENTER SET GLAZED, DARK BRONZE ALUM., LOW-E, CLEAR, INSULATED STOREFRONT WINDOWS W/ 2" WIDE MULLIONS, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

PROVIDE 3-1/2" SPACING FOR EXPOSED CEM. BD. PANELS, TYP.

PROVIDE NEW 1/2" CEM. BD. PANELS, ALL BUTT JOINTS SHALL BE HIDDEN BEHIND TRIM, PRIME & PAINT PER FINISH SCHEDULE, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM @ BASE & SIDES (PVC TRIM FOR BASE), ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

1 EXTERIOR ELEV.

1/4" = 1'-0"

PROVIDE NEW TUBELITE TU4000, CENTER SET GLAZED, DARK BRONZE ALUM., LOW-E, CLEAR, INSULATED STOREFRONT WINDOWS W/ 2" WIDE MULLIONS, TYP.

PROVIDE NEW DOOR W/ TRANSOM PER OPENING SCHED., TYP.

PROVIDE NEW 1/2" CEM. BD. PANELS, ALL BUTT JOINTS SHALL BE HIDDEN BEHIND TRIM, PRIME & PAINT PER FINISH SCHEDULE, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

2 EXTERIOR ELEV.

1/4" = 1'-0"



PROPOSED ELEVATION

1/4" = 1'-0"

PROVIDE NEW DOORS W/ TRANSOM & SIDELIGHTS PER SCHED., TYP.

PROVIDE NEW TUBELITE TU4000, CENTER SET GLAZED, DARK BRONZE ALUM., LOW-E, CLEAR, INSULATED STOREFRONT WINDOWS W/ 2" WIDE MULLIONS, TYP.

PROPOSED FLOOR PLAN

1/4" = 1'-0"

PROVIDE NEW TUBELITE TU4000, CENTER SET GLAZED, DARK BRONZE ALUM., LOW-E, CLEAR, INSULATED STOREFRONT WINDOWS W/ 2" WIDE MULLIONS, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

PROVIDE 3-1/2" SPACING FOR EXPOSED CEM. BD. PANELS, TYP.

PROVIDE NEW 1/2" CEM. BD. PANELS, ALL BUTT JOINTS SHALL BE HIDDEN BEHIND TRIM, PRIME & PAINT PER FINISH SCHEDULE, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM @ BASE & SIDES (PVC TRIM FOR BASE), ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

3 EXTERIOR ELEV.

1/4" = 1'-0"

PROVIDE 3-1/2" SPACING FOR EXPOSED CEM. BD. PANELS, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

PROVIDE 3-1/2" SPACING FOR EXPOSED CEM. BD. PANELS, TYP.

PROVIDE NEW 1/2" CEM. BD. PANELS, ALL BUTT JOINTS SHALL BE HIDDEN BEHIND TRIM, PRIME & PAINT PER FINISH SCHEDULE, TYP.

PROVIDE NEW 1/4" CEM. BD. TRIM @ BASE & SIDES (PVC TRIM FOR BASE), ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

4 EXTERIOR ELEV.

1/4" = 1'-0"

PROVIDE NEW 1/4" CEM. BD. TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

PROVIDE NEW 3-1/2" REVEAL BTWN TRIM, ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

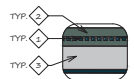
PROVIDE NEW DOOR PER OPENING SCHED., TYP.

PROVIDE NEW 1/2" CEM. BD. PANELS, ALL BUTT JOINTS SHALL BE HIDDEN BEHIND TRIM, PRIME & PAINT PER FINISH SCHEDULE, TYP.

PROVIDE NEW 1/4" PVC TRIM @ BOT., ALL EXPOSED JOINTS FILLED & SANDED, PRIME, PAINT PER FINISH SCHED., TYP.

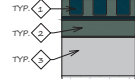
5 EXTERIOR ELEV.

1/4" = 1'-0"



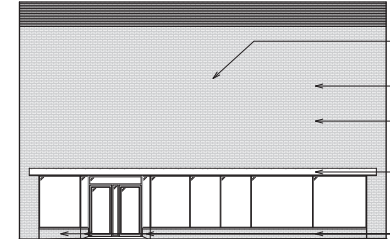
PAINT DETAIL

1/2" = 1'-0"



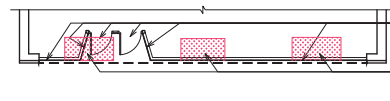
PAINT DETAIL

1/2" = 1'-0"



EXISTING ELEVATION

1/8" = 1'-0"

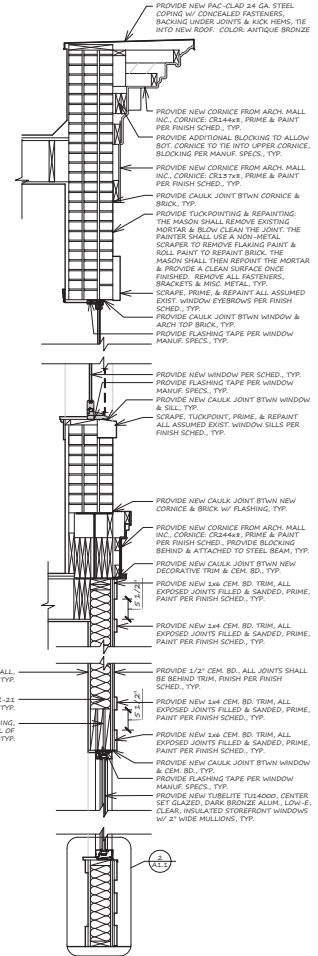


EXIST. FLOOR PLAN

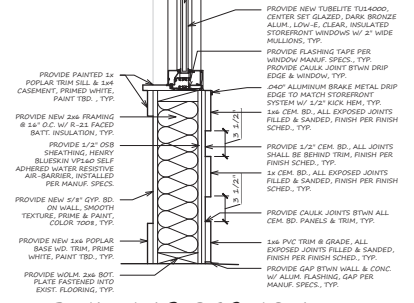
1/8" = 1'-0"

NORTH

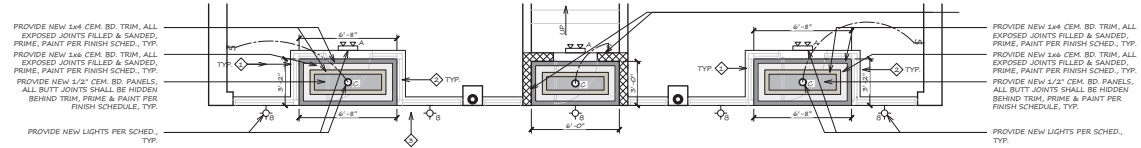
NORTH



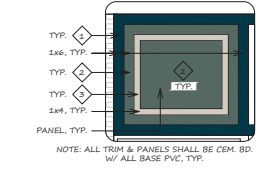
1 BUILDING SECTION
 3/4" = 1'-0"



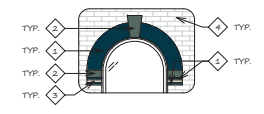
2 BUILDING SECTION
 1-1/2" = 1'-0"



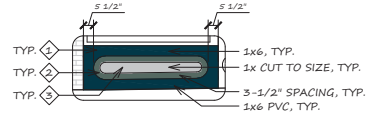
PROPOSED REFLECTED CEILING PLAN
 1/4" = 1'-0"



3 PAINT DETAIL
 3/8" = 1'-0"



4 PAINT DETAIL
 3/8" = 1'-0"



5 PAINT DETAIL
 5/8" = 1'-0"

HARDWARE SPECIFICATIONS:

1. PANIC VON DUPRIN - 99 SERIES TRIM: HIGH SERIES 94L-NL HANDLE: KAWNEER STANDARD FULL CO-4 LOCK: ANSI FUNCTION 03 FINISH: DURABOND DARK BRONZE A904-4040P-A07 FINISH: DARK BRONZE - BHMA 4.45
2. CLOSER: LCN 4040 XP SERIES

REMARKS:

1. TUBULITE THERMAL-BLOCK STOREFRONT ENTRY DOOR, LOW-E, CLEAR, INSULATED, CONCEALED SCREW WEATHER STRIP, STANDARD THRESHOLD TO MATCH COLOR OF DOOR. PROVIDE SIDELIGHT PER ELEVATION.
2. R-9 INSULATED, LOW-E GLASS, PREFRIG FOR CLOSER & PANIC BAR REINF., PRIME, PAINT PER SCHED.

OPENING SCHEDULE

126 N. HOWARD St. LIGHT FIXTURES

SYMBOL	FIXTURE #	LOCATION
A	RF LIGHTING RXEL3YRW	WALL MOUNT EMERGENCY EXIT SIGN W/ LIGHT
B	CODOWEB 60AWL4MB-1SD	EXTERIOR WALL MOUNT GOOSENECK
C	RF LIGHTING 8734-WH-ND-4K	LED PUCK MOUNT

LIGHTING SCHEDULE

126 N. HOWARD St. OPENING SCHEDULE

SYM	OPENING SIZE	SWING	HATL	FINISH	TYPE	STILE	HATL	FINISH	FRAME	HARDWARE			REMARKS
										LOCKSET	PUSH	CLOSER	
1	3'-0" x 7'-0" x 1 3/4"	LHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	---	1	2	1
2	3'-0" x 7'-0" x 1 3/4"	LHR	STEEL	SW 92.85	1/2 GLASS	---	WOOD	SW 92.85	---	---	1	2	2
3	3'-0" x 7'-0" x 1 3/4"	LHR	ALUM SF	D BRONZE	FULL GLASS	MEDIUM	ALUM	D BRONZE	---	---	1	2	1

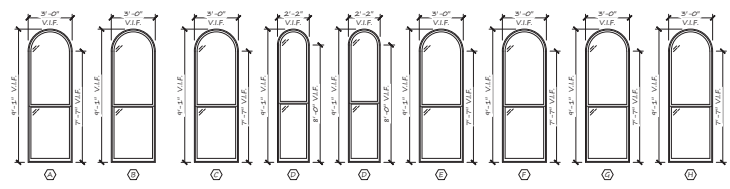
REMARKS:

1. COLOR USED FOR TRIM
2. COLOR USED FOR PANELS
3. COLOR USED FOR ACCENT TRIM
4. COLOR USED FOR TRIM AT SOFFIT
5. COLOR USED FOR PANEL AT SOFFIT
6. COLOR USED FOR ACCENT TRIM AT SOFFIT
7. COLOR USED FOR BRICK
8. COLOR USED FOR UPPER LEVEL DOOR

126 N. HOWARD St. FINISH SCHEDULE

SYM	COLOR	PRIMER	FINISH	COATS	REMARKS
1	SW 6230	---	SATIN	2	1, 4
2	SW 6215	EXTERIOR	SATIN	2	2, 8
3	SW 91.85	EXTERIOR	SATIN	2	3, 6
4	SW 6047	EXTERIOR	SATIN	2	7
5	SW 91.85	EXTERIOR	SATIN	2	8

FINISH SCHEDULE



126 N. HOWARD St. WINDOW SURVEY															
#	LOCATION	WINDOW TYPE	MATERIAL	SIZE	BALANCE	FIT	OPERATION (CY)	HARDWARE	GLASS	FINISH - INSIDE	FINISH - OUTSIDE	SASH	FRAME	SUMMARY	REMARKS
	NORTH	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
A	NORTH	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
B	SOUTH	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
C	EAST	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
D	WEST	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
E	NORTH	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
F	SOUTH	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
G	EAST	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
H	WEST	FIXED	ALUMINUM	36" x 104"	1" X	1	1	1	1	1	1	1	1	1	
REMARKS:															
1. VERIFY ALL WINDOWS AND OPENINGS.															
2. VERIFY ALL WINDOWS AND FINISHES.															
3. VERIFY ALL WINDOWS ARE TO FIT IN EXISTING OPENINGS.															
4. PROVIDE INTERIOR INSULATION AROUND ENTIRE WINDOW.															

WINDOW SCHEDULE

INDIANOLA FACADES

126 N. HOWARD St.

DATE: 06/05/2025

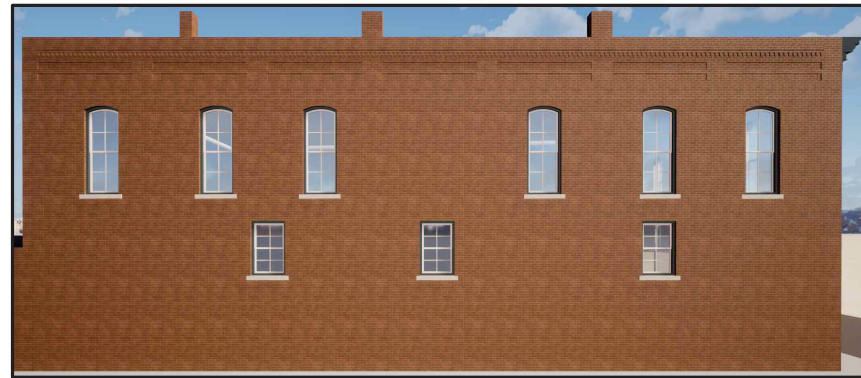
REVISIONS:

PROJECT # 2507
 PLAN /
 SECTIONS /
 DETAILS /
 SCHEDULES

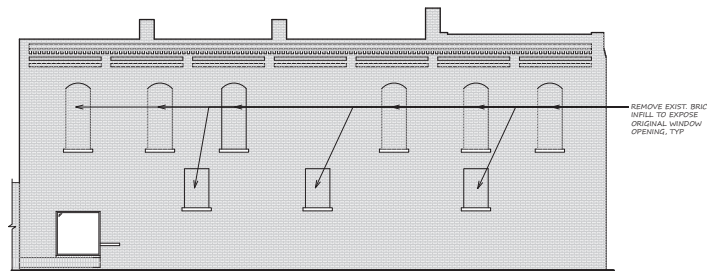
A1.1



EXISTING PHOTOGRAPH



PROPOSED RENDERING



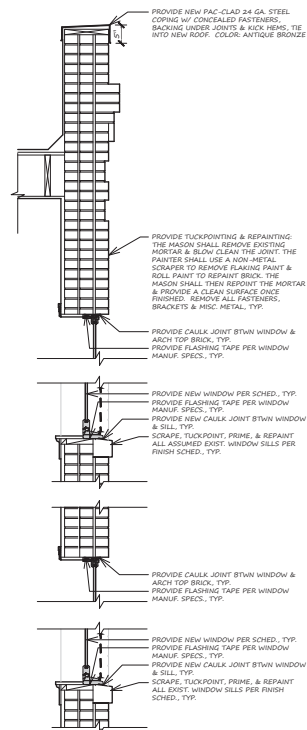
ALTERNATE #1 - EXISTING ELEVATION

1/8" = 1'-0"



ALTERNATE #1 - PROPOSED ELEVATION

1/4" = 1'-0"



1 ALT #1 - BUILDING SECTION

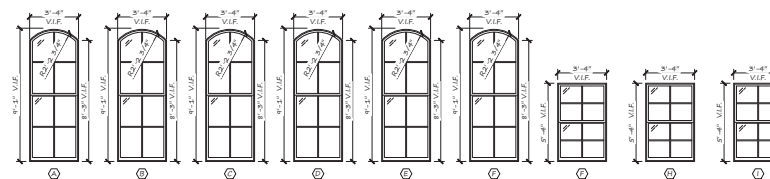
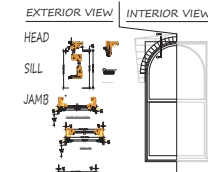
REMARKS: VERIFY COLOR USE ON
ELEVATIONS AND DETAILS

1. COLOR USED FOR BRICK

126 N. HOWARD St. FINISH SCHEDULE						
QSTC	Q	COLOR	PRIMER	FINISH	COATS	REMARKS
NA	1	SW 6047	EXTERIOR	SATIN	2	1

QS: GRAY SCALE
TC: TRUE COLOR

ALT. #1 - FINISH SCHEDULE



126 N. HOWARD St. WINDOW SURVEY

[illegible]

WINDOW REMARKS

* EXISTING WINDOWS WERE REMOVED, THE OPERINGS SHOWS IS THE EXISTING BRICK FILLED IN OPENINGS, ALL NEW WINDOWS HEIGHTS AND WIDTHS ARE TO BE VERIFIED PRIOR TO ORDERING

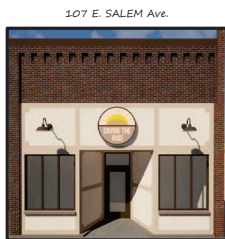
1. NEW MARVIN ALUM. CLAD ULTIMATE ARCH TOP SINGLE HUNG WINDOWS, LOW-E, INSULATED, CLEAR.

HISTORICAL EXTERIOR COLOR: BRONZE. INTERIOR: PINE PRIMED WHITE WD. W/ OIL-RUBBED BRONZE LOCK AND HANDLE. FULL SCREEN ALUM. SURROUND W/ MARVIN BRIGHT-VIEW SCREEN.

WINDOW NOTES

- VERIFY ALL WINDOWS AND OPENINGS.
- VERIFY ALL WINDOWS AND FINISHES W/ EXISTING AND ARCHITECT.
- ALL WINDOWS ARE TO FIT IN EXISTING OPENINGS.
- PROVIDE INTERIOR INSULATION AROUND ENTIRE WINDOW.

ALTERNATE #1 - WINDOW SCHEDULE





MEMORANDUM

To: Mayor and City Council
From: Bryce Johnson, Community and Economic Development Director
Date: December 15, 2025
Subject: Public hearing regarding amendments to the residential property tax abatement program.

Introduction: At the November 10, 2025, study session, City Council directed staff to prepare an amendment to the City's Urban Revitalization Plan regarding changes to the residential tax abatement program. Therefore, staff has created a proposed amendment to the Plan for Council's consideration. The City last updated the Urban Revitalization Plan on August 16, 2021, to address legislative changes eliminating the multi-residential assessment category and to update the application process under the Plan.

Background: On September 8, 2025, City staff presented at a City Council study session providing an update on the City's current residential property tax abatement program. On November 10, 2025, the City Council held another study session to review possible amendments to the City's Urban Revitalization Plan. The purpose of the second study session was to allow input from the recently hired Community and Economic Development Director and to answer City Council's questions from the September 8 study session.

The City currently offers a 5-year sliding scale (100%, 80%, 60%, 40%, 20%, 0%) residential property tax abatement for all new construction homes or homes with improvements exceeding 10% of the assessed value. Staff primarily receive abatement applications for new home constructions, seeing limited participation from existing homes. However, City staff is in the process of creating a marketing campaign to better inform residents of abatement options for home improvements.

At the September 8, 2025, study session, City staff presented information on commercial and industrial abatement, receiving direction that City Council was primarily interested in changes to the residential abatement program.

Discussion: Since the September 8, 2025, study session, City staff reached out to other communities and the Warren County Assessor and Auditor offices to discuss residential property tax abatement efforts at a regional level. In March 2024 and December 2024, both Carlisle and Norwalk terminated their residential property tax abatement programs, making Indianola the last municipality in Warren County offering such for newly constructed homes. Carlisle and Norwalk indicated the reason for eliminating abatement was in response to House File (HF) 718, which set caps and penalties by requiring tax levies to be forced downward for growing municipalities. It was the opinion of these neighboring cities that their tax abatement programs offered further tax exemption (i.e. revenue loss) on top of HF 718, which made it difficult from a budgetary perspective for the city to provide quality services to a growing number of residents while simultaneously being penalized for said growth.

Moreover, in July 2024, the State revised the abatement code making school district levies exempt from the abatement program. Therefore, in Indianola's case, the school district is still able to collect \$17.69 per \$1,000 of assessed value. For example, a new home assessed at \$350,000 is still paying \$2,936 per year to the school district and \$0.00 to the City during the first year of abatement. The school district's levy accounts for 46.21% of the total tax rate, where the City's levy is only \$13.43 / \$1,000 (or 35% of the total tax levy). If this is not communicated to new home buyers, it can cause frustration for property owners when they receive a tax bill for the school district's taxes.

During the November 10, 2025, Council study session, City staff was directed to move forward with Amendment No. 2 to the City's Urban Revitalization Plan. The amendments to this Plan include the following:

1. Remove newly constructed residential structures from tax abatement eligibility (beginning after February 1, 2027).
2. Add state-mandated provisions that became effective July 2024 requiring:
 - The school levy be exempt from the abatement program; and,
 - Minimum Assessment Agreements be written and signed with the City for commercial abatements

If the Plan is amended as proposed, the termination date for new construction residential structures is February 1, 2027, to ensure that current developments with previously approved entitlements, such as site plans or final plats, can still benefit from the abatement program that was in place at the time of approval. This provides consistency and predictability for projects already in the pipeline.

Please note, the City's industrial abatement program is not part of the Urban Revitalization Plan, rather, it is under a separate statutory authority – Iowa Code Chapter 427B. Additionally, the City's commercial property tax abatement program under the Urban Revitalization Plan will remain intact as-is.

Other items to consider:

- Newly constructed homes actually receive a 7-year abatement considering the manner in which taxes are collected (in arrears). Abatement doesn't begin until the time a property is fully assessed. The first 18 – 24 months a new home is only taxed on the value of the land.
- Fairness and Equity. The residential tax abatement program creates an imbalance between existing and new homeowners. Existing homeowners get no incentive to live in Indianola. Also, new homes get the benefits of community services without having to pay for them.
- Abatement is not the only incentive option to attract home builders. If there is worry that terminating abatement will cause a significant decline in the number of homes built in Indianola, the City can utilize Tax Increment Financing (TIF) to incentivize developers rather than passing tax savings to the property owner.
- If the City Council chooses to implement another new residential abatement program in the future, the same process will be followed as this amendment.
- The housing market has shifted since 2008 and even more so since 2020. The residential tax abatement program for new homes was more of a competitive advantage during times of lower housing costs. Their increase in recent years has caused a significant tax revenue impact that was not originally planned for.

Budget Impact: Data shows the City loses approximately \$65,263.50 per year in tax revenue due to the 100% abatement given during the first year of the current 5-year sliding tax schedule

(assuming an average of 50 new homes built per year based on historical trends). When evaluated over a 10-year period, the cumulative revenue gap remains notable in the early years, even though it narrows as abated properties begin paying full taxes. However, because new abatement applications are able to be submitted and approved each year, the City remains in a recurring cycle of reduced revenue, preventing it from ever fully realizing the long-term fiscal benefits of full taxation. This pattern highlights that while the program has successfully supported residential growth, the ongoing deferral of tax revenue, and impacts of HF 718, limits the City's ability to meet growing service demands associated with that same development.

Attached to the staff memo is a table illustrating tax revenue foregone since 2020.

Recommendation: Staff recommends approval.

Attachments:

1. Amend No. 2 to A&R 1998 Citywide Urban Revit Plan - Authorizing Resolution
2. Attachment 3_PTA Attachment Historical Data since 2020

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

December 15, 2025

6:00 P.M.

Amended and Restated 1998 Citywide Urban Revitalization Plan

- Public hearing on the matter of the adoption of Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area
- Resolution adopting the proposed Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan for the 1998 Citywide Urban Revitalization Area

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 CITY.

December 15, 2025

The City Council of the City of Indianola in the State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 North First Street, Indianola, Iowa, at 6:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the Amendment and _____ were made. The public hearing was closed.

Council Member _____ then introduced the following Resolution entitled "RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN FOR THE 1998 CITYWIDE URBAN REVITALIZATION AREA," 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 _____, 2025, at this place.

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

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. _____

RESOLUTION ADOPTING AMENDMENT NO. 2 TO THE
AMENDED AND RESTATED 1998 CITYWIDE URBAN
REVITALIZATION PLAN FOR THE 1998 CITYWIDE URBAN
REVITALIZATION AREA

WHEREAS, pursuant to the provisions of Iowa Code Chapter 404, by resolution adopted July 16, 2018, the City of Indianola, Iowa (the "City"), designated certain areas of the City as a revitalization area, by the adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan ("Plan") for the 1998 Citywide Urban Revitalization Area (the "Revitalization Area" or "Area"); and

WHEREAS, the Amended and Restated 1998 Citywide Urban Revitalization Plan has subsequently been amended by the adoption of Amendment No. 1 to the Amended and Restated Plan in 2021; and

WHEREAS, the Council has previously determined that the urban revitalization area within the City is a suitable revitalization area authorized by Iowa Code Chapter 404; and

WHEREAS, a proposed Amendment No. 2 to the Plan ("Amendment") has been prepared, the purpose of which is to: (i) remove new residential construction projects from the definition of "Eligible Improvements" for applications submitted after February 1, 2027; and (ii) incorporate changes necessitated by recent revisions to the Urban Revitalization Act; and

WHEREAS, after published and mailed notice was given, as required by Iowa Code Section 404.2, the City Council held a public hearing at its meeting on December 15, 2025, on the Amendment and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, STATE OF IOWA:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to preclude the City from adopting the proposed Amendment.

Section 2. That the Amendment, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 2 to the Amended and Restated 1998 Citywide Urban Revitalization Plan for the City of Indianola, State of Iowa", and that the Amendment is hereby in all respects approved. The City Clerk is hereby directed to file a certified copy of the Amendment, along with a copy of this Resolution, with the Recorder for Warren County, Iowa, to be recorded, and with the Assessor for Warren County, Iowa.

Section 3. That, notwithstanding any prior resolution, ordinance, plan, amendment, or other documents, the Amendment shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan, as amended.

Section 4. That all other provisions of the previously adopted Plan, as previously amended, not affected or otherwise revised by the Amendment are hereby ratified, confirmed, and approved in all respects, and that all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 15th day of December, 2025.

Mayor

ATTEST:

City Clerk

AMENDMENT NO. 2
EXHIBIT 1

AMENDMENT NO. 2
TO THE
AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN
FOR THE
1998 CITYWIDE URBAN REVITALIZATION AREA

City of Indianola, Iowa

INTRODUCTION

The City of Indianola, Iowa (“City”) adopted the Amended and Restated 1998 Citywide Urban Revitalization Plan (“Amended and Restated Plan” or “Plan”) for the 1998 Citywide Urban Revitalization Area (the “Urban Revitalization Area” or “Area”) by action of the City Council on July 16, 2018. The Amended and Restated Plan was adopted to promote the revitalization of properties in the Area, by providing tax abatement on eligible improvements on properties assessed as commercial, residential, or multiresidential.

In 2021, the City amended the Plan by an Amendment No. 1 to address legislative changes eliminating the multiresidential assessment category and to update the application process under the Plan. The City is further amending the Plan with the adoption of this Amendment No. 2 to the Amended and Restated Plan (“Amendment” or “Amendment No. 2”) to (i) remove new residential construction projects from the definition of “Eligible Improvements” for applications submitted after February 1, 2027; and (ii) incorporate changes necessitated by recent revisions to the Urban Revitalization Act.

AMENDMENT TO THE PLAN

The specific changes being made by this Amendment to the Plan, as previously amended, include the following:

1. Section H of the Plan, as previously amended, providing the available tax exemption schedules under the Plan, is hereby repealed in its entirety and replaced with the following:

H. Tax Exemption Schedules

1. Residential Property.

All Qualified Real Estate assessed as residential property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements; provided, however, for property assessed as residential property the exemption from taxation shall not apply to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D.

The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 100% of the Actual Value Added by Eligible Improvements
Second Year – 80% of the Actual Value Added by Eligible Improvements
Third Year – 60% of the Actual Value Added by Eligible Improvements
Fourth Year – 40% of the Actual Value Added by Eligible Improvements
Fifth Year – 20% of the Actual Value Added by Eligible Improvements

2. Commercial Property.

All Qualified Real Estate assessed as commercial property is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of four (4) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 80% of the Actual Value Added by Eligible Improvements
Second Year – 60% of the Actual Value Added by Eligible Improvements
Third Year – 40% of the Actual Value Added by Eligible Improvements
Fourth Year – 20% of the Actual Value Added by Eligible Improvements

2. The second paragraph of Section I of the Plan, as previously amended, defining “Eligible Improvements,” is hereby repealed in its entirety and replaced with the following:

“Eligible Improvements,” as used in this Amended and Restated Plan, include:

1. Rehabilitation and additions to any existing residential structures.
2. Through February 1, 2027, new construction of residential structures on vacant land or on land with existing structures; *provided, however, such new construction of residential structures shall not constitute Eligible Improvements for any final applications submitted after February 1, 2027.*
3. Rehabilitation and additions to any existing commercial structures and new construction of commercial structures on vacant land or on land with existing structures.

All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations of the City of Indianola, and must be completed during the time the Area is designated as a revitalization area. No abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested.

3. To address a recent legislative change to the requirements for property assessed as commercial to receive an exemption under the Urban Revitalization Act, the following paragraph is added to the end of Section L of the Plan, as previously amended:

Additional Requirement for Properties Assessed as Commercial

Property owners submitting applications on or after July 1, 2024 for improvements to property assessed as commercial must also enter into a written assessment agreement with the City, in substantially the form attached as Exhibit A to Amendment No. 2 to the Amended and Restated Plan, specifying a minimum actual value for the completed improvements, consistent with and to the extent required by the provisions of Iowa Code Chapter 404 in effect at the time the application is submitted to the City.

EFFECTIVE DATE OF AMENDMENT

This Amendment No. 2 shall become effective on the date it is approved by Resolution by the City Council of the City of Indianola, Iowa (“Effective Date”).

Prepared by:
Return to: [CITY ADDRESS]; Attn: City Clerk

EXHIBIT A
MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____, 20____, by and between the City of Indianola, Iowa (the “City”), an Iowa municipal corporation, and [OWNER OF QUALIFIED REAL ESTATE], a(n) Iowa _____ (“Owner”).

WHEREAS, consistent with the provisions of the City’s Amended and Restated 1998 Citywide Urban Revitalization Plan (“Amended and Restated Plan” or “Plan”) for the 1998 Citywide Urban Revitalization Area (the “Urban Revitalization Area” or “Area”), as amended, the Owner has submitted an Application for Tax Abatement dated as of _____, 20____ (the “Application”) regarding certain commercial real estate owned by Owner and located in the Urban Revitalization Area, which real estate is legally described as follows:

[LEGAL DESCRIPTION]

(the “Property”); and

WHEREAS, the Application describes certain improvements that have been or are proposed to be constructed on the Property (the “Eligible Improvements”); and

WHEREAS, pursuant to Iowa Code Section 404.3C, the City and Owner desire to establish a Minimum Actual Value for the Eligible Improvements and Property following completion of the Eligible Improvements for the duration of the tax abatement requested by the Owner by submission of the Application, under the provisions of the Plan; and

WHEREAS, the Warren County Assessor has reviewed the preliminary plans and specifications for the Eligible Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Eligible Improvements, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be not less than _____ Dollars (\$ _____), before rollback

The Minimum Actual Value shall terminate and be of no further force or effect as of December 31, ____ (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

2. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Warren County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

3. This Minimum Assessment Agreement shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

4. Nothing herein shall be deemed to waive the rights of Owner from seeking administrative or legal remedies to reduce the actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Owner seek to reduce the actual value to an amount below the Minimum Actual Value established herein during the term of this Assessment Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

5. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

6. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page is blank. Signatures start on the next page.]

CITY OF INDIANOLA, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[OWNER]

By: _____

Print Name: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2023, by _____, as the _____ of [OWNER], on behalf of whom the record was executed.

Notary Public in and for said state

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Eligible Improvements to be constructed, and being of the opinion that the minimum actual value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows:

The undersigned Assessor, being legally responsible for the assessment of the above described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$_____.

Assessor for the County of Warren, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF WARREN)

Subscribed and sworn to before me by _____, Assessor for the County of Warren, Iowa on this _____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §404.3C, a copy of Iowa Code §404.3C is attached, as follows:

1. For revitalization areas established under this chapter on or after the effective date of this division of this Act and for first-year exemption applications for property located in a revitalization area in existence on the effective date of this division of this Act filed on or after the effective date of this division of this Act, commercial property shall not receive a tax exemption under this chapter unless the city or county, as applicable, and the owner of the qualified real estate enter into a written assessment agreement specifying a minimum actual value until a specified termination date for the duration of the exemption period.

2. a. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made to the property and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than\$

b. The assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

4896-4374-9497-1\13538-195

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF WARREN

)

I, the undersigned City Clerk of the City of Indianola, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council 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 Council 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 Council pursuant to the local rules of the Council 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 city offices as indicated therein, that no Council 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 City or the right of the individuals named therein as officers to their respective positions.

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

City Clerk, City of Indianola, State of Iowa

(SEAL)

4896-6137-4331-1\13538-195



— Community & Economic Development Department —

Historical Data since 2020

Exhibit B below is an illustration of tax revenue foregone since 2020 based on Year One of abatement.

Exhibit B

Year	# of Homes Built	General Fund Foregone	Year One Abatement Schedule Taxes Foregone
2025	65	\$84,842	\$144,993
2024	34	\$44,379	\$75,842
2023	52	\$67,873	\$115,995
2022	47	\$61,347	\$104,841
2021	55	\$71,789	\$122,687
2020	65	\$84,842	\$144,993
		Total =	\$415,072