CITY OF INDIANOLA COUNCIL MEETING
August 10, 2026
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. **Consent Agenda**
    - A. Resolution approving Change Orders Number 2-7 and Payment Application Number 3 for the CDBG Facade Program Project.
    - B. Resolution approving a hold harmless agreement with Indianola Main Street.
5. **Adjourn**

MEMORANDUM

To: Mayor and City Council

From: Bryce Johnson, Community and Economic Development Director, Jacob Meshke, City Manager

Date: August 10, 2026

Subject: Resolution approving Change Orders Number 2-7 and Payment Application Number 3 for the CDBG Facade Program Project.

Introduction: Consideration of the approval of change orders and payment application for the CDBG Facade Program Project.

Background: The City is administering the Downtown Façade Improvement Project through the Community Development Block Grant (CDBG) program. During construction, several unforeseen conditions and owner-requested modifications were identified that require change orders to complete the façade improvements.

Discussion: The attached change orders reflect additional work necessary to address existing building conditions and complete the approved improvements in accordance with project objectives. Pursuant to the executed Façade Improvement Program Agreements, participating property owners are responsible for all approved change order costs. All property owners have approved of the requested change orders and the cost associated with the work.

The City received seven change work orders, of which six are in good standing and the work is paid using either contingency funds or upfront by the property owner. Therefore, only six change work orders are presented for Council consideration. One of the orders simply extends the "substantial completion" deadline for 126 N Howard and 105 S Howard. The remaining are construction-related.

An explanation of each change work order is described in the attachments under "The Contract is Changed As Follows" heading.

Change Order #6 extends the "substantial completion deadline" due to contract signing delays and unforeseen circumstances at 105 S Howard and 126 N Howard.

Budget Impact: No budgetary impact related to these change work orders as the cost associated with each have been either paid via contingencies or upfront by the property owner.

Recommendation: Staff recommends approval.

Attachments:
1. Res 2026- CDBG Facade PA3 CO2-7
2. CO 2 - COR #5 106 Radon
3. CO 3 - COR #6 102 Radon
4. CO 4 - COR #7 104 Radon

5. CO 5 - COR #9 106 concrete board
6. CO 6 - Contract Extension
7. CO 7 - COR #8 126 Facade
8. CDBG App #3

City of Indianola

RESOLUTION NO 2026-

RESOLUTION APPROVING
CHANGE ORDERS NUMBER 2-7 AND PAYMENT APPLICATION NUMBER 3
FOR THE CDBG FAÇADE PROGRAM PROJECT

WHEREAS, the City of Indianola is currently under obligation of a construction contract with Cornerstone Commercial Contractors for the CDBG Façade Program Project; and

WHEREAS, Cornerstone Commercial Contractors has submitted Change Orders Number 2-7 as described on the attached applications; and

WHEREAS, the Change Orders have been paid via contingency costs within the contract and/or upfront by the property owners; and

WHEREAS, Cornerstone Commercial Contractors has submitted Payment Application Number 3 in the amount of $42,474.49; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that:

1. Change Orders Number 2-7 are hereby approved.
2. Payment Application Number 3 in the amount of $42,474.49 is hereby approved.
3. The Mayor is hereby authorized to sign the documents on behalf of the City of Indianola.

PASSED AND APPROVED this 10th day of August 2026.

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

Change Order 106 E Salem CO #2

Indianola Facades Phase 1

Date : 07/21/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc., would like to request a change order to be issued for a change in construction on 106 E Salem Radon changes. Additional suction point necessary for the basement layout unknown at bidding time.

Radon	*$ 215.00*
General conditions	*$ 32.00*
TOTAL	*$ 247.00.*

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be ~~(increased) (decreased)~~ (unchanged by using contingency funds under this facade) by this Change Order in the amount of	$ 247.00
The new contract sum including this change order will be	$ 1,204,049.00
The contract time will be (~~increased~~) ~~(decreased)~~ ~~(~~unchanged~~)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 07-31-2026

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture
301 E Court Ave. 105
Des Moines, IA 50309
Signature
Rodney L. Curtis
Date: 07-21-2026

Cornerstone Contracting
401 7th St.
Corning, IA 50841
Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.21 12:04:25 -05'00'
Signature
Jason Kentner
Date: 07-21-2026

City of Indianola
110 N 1st St.
Indianola, IA 50125
Signature
Indianola
Date:

Change Order 102 S Howard CO #3

Indianola Facades Phase 1

Date : 07/21/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc., would like to request a change order to be issued for a change in construction on 102 S. Howard "Radon changes." Changing from traditional mitigation systems are not viable with multiple dirt crawlspaces being connected via tunnel between foundation walls under other sections of the building. Cost to install Energy Recovery Ventilators (ERV)

Radon	*$ 1,958.00*
General conditions	*$ 293.00*
TOTAL	*$ 2,251.00*

Approval will be needed for the intake and exhaust ports that would exit the exterior above store front windows through wood sheeting and would look like a dryer vents. They can be painted and would be discrete.

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be ~~(increased) (decreased)~~ (unchanged by using contingency funds under this facade) by this Change Order in the amount of	$ 2,251.00
The new contract sum including this change order will be	$ 1,204,049.00
The contract time will be (~~increased) (decreased)~~ ~~(~~unchanged~~)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 07-31-2026

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Indianola**
301 E Court Ave. 105	401 7th St.	110 N 1st St.
Des Moines, IA 50309	Corning, IA 50841	Indianola, IA 50125
	Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.21 12:05:19 -05'00'	
Signature	Signature	Signature
Rodney L. Curtis	Jason Kentner	Indianola
Date: 07-21-2026	Date: 07-21-2026	Date:

Change Order 104 S Howard CO #4

Indianola Facades Phase 1

Date : 07/21/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc., would like to request a change order to be issued for a change in construction on 104 S. Howard "Radon changes." Changing from traditional mitigation systems are not viable with multiple dirt crawlspaces being connected via tunnel between foundation walls under other sections of the building. Cost to install Energy Recovery Ventilators (ERV)

Radon	*$ 1,958.00*
General conditions	*$ 293.00*
TOTAL	*$ 2,251.00*

Approval will be needed for the intake and exhaust ports that would exit the exterior above store front windows through wood sheeting and would look like a dryer vents. They can be painted and would be discrete.

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be ~~(increased) (decreased)~~ (unchanged by using contingency funds under this facade) by this Change Order in the amount of	$ 2,251.00
The new contract sum including this change order will be	$ 1,204,049.00
The contract time will be (~~increased) (decreased)~~ ~~(~~unchanged~~)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 07-31-2026

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Indianola**
301 E Court Ave. 105	401 7th St.	110 N 1st St.
Des Moines, IA 50309	Corning, IA 50841	Indianola, IA 50125
	Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.21 12:03:51 -05'00'	
Signature	Signature	Signature
Rodney L. Curtis	Jason Kentner	Indianola
Date: 07-21-2026	Date: 07-21-2026	Date:

Change Order 106 E Salem CO #5

Indianola Facades Phase 1

Date : 07/21/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc., would like to request a change order to be issued for a change in construction on 107 E Salem Faux Brick removal. This assumes that We can install concrete board over the existing substrate

Carpentry	*$1,575.00*
Materials	*$ 645.00*
Paint	*$ 325.00*
Masonry	*$ 618.00*
General conditions	*$ 289.00*
TOTAL	*$ 2,216.00*

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be ~~(increased) (decreased)~~ (unchanged by using contingency funds under this facade) by this Change Order in the amount of	$ 2,216.00
The new contract sum including this change order will be	$ 1,204,049.00
The contract time will be (~~increased) (decreased)~~ ~~(~~unchanged~~)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 07-31-2026

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Indianola**
301 E Court Ave. 105	401 7th St.	110 N 1st St.
Des Moines, IA 50309	Corning, IA 50841	Indianola, IA 50125
	Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.21 14:39:37 -05'00'	
Signature	Signature	Signature
Rodney L. Curtis	Jason Kentner	Indianola
Date: 07/21/2026	Date: 07-21-2026	Date:

Change Order CO #6

Indianola Facades Phase 1

Date : 07/22/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Extension of substantial completion deadline due to contract signing delays and unforeseen circumstances at 105 S Howard and 126 N Howard.

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be ~~(increased) (decreased)~~ (unchanged by using contingency funds under this facade) by this Change Order in the amount of	$ 0.00
The new contract sum including this change order will be	$ 1,204,049.00
The contract time will be (~~increased~~) ~~(decreased)~~ ~~(~~unchanged~~)~~ by	Days: 240
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 03-28-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Indianola**
301 E Court Ave. 105	401 7th St.	110 N 1st St.
Des Moines, IA 50309	Corning, IA 50841	Indianola, IA 50125
Signature	Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.23 14:21:36 -05'00' Signature	Signature
Rodney L. Curtis	Jason Kentner	Indianola
Date: 07-22-2026	Date: 07-23-2026	Date:

Change Order 126 N Howard CO #7

Indianola Facades Phase 1

Date : 07/23/2026

Distribution List:

Owner___x____
Architect___x___
Contractor__x__
Field_________
Other________

Contractor : Cornerstone Commercial Contractors
Architect : Curtis Architecture & Design P.C.

Architect's Project Number : 2406
Contract Date: August 18th, 2025

The Contract is Changed As Follows :

Cornerstone Commercial Contractors, Inc. would like to request a change order to be issued for a change in construction on 126 N Howard.

Demo the existing brick parapet wall 200SF	*$ 5,200.00*
Furnish and install new CMU parapet wall 200SF	*$ 9,500.00*
Demo all stone sills and window heads 8 locations	*$ 5,900.00*
Furnish and install new limestone heads and window sills	*$28,900.00*
Clean and paint steel beam	*$ 1,500.00*
Credit for no concrete board at steel beam or paint	*$ 1,500.00*
Cost to fill holes and remove wood blocking	*$ 1,800.00*
Lift rentals, sidewalk protection, street protection	*$ 3,500.00*
Allowance of $4000.00 for roof repairs (unknown scope)	*$ 4,000.00*
Masonry labor and materials	*$ 58,800.00*
General conditions	*$ 8,820.00*
TOTAL	*$ 67,620.00*

The original (contract sum including contingency funds) was	$ 1,198,027.00
The net change (including contingency fund projections) by previously authorized Change Orders	$ 1,204,049.00
The (contract sum) will be (increased~~)~~ ~~(decreased)~~ (~~unchanged~~ by using contingency funds under this facade) by this Change Order in the amount of (less $13,384)	$ 54,236.00
The new contract sum including this change order will be	$ 1,258,285.00
The contract time will be (~~increased)~~ ~~(decreased)~~ ~~(~~unchanged~~)~~ by	Days: 0
The date of substantial completion as of the date of this change order therefore is ~~(~~Unchanged~~)~~	Date 03-28-2027

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR , & OWNER.

Curtis Architecture	**Cornerstone Contracting**	**City of Indianola**
301 E Court Ave. 105	401 7th St.	110 N 1st St.
Des Moines, IA 50309	Corning, IA 50841	Indianola, IA 50125
	Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.23 14:20:36 -05'00'	
Signature	Signature	Signature
Rodney L. Curtis	Jason Kentner	Indianola
Date: 07-23-2026	Date: 07-23-2026	Date:

BABA CLAIM COMPLIANCE CERTIFICATION FORM

CLIENT NAME: ______________________________ (hereinafter CLIENT)
PROJECT TITLE: Indianola Facade Improvements (hereinafter PROJECT)
CDBG PROJECT NUMBER: ______________ CDBG CLAIM NO. ______________
CONTRACTOR NAME: Cornerstone Commercial Contractors, Inc. (hereinafter CONTRACTOR)
PAY APPLICATION NO. 3 AMOUNT: $42,474.49

CONTRACTOR CERTIFICATION

I Jason Kentner the project manager, superintendent, owner, or authorized representative of the CONTRACTOR which has been contracted by the CLIENT to complete the proposed PROJECT and for which we are now submitting Pay Application No. 3 in the amount of $42,474.49 hereby certify that all the iron, steel, construction materials, and manufactured products brought onto the PROJECT site and used on the PROJECT are BABA Compliant as required by the Build America, Buy America Act (BABA) requirements under Title IX of the Infrastructure Investment and Jobs Act ("IIJA"), Pub. L. 177-5. I also certify that I have provided the GRANT ADMINISTRATOR with a full and complete list of BABA-eligible products to be used on this project and all the required BABA certifications for those items as provided by the manufacturer.

SIGNED: Jason Kentner DATE: 07-21-2026
PRINTED NAME: Jason Kentner TITLE: Owner

ARCHITECT OR ENGINEER CERTIFICATION

I Rodney Curtis the architect or engineer for the PROJECT hereby certify that I have reviewed the CONTRACTOR's Pay Application No. 3 and the materials used on this project and agree that the CONTRACTOR has utilized certified BABA compliant iron, steel, construction materials, and manufactured products for the work that is certified as complete as of this pay application.

SIGNED: ______________ DATE: 7-23-26
PRINTED NAME: Rodney L Curtis TITLE: Architect

This form is required by IEDA for each submission of a draw for reimbursement on the CDBG funded project.

END OF SECTION 00 73 51

PAYMENT APPLICATION

TO:	City of Indianola 110 N 1st St Indianola, IA 50125 Attn: Bryce Johnson	PROJECT NAME AND LOCATION:	Indianola Façade Improvements Indianola Façade Improvements various location Indianola, Iowa 50125	APPLICATION #: 3 PERIOD THRU: 07/21/2026 PROJECT #s: Indianola Façade DATE OF CONTRACT: 03/05/2026	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ ☐
FROM:	Cornerstone Commercial Contractors, Inc. 401 7th St Corning, Iowa 50841	ARCHITECT:	Curtis Architecture & Design, PC 301 E Court Ave Suite #105 Des Moines, IA 50309		
FOR:	façade rehabilitation				

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. **CONTRACT AMOUNT** — $1,198,027.00
2. **SUM OF ALL CHANGE ORDERS** — $6,022.00
3. **CURRENT CONTRACT AMOUNT** (Line 1 +/- 2) — $1,204,049.00
4. **TOTAL COMPLETED AND STORED** (Column G on Continuation Page) — $258,423.13
5. **RETAINAGE:**
   a. 3.00% of Completed Work (Columns D + E on Continuation Page) — $7,752.69
   b. 3.00% of Material Stored (Column F on Continuation Page) — $0.00
   Total Retainage (Line 5a + 5b or Column I on Continuation Page) — $7,752.69
6. **TOTAL COMPLETED AND STORED LESS RETAINAGE** (Line 4 minus Line 5 Total) — $250,670.44
7. **LESS PREVIOUS PAYMENT APPLICATIONS** — $208,195.95
8. **PAYMENT DUE** — **$42,474.49**
9. **BALANCE TO COMPLETION** (Line 3 minus Line 6) — $953,378.56

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	$0.00	$0.00
Total approved this month	$6,022.00	$0.00
TOTALS	$6,022.00	$0.00
NET CHANGES	$6,022.00	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: Cornerstone Commercial Contractors, Inc.

By: ______________________ Date: __________

Jason Kentner

Jason Kentner Digitally signed by Jason Kentner Date: 2026.07.21 16:19:08 -05'00'

State of: Iowa

County of: Adams

Subscribed and sworn to before me this 21st day of July 2026

Notary Public: Jaime Johnston

My Commission Expires: 01-19-2028

ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT.......... $42,474.49

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

ARCHITECT: Rodney L. Curtis

By: [signature] Date: 7-23-26

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

CONTINUATION PAGE

PROJECT: Indianola Façade Improvements
Indianola Façade Improvements

APPLICATION #: 3
DATE OF APPLICATION: 07/21/2026
PERIOD THRU: 07/21/2026
PROJECT #s: Indianola Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	126 N Howard	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
1a	Masonry	$68,425.00	$37,633.75	$0.00	$0.00	$37,633.75	55%	$30,791.25	
1b	Carpentry	$38,250.00	$0.00	$0.00	$0.00	$0.00	0%	$38,250.00	
1c	Concrete	$6,500.00	$0.00	$0.00	$0.00	$0.00	0%	$6,500.00	
1d	Painting	$12,400.00	$0.00	$0.00	$0.00	$0.00	0%	$12,400.00	
1e	Cornice	$8,172.50	$0.00	$0.00	$0.00	$0.00	0%	$8,172.50	
1f	Coping cap	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
1g	Windows	$40,434.07	$0.00	$0.00	$0.00	$0.00	0%	$40,434.07	
1h	Aluminum storefront	$29,600.00	$5,920.00	$0.00	$0.00	$5,920.00	20%	$23,680.00	
1i	Doors-hardware	$5,000.00	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00	
1j	Electrical	$6,000.00	$0.00	$0.00	$0.00	$0.00	0%	$6,000.00	
1k	Radon	$3,024.00	$0.00	$0.00	$0.00	$0.00	0%	$3,024.00	
1l	Asbestos	$2,375.00	$0.00	$2,375.00	$0.00	$2,375.00	100%	$0.00	
1m	Misc building materials	$3,875.00	$0.00	$0.00	$0.00	$0.00	0%	$3,875.00	
1n	Contingency 5%	$13,384.00	$0.00	$0.00	$0.00	$0.00	0%	$13,384.00	
1o	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
1p	General conditions, overhead and	$36,090.00	$5,774.40	$1,443.60	$0.00	$7,218.00	20%	$28,872.00	
2	107 E Salem	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
2a	Masonry	$11,165.00	$4,466.00	$6,699.00	$0.00	$11,165.00	100%	$0.00	
2b	Carpentry	$16,700.00	$0.00	$0.00	$0.00	$0.00	0%	$16,700.00	
2c	Painting	$4,427.00	$0.00	$0.00	$0.00	$0.00	0%	$4,427.00	
2d	Aluminum storefront	$15,680.00	$3,136.00	$0.00	$0.00	$3,136.00	20%	$12,544.00	
2e	Electrical	$2,500.00	$0.00	$0.00	$0.00	$0.00	0%	$2,500.00	
2f	Coping cap	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
2g	Misc building materials	$3,875.00	$0.00	$0.00	$0.00	$0.00	0%	$3,875.00	
2h	Contingency 5% $3709	$3,709.00	$0.00	$0.00	$0.00	$0.00	0%	$3,709.00	
2h1	CO #1 parapet wall deterioration	$6,022.00	$0.00	$3,011.00	$0.00	$3,011.00	50%	$3,011.00	
2i	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
2j	General conditions, overhead and	$13,837.00	$1,798.81	$968.59	$0.00	$2,767.40	20%	$11,069.60	
	SUB-TOTALS	$363,444.57	$63,728.96	$14,497.19	$0.00	$78,226.15	22%	$285,218.42	

CONTINUATION PAGE

PROJECT: Indianola Façade Improvements
Indianola Façade Improvements

APPLICATION #: 3
DATE OF APPLICATION: 07/21/2026
PERIOD THRU: 07/21/2026
PROJECT #s: Indianola Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
			COMPLETED WORK						
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
3	106 E Salem	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
3a	Masonry	$38,668.75	$19,334.38	$3,866.87	$0.00	$23,201.25	60%	$15,467.50	
3b	Carpentry	$5,500.00	$0.00	$0.00	$0.00	$0.00	0%	$5,500.00	
3c	Windows	$20,137.17	$0.00	$0.00	$0.00	$0.00	0%	$20,137.17	
3d	Painting	$6,607.00	$3,964.20	$0.00	$0.00	$3,964.20	60%	$2,642.80	
3e	Awnings	$7,780.00	$0.00	$0.00	$0.00	$0.00	0%	$7,780.00	
3f	Electrical	$4,500.00	$0.00	$0.00	$0.00	$0.00	0%	$4,500.00	
3g	Coping cap	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
3h	Radon	$4,024.00	$0.00	$0.00	$0.00	$0.00	0%	$4,024.00	
3i	Misc buiding materials	$3,875.00	$0.00	$0.00	$0.00	$0.00	0%	$3,875.00	
3j	Contingency 5% $5793	$3,330.00	$0.00	$0.00	$0.00	$0.00	0%	$3,330.00	
3j1	CO #2 additional suction point for	$247.00	$0.00	$0.00	$0.00	$0.00	0%	$247.00	
3j2	CO #5 faux brick removal	$2,216.00	$0.00	$0.00	$0.00	$0.00	0%	$2,216.00	
3k	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
3l	General conditions, overhead and	$18,773.00	$3,942.33	$750.92	$0.00	$4,693.25	25%	$14,079.75	
4	101 E Salem	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
4a	Masonry	$15,470.00	$15,470.00	$0.00	$0.00	$15,470.00	100%	$0.00	
4b	Clean copper	$6,000.00	$0.00	$0.00	$0.00	$0.00	0%	$6,000.00	
4c	Carpentry	$14,500.00	$0.00	$0.00	$0.00	$0.00	0%	$14,500.00	
4d	Aluminum storefront	$35,939.00	$7,187.00	$0.00	$0.00	$7,187.00	20%	$28,752.00	
4e	Painting	$5,815.00	$0.00	$0.00	$0.00	$0.00	0%	$5,815.00	
4f	Electrical	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
4g	Awnings	$10,020.00	$0.00	$0.00	$0.00	$0.00	0%	$10,020.00	
4h	Asbestos	$3,385.00	$0.00	$3,385.00	$0.00	$3,385.00	100%	$0.00	
4i	Misc building materials	$6,375.00	$0.00	$0.00	$0.00	$0.00	0%	$6,375.00	
4j	Contingency 5%	$6,324.00	$0.00	$0.00	$0.00	$0.00	0%	$6,324.00	
4k	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
4l	General conditions, overhead and	$22,984.00	$4,366.96	$689.52	$0.00	$5,056.48	22%	$17,927.52	
5	102 S Howard	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
	SUB-TOTALS	$617,914.49	$122,993.83	$23,189.50	$0.00	$146,183.33	24%	$471,731.16	

CONTINUATION PAGE

	PROJECT:	Indianola Façade Improvements	APPLICATION #: 3
		Indianola Façade Improvements	DATE OF APPLICATION: 07/21/2026
Payment Application containing Contractor's signature is attached.			PERIOD THRU: 07/21/2026
			PROJECT #s: Indianola Façade

A	B	C	D	E	F	G		H	I
			COMPLETED WORK						
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
5a	Masonry	$1,552.50	$1,552.50	$0.00	$0.00	$1,552.50	100%	$0.00	
5b	Carpentry	$14,200.00	$0.00	$0.00	$0.00	$0.00	0%	$14,200.00	
5c	Aluminum storefront	$23,914.40	$4,782.00	$0.00	$0.00	$4,782.00	20%	$19,132.40	
5d	Painting	$2,650.00	$0.00	$0.00	$0.00	$0.00	0%	$2,650.00	
5e	Electrical	$3,200.00	$0.00	$0.00	$0.00	$0.00	0%	$3,200.00	
5f	Awnings	$3,340.00	$0.00	$0.00	$0.00	$0.00	0%	$3,340.00	
5g	Clean copper	$1,000.00	$0.00	$0.00	$0.00	$0.00	0%	$1,000.00	
5h	Asbestos	$5,385.00	$0.00	$5,385.00	$0.00	$5,385.00	100%	$0.00	
5i	Radon	$4,024.00	$0.00	$0.00	$0.00	$0.00	0%	$4,024.00	
5j	Misc building materials	$5,875.00	$0.00	$0.00	$0.00	$0.00	0%	$5,875.00	
5k	Contingency 5% $4140	$1,889.00	$0.00	$0.00	$0.00	$0.00	0%	$1,889.00	
5k1	CO #3 radon changes	$2,251.00	$0.00	$0.00	$0.00	$0.00	0%	$2,251.00	
5l	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
5m	General conditions, overhead and	$15,160.00	$1,516.00	$1,516.00	$0.00	$3,032.00	20%	$12,128.00	
6	104 S Howard	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
6a	Masonry	$1,552.50	$1,552.50	$0.00	$0.00	$1,552.50	100%	$0.00	
6b	Carpentry	$16,750.00	$0.00	$3,350.00	$0.00	$3,350.00	20%	$13,400.00	
6c	Copper band	$5,500.00	$0.00	$0.00	$0.00	$0.00	0%	$5,500.00	
6d	Aluminum storefront	$10,140.00	$2,028.00	$0.00	$0.00	$2,028.00	20%	$8,112.00	
6e	Painting	$3,200.00	$0.00	$0.00	$0.00	$0.00	0%	$3,200.00	
6f	Electrical	$1,500.00	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00	
6g	Asbestos	$3,385.00	$0.00	$3,385.00	$0.00	$3,385.00	100%	$0.00	
6h	Radon	$3,024.00	$0.00	$0.00	$0.00	$0.00	0%	$3,024.00	
6i	Misc building materials	$4,875.00	$0.00	$0.00	$0.00	$0.00	0%	$4,875.00	
6j	Contingency 5% $3174	$923.00	$0.00	$0.00	$0.00	$0.00	0%	$923.00	
6j1	CO #4 radon changes	$2,251.00	$0.00	$0.00	$0.00	$0.00	0%	$2,251.00	
6k	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
6l	General conditions, overhead and	$11,044.00	$993.96	$1,214.84	$0.00	$2,208.80	20%	$8,835.20	
7	105 S Howard	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
	SUB-TOTALS	$771,499.89	$140,418.79	$38,040.34	$0.00	$178,459.13	23%	$593,040.76	

CONTINUATION PAGE

PROJECT: Indianola Façade Improvements
Indianola Façade Improvements

APPLICATION #: 3
DATE OF APPLICATION: 07/21/2026
PERIOD THRU: 07/21/2026
PROJECT #s: Indianola Façade

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	COMPLETED WORK AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
7a	Masonry/sills	$58,987.00	$29,493.50	$0.00	$0.00	$29,493.50	50%	$29,493.50	
7b	Carpentry	$38,000.00	$7,600.00	$1,900.00	$0.00	$9,500.00	25%	$28,500.00	
7c	Windows	$67,604.29	$0.00	$0.00	$0.00	$0.00	0%	$67,604.29	
7d	Aluminum storefront	$28,012.00	$5,602.00	$0.00	$0.00	$5,602.00	20%	$22,410.00	
7e	Cornice	$3,507.50	$0.00	$0.00	$0.00	$0.00	0%	$3,507.50	
7f	Coping cap	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
7g	Stairs/railing	$12,000.00	$0.00	$0.00	$0.00	$0.00	0%	$12,000.00	
7h	Painting	$10,500.00	$0.00	$0.00	$0.00	$0.00	0%	$10,500.00	
7i	Concrete	$5,500.00	$0.00	$0.00	$0.00	$0.00	0%	$5,500.00	
7j	Electrical	$1,500.00	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00	
7k	Misc building materials	$5,875.00	$0.00	$0.00	$0.00	$0.00	0%	$5,875.00	
7l	Contingency 5%	$14,624.00	$0.00	$0.00	$0.00	$0.00	0%	$14,624.00	
7m	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
7n	General conditions, overhead and	$54,997.00	$8,249.55	$1,649.91	$0.00	$9,899.46	18%	$45,097.54	
8	101 W Salem	$0.00	$0.00	$0.00	$0.00	$0.00		$0.00	
8a	Masonry	$23,212.00	$11,606.00	$0.00	$0.00	$11,606.00	50%	$11,606.00	
8b	Carpentry	$8,750.00	$0.00	$1,750.00	$0.00	$1,750.00	20%	$7,000.00	
8c	Windows	$32,784.12	$0.00	$0.00	$0.00	$0.00	0%	$32,784.12	
8d	Aluminum storefront	$17,654.20	$3,530.00	$0.00	$0.00	$3,530.00	20%	$14,124.20	
8e	Painting	$5,300.00	$0.00	$0.00	$0.00	$0.00	0%	$5,300.00	
8f	Electrical	$1,500.00	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00	
8g	Misc building materials	$5,375.00	$0.00	$0.00	$0.00	$0.00	0%	$5,375.00	
8h	Contingency 5%	$5,973.00	$0.00	$0.00	$0.00	$0.00	0%	$5,973.00	
8i	Performance bond	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100%	$0.00	
8j	General conditions, overhead and	$22,394.00	$3,135.16	$447.88	$0.00	$3,583.04	16%	$18,810.96	
	TOTALS	$1,204,049.00	$214,635.00	$43,788.13	$0.00	$258,423.13	21%	$945,625.87	

MEMORANDUM

To: Mayor and City Council

From:

Date: August 10, 2026

Subject: Resolution approving a hold harmless agreement with Indianola Main Street.

Introduction: Resolution approving hold harmless agreement relating to the banner sign exception for Indianola Main Street.

Background: City Council approved an exception from the city's banner sign policy for Indianola Main Street on August 3, 2026. Staff was made aware the resolution did not specifically mention approval of the Hold Harmless but it was originally included and discussed at this meeting.

Discussion:

Budget Impact: None.

Recommendation: Staff recommends approval.

Attachments:
1. Res 2026- Authorizing Hold Harmless Agreement_IMS Banners
2. 26.07 Hold Harmless Agreement-Main Street-banners

City of Indianola

Resolution No. 2026-

RESOLUTION AUTHORIZING EXECUTION OF A HOLD HARMLESS AGREEMENT WITH INDIANOLA MAIN STREET

WHEREAS, Indianola Main Street desires to install and maintain canvas banner signs on streetlights in the City's downtown; and

WHEREAS, the Indianola City Council approved on August 3, 2026, through Resolution No 2026-159, an exception for Indianola Main Street banner usage; and

WHEREAS, the City of Indianola is agreeable to allow Indianola Main Street to install and maintain such banners under the terms and conditions of a Hold Harmless in the form attached.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the Hold Harmless Agreement with Indianola Main Street is hereby approved and accepted.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute said Agreement on behalf of the City of Indianola, Iowa.

PASSED AND APPROVED this 10th day of August 2026.

____

Steve Richardson, Mayor

ATTEST:

____

Jackie Raffety, City Clerk

HOLD HARMLESS AGREEMENT

This Hold Harmless Agreement (the "Agreement") is made and entered into by and between the City of Indianola, Iowa, as Grantor (hereinafter referred to as "City"), and Indianola Downtown Merchants d/b/a Indianola Main Street, (hereinafter referred to as "Organization").

WHEREAS, the City owns certain real property and public right-of-way which are under the direction and control of the City; and

WHEREAS, Organization desires to install and maintain canvas banner signs on streetlights in the City's downtown; and

WHEREAS, City is agreeable to allowing Organization to install and maintain such banners under the terms and conditions of this Agreement.

NOW, THEREFORE, City and Organization agree as follows:

1. Allowed Use. City agrees to allow Organization to install and maintain canvas banner signs on streetlights in the City's downtown, in locations as shown on the attached Exhibit A. The Signs shall otherwise comply with all agreements, ordinances and laws, and the City's Policy for Banners in the Public Right-of-Way.

2. No Other Encroachment Allowed. Except for the allowed use set forth in Section 1 above, Organization shall not create, erect, or construct any other encroachment on, above, or below the surface of the City right-of-way, without the express prior written consent of the City.

3. Maintenance. Organization shall be responsible for maintaining the Banners in a safe, nuisance-free, and aesthetically pleasing condition at all times, and shall assume and be responsible for all risks, costs, and expenses in any way connected to or arising out of the allowed encroachment.

4. Removal. Organization, and/or Organization's successors in interest, agree to remove the Banners, at no cost to the City, at such a time as the City provides notice that (i) the Banners are impeding the City's use of the right-of-way, (ii) the City right-of-way is being reconstructed or altered in a way that requires removal of the Banners; (iii) installation, maintenance, repair, or construction of City infrastructure within the right-of-way is impeded by the placement of the Banners; (iv) Organization fails to maintain the Banners in a safe, nuisance-free and aesthetically pleasing condition; (v) the City is no longer part of Main Street Iowa, or Main Street Iowa is no longer in existence; or (vi) for any other public purpose, and therefore, the structure must be removed from the City's property. If Organization, or Organization's successors in interest, failure to remove the Banners from the City's property within thirty (30) days written notice from the City, then the City shall have the right to remove the Banners from the City's property and may bill the costs of such removal to Organization and/or Organization's successors in interest.

5. No Interest in Land. Organization understands, acknowledges and agrees that this Agreement does not create an interest in favor of Organization in the City right-of-way. The City retains legal possession of the full boundaries of its right-of-way and this Agreement merely grants to Organization the use of the City's property.

6. Non-transferability. The privilege granted to Organization by the Agreement is granted by City to Organization, and is neither transferable nor assignable by Organization without City's prior written consent.

7. Indemnification and Hold Harmless. To the fullest extent permitted by law, Organization agrees to indemnify, defend and save the City, its officers, agents, servants, employees, boards and commissions harmless from and against any claims, suits, judgments, costs, attorney's fees, loss, liability, damage or other relief to any person or property in any way resulting from or arising out of the existence of this Agreement and/or the existence, use or location of Organization's use of the City's property, or any way arising out of, directly or indirectly, the performance, undertakings, activity, omission, negligence, fault or misconduct of the Organization, its officers, employees, agents or contractors.

8. Governing Law. This Agreement shall be subject to and governed by the laws of the State of Iowa.

9. Modification. This Agreement may be changed, modified, or amended only be a duly authorized written instrument executed by the parties hereto.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 3rd day of August 2026.

CITY OF INDIANOLA, IOWA

____
Steve Richardson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this ______ day of ________, 2026 before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared Steve Richardson and Jackie Raffety, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, municipal corporation; and that said Steve Richardson and Jackie Raffety acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

____
Notary Public in and for the State of Iowa

ORGANIZATION:

Indianola Downtown Merchants d/b/a Indianola Main Street

____
Barry Green

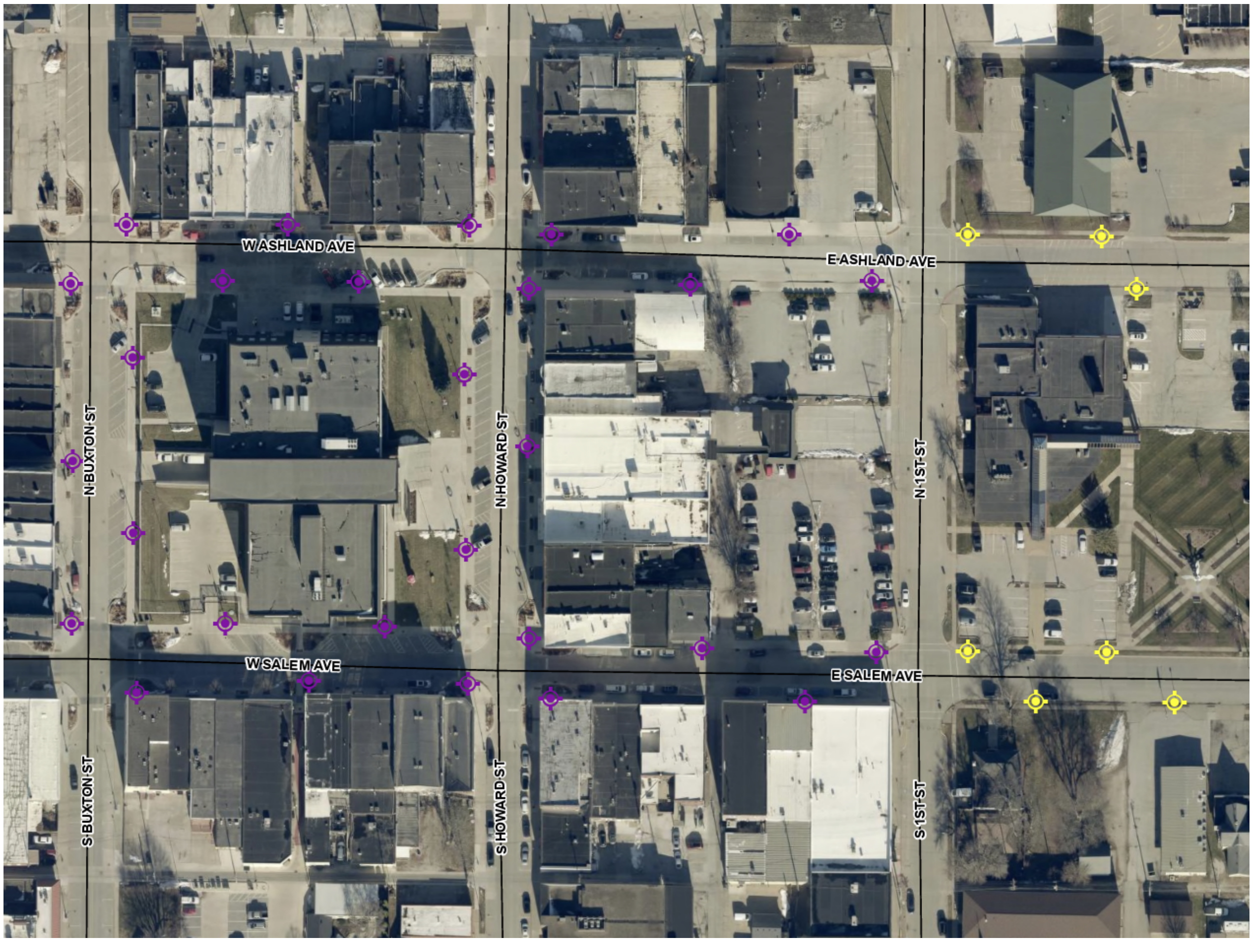
____
Its: President

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this _______ day of __________ 2026, before me, a Notary Public in and for said county, personally appeared Barry Green, the President of Indianola Downtown Merchants d/b/a Indianola Main Street and executed the foregoing instrument by their voluntary act and deed.

____
Notary Public in and for the State of Iowa

Exhibit A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