

**INWOOD CITY COUNCIL
REGULAR SESSION**

**September 8, 2025
6:30 pm**

AGENDA

1. Meeting called to order.
2. Superintendent of Public Works (Jamie Van Beek)
 - a. Visu Sewer - add repairs to FY26 budget
 - b. Street repair - Road Guy completed seal coat improvements September 5, 2025
 - c. Pool closure updates
 - d. Curb repair
3. City Clerk Report (Carol Vander Kolk)
 - a. Overdue water bills greater than 30 days
 - b. Budget report
 - c. Update on paperless billing and payments for water/sewer/trash
 - d. Clerk Contingency list progress (hold)
 - e. Website change/update progress (hold)
 - f. Orientation packet progress (hold)
 - g. New resident welcome packet (hold)
 - h. Community Center policy (hold)
 - i. Grantfinder report
4. Approval of Consent Agenda
Minutes of August 11 & August 20 meetings, Treasurer's report, list of bills
Building permit application: Lukas De Jager - commercial bldg
5. Public Comments - 7:00 - 7:15 pm

OLD BUSINESS

1. Update on Community Center Rebuilding Project
 - a. Funding update: Will have \$3.6 million from insurance, \$1 million from fundraising and grants.
 - b. Committee planning Kubota side by side raffle. 1 ticket for \$50. 500 tickets available
Tickets on sale from committee members
 - c. Design committee update - next meeting Tuesday, September 16 at 4:00 pm
Community Open House at 6:00 - 8:00
 - d. Lease agreement with Van Regenmorters/moving plan
2. North End Subdivision progress
 - a. Lot 1 - update on apartment process
 - b. Lot 2 - land swap
3. Faber Park - Shannon & Rick
 - a. Shelter house
4. Chamber of Commerce updates - Todd Reinke, Al Hassebroek, Carol Vander Kolk (Chad)
5. Nuisance abatement - in process of sending letters

6. Covered shelter house Foote Park - grant application due in September
Resolution to support grant application and confirmation of funding
7. City of Inwood staff apparel (hold)
8. Deputy Clerk position applicant - interviews set for Sept 10
9. Sale of city lawn shed update
10. Pool updates - Mark and Shannon - (budget for next year)
11. North End TIF update
12. Ash Borer Tree Removal/tree removal in easements
13. Sidewalk Repair Plan
14. City Code Review - Councilman Evans (hold)

NEW BUSINESS

1. Electric Scooter ordinance
2. Inwood Cadets would like to hold their kick off meeting in Foote Park Wednesday, September 24. Resolution approving use on Sept 24 from 6:00 - 9:00 pm.
3. Next meeting: October 13, 2025 at 6:30 pm
 - a. Mark will be Pro Tem September 17 - 19, and October 10 - 12

Inwood City Council
August 11, 2025

Inwood City Council met in regular session on Monday, August 11, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Mark Timmerman, Shannon Faber, Jordan Huyser, Chad Evans, and Rick Rozeboom. Also present: Jen Smit.

Monthly maintenance report was read to Council Members. Jamie Van Beek could not be present. The John Deere tractor has been serviced and is ready to sell. Clean up after the wind storm on July 28 went well. Thank you to the many volunteers who arrived with equipment and the many volunteers that helped pick up and haul to the yard waste site. It was amazing to see the work accomplished by the end of the day. R&S Ventures will be coming soon to chip the trees and branches at the yard waste site. All streets were swept after the wind storm. Van Beek repaired a sink hole on the 400 block of North Oak Street and repaired a service line leak on South Maple Street. He is still looking for a water leak. He rebuilt the chemical pump at the pool and reinstalled.

Motion by Evans, second by Rozèboom to approve the Consent Agenda which includes minutes of the July 14 and July 23 meeting, Treasurer's report, list of bills for payment, and a building permit for Inwood Christian Reformed Church for a detached garage. Carried 5-0.

Alliance Comm	Telephone service	\$225.33
Badger Meter	Service fee	413.08
Bosler Repair	Grader	3443.14
Chesterman	Concessions	122.70
Core & Main	Supplies	2561.58
EMC Insurance	Additional liability	5770.00
Chad Evans	Fuel	67.01
Faber Farm Equip	Hydraulic hose	141.33
Farmers Lumber	Sakrete	87.84
Foundation Lab	Lab tests	94.25
GNR Plumbing	Repairs	255.80
Hawkins	Pool supplies	3217.24
IA DNR	NPDES	210.00
IA One Call	Locates	6.30
IA Rural Water	Registration	225.00
IPERS	Payroll	2072.65
Lil Chubs	Fuel	305.05
Lyon Rural Water	Water	12112.50
Mid American	Utilities	6411.95
Oak Street Station	Fuel, concessions	2127.38
Oleson & Hobbie	Design	36831.20
One Office	Tape	25.99
Postmaster	Postage	201.30
Prochem Dynamics	Supplies	258.33
Schelling	Backhoe	1086.25
Select Concrete	Concrete	2030.40
Share Corp	Dynasty	537.50

True Value	Supplies	584.80
US Treas	Payroll	7028.90
Valley Sand & Gravel	Gravel	203.94
West Lyon Herald	Publications	317.82
Woods Fuller	Legal fees	313.00
Alliance Comm	Library phone	86.59
Baker & Taylor	Books	595.58
Barnes & Noble	Books	274.21
Books Systems	Annual fee	200.00
Business Card	Library	131.47
Century Business	Contract	75.00
Demco	Supplies	179.85
Laura Olson	Supplies	61.85

Mayor Bixler declared this the time and place for the Public Hearing to consider disposing of an interest in real estate owned by the City of Inwood. There were no written comments and there were no oral comments. Motion by Rozeboom, second by Timmerman to introduce and move for adoption Resolution #21-25, Resolution Disposing of an Interest in Real Estate Owned by the City of Inwood, Iowa, by Sale. The City Council of the City of Inwood, Iowa, hereby sells to Rodrigo Lopez Cortes and Maria Erika Curiel, Lot 3 of North End Subdivision to the City of Inwood. AYES: Rozeboom, Evans, Huyser, Faber, and Timmerman. NO: none. Mayor Bixler declared Resolution #21-25 passed and approved.

Council Members discussed design plans for the community center. Wendell Hoogendoorn and John Fluit Jr. are researching options to renovate the existing east half of the center and compare with the cost to tear down and completely start over. The design committee plans to meet Thursday, August 14. Options for a temporary location for the library and city hall were also discussed. Discussions will continue.

Mid American Energy sent a cost estimate to install natural gas utilities to the North End Subdivision. Estimated cost is \$10,000. Mid American Energy offers a revenue credit over 3 years to offset installation costs. After much discussion, motion by Timmerman, second by Faber to move forward with Mid American Energy to install a natural gas main in the North End Subdivision. Carried 5-0. The new install will connect the gas main on North Main Street to the gas main on North Oak Street. Service lines will be installed to Lots 1, 2, 3, and one connection to Lots 4 and 5. There will be no cost to the property owners, unless they choose to extend the service line. If they choose to extend the service line, that would be the property owner's expense.

Mid American Energy is also working on a plan to install electric utilities to the North End Subdivision and will present cost estimates soon. There is currently a transformer in place to service Lots 1 and 2. Another transformer will be installed to serve Lots 3 and Lots 4 & 5. Mid American will visit with property owners to determine their needs for electric utilities and determine if single phase or 3 phase is needed for the subdivision. Service lines will be installed to each lot at no cost to the property owner. If the property owner chooses to extend the service line or any additional improvements, that would be the property owners expense.

Council Members discussed the Purchase Agreement for Emily De Jager. De Jager has requested a change with the closing date in the Purchase Agreement. De Jager requested a 50 day extension. Council Members agreed to extend the closing date an additional 50 days.

Several applications have been received for the Deputy Clerk position. Applications will be reviewed and interviews will be scheduled.

With West Lyon Community School starting a week later than planned, our lifeguards are trying to keep the pool staffed for an extra week.

Motion by Rozeboom, second by Huyser to adjourn. Carried 5-0.

Carol Vander Kolk
City Clerk

Inwood City Council
August 20, 2025

Inwood City Council met in special session on Wednesday, August 20, 2025 at 6:30 pm in the Council Chambers. Mayor Becca Bixler presided. Council Members present: Jordan Huyser, Shannon Faber, Rick Rozeboom, Mark Timmerman, and Chad Evans.

Council Members met to discuss the sale of Lot 2, North End Subdivision. An area businessman is interested in purchasing Lot 2. Council will move forward with requirements to approve the sale.

Council Members discussed the Purchase Agreement for Lots 4 & 5. Mid American Energy will install gas and electric distribution lines to the property line. Wording in the Purchase Agreement will reflect this change.

Motion by Huyser, seconded by Evans to approve the liquor license renewal for Belly Up Bar and Grill and a wine permit for Inwood Trading Post. Carried 5-0.

Council Member Evans stated that the lawn shed at the City Shop will be sold by live auction on Monday, September 15 at 6:00 pm. Minimum bid will be \$850.00. Lawn shed will be moved from the property by the purchaser.

Motion by Rozeboom, second by Huyser to adjourn. Carried 5-0.

Carol Vander Kolk
City Clerk

ACCOUNT TITLE	LAST MONTH END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILITY	ENDING BALANCE
001 GENERAL	2,320,525.37	18,951.73	53,291.22	154.25	2,286,340.13
002 COMMUNITY CENTER OPERAT	229,451.31	467.56	1,691.00	540.00	228,767.87
003 ARPA - AMERICAN RESCUE	.00	.00	.00	.00	.00
005 LIBRARY	4,265.51-	9.31	3,498.58	50.00	7,704.78-
110 ROAD USE TAX	223,462.27	10,612.57	15,619.99	76.30	218,531.15
112 EMPLOYEE BENEFITS	3,491.24	.00	3,351.24	.00	140.00
121 LOCAL OPTION SALES TAX	151,073.20	9,738.06	.00	.00	160,811.26
125 TIF FUND	31,334.48	.00	.00	.00	31,334.48
200 DEBT SERVICE	430.17	.00	.00	.00	430.17
301 CAPITAL PROJECTS	221,506.07	.00	.00	.00	221,506.07
302 GYM PROJECT	57,433.28-	.00	36,831.20	.00	94,264.48-
600 WATERWORKS	50,035.39	16,095.63	18,001.64	.00	48,129.38
601 WATER SINKING	.00	.00	.00	.00	.00
602 WATER CAP PROJECTS	145,168.06	6,301.72	.00	.00	151,469.78
610 SEWER UTILITY	94,308.54	14,712.12	6,027.57	154.45	103,147.54
611 SEWER SINKING	.00	.00	.00	.00	.00
612 SEWER RESERVE	37,000.00	.00	.00	.00	37,000.00
740 STORM SEWER	.00	.00	.00	.00	.00
Report Total	3,446,087.31	76,888.70	138,312.44	975.00	3,385,638.57

REVENUE REPORT
 CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET ESTIMATE	MTD BALANCE	YTD BALANCE	PERCENT RECD	UNCOLLECTED
	GENERAL TOTAL	424,340.00	18,951.73	64,554.68	15.21	359,785.32
	COMMUNITY CENTER OPERATIN TOTA	1,500.00	467.56	3,254.67	216.98	1,754.67-
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	16,400.00	9.31	39.55	.24	16,360.45
	ROAD USE TAX TOTAL	107,000.00	10,612.57	20,750.45	19.39	86,249.55
	EMPLOYEE BENEFITS TOTAL	25,000.00	.00	148.50	.59	24,851.50
	LOCAL OPTION SALES TAX TOTAL	23,000.00	9,738.06	25,615.99	111.37	2,615.99-
	TIF FUND TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	84,400.00	.00	430.17	.51	83,969.83
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	.00	.00	.00	.00
	WATERWORKS TOTAL	117,400.00	16,095.63	33,226.92	28.30	84,173.08
	WATER SINKING TOTAL	.00	.00	.00	.00	.00
	WATER CAP PROJECTS TOTAL	47,000.00	6,301.72	12,354.98	26.29	34,645.02
	SEWER UTILITY TOTAL	130,900.00	14,712.12	29,061.28	22.20	101,838.72
	SEWER SINKING TOTAL	.00	.00	.00	.00	.00
	SEWER RESERVE TOTAL	.00	.00	.00	.00	.00
	STORM SEWER TOTAL	.00	.00	.00	.00	.00
	TOTAL REVENUE BY FUND	976,940.00	76,888.70	189,437.19	19.39	787,502.81

BUDGET REPORT
 CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	324,156.00	53,291.22	321,870.35	99.29	2,285.65
	COMMUNITY CENTER OPERATIN TOTA	10,000.00	1,691.00	3,192.00	31.92	6,808.00
	ARPA - AMERICAN RESCUE TOTAL	.00	.00	.00	.00	.00
	LIBRARY TOTAL	59,524.00	3,498.58	7,844.33	13.18	51,679.67
	ROAD USE TAX TOTAL	108,000.00	15,619.99	26,483.15	24.52	81,516.85
	EMPLOYEE BENEFITS TOTAL	27,320.00	3,351.24	6,679.42	24.45	20,640.58
	LOCAL OPTION SALES TAX TOTAL	.00	.00	.00	.00	.00
	TIF FUND TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	176,285.00	.00	.00	.00	176,285.00
	CAPITAL PROJECTS TOTAL	.00	.00	.00	.00	.00
	GYM PROJECT TOTAL	.00	36,831.20	36,831.20	.00	36,831.20-
	WATERWORKS TOTAL	96,640.00	18,001.64	30,630.79	31.70	66,009.21
	WATER SINKING TOTAL	90,600.00	.00	.00	.00	90,600.00
	WATER CAP PROJECTS TOTAL	.00	.00	.00	.00	.00
	SEWER UTILITY TOTAL	27,800.00	6,027.57	12,411.98	44.65	15,388.02
	SEWER SINKING TOTAL	62,300.00	.00	.00	.00	62,300.00
	SEWER RESERVE TOTAL	.00	.00	.00	.00	.00
	STORM SEWER TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES BY FUND	982,625.00	138,312.44	445,943.22	45.38	536,681.78

BUDGET REPORT
CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	25,056.00	.00	.00	.00	25,056.00
	EMERGENCY MANAGEMENT TOTAL	.00	.00	.00	.00	.00
	FIRE DEPARTMENT TOTAL	17,600.00	.00	.00	.00	17,600.00
	PUBLIC SAFETY TOTAL	42,656.00	.00	.00	.00	42,656.00
	ROADS, BRIDGES, SIDEWALKS TOTAL	98,350.00	14,706.48	24,998.05	25.42	73,351.95
	OLD ROADS, BRIDGES, SIDEW TOTAL	.00	.00	.00	.00	.00
	STREET LIGHTING TOTAL	16,800.00	1,491.48	2,982.52	17.75	13,817.48
	TRAFFIC CONTROL & SAFETY TOTAL	500.00	.00	.00	.00	500.00
	SNOW REMOVAL TOTAL	3,000.00	.00	1,105.00	36.83	1,895.00
	GARBAGE TOTAL	68,800.00	7,678.59	15,397.67	22.38	53,402.33
	PUBLIC WORKS TOTAL	187,450.00	23,876.55	44,483.24	23.73	142,966.76
	LIBRARY SERVICES TOTAL	63,924.00	3,808.65	8,461.67	13.24	55,462.33
	PARKS TOTAL	50,950.00	6,476.38	15,052.61	29.54	35,897.39
	BALL PARK TOTAL	500.00	10.23	129.73	25.95	370.27
	CEMETERY TOTAL	600.00	.00	.00	.00	600.00
	COMMUNITY CENTER TOTAL	12,400.00	1,980.00	3,737.51	30.14	8,662.49
	POOL TOTAL	75,050.00	32,109.39	69,222.54	92.24	5,827.46
	CULTURE & RECREATION TOTAL	203,424.00	44,384.65	96,604.06	47.49	106,819.94
	ECONOMIC DEVELOPMENT TOTAL	450.00	.00	.00	.00	450.00
	PLANNING & ZONNING TOTAL	.00	.00	.00	.00	.00
	OTHER COMMUNITY & EC DEVE TOTAL	.00	.00	.00	.00	.00
	COMMUNITY & ECONOMIC DEV TOTAL	450.00	.00	.00	.00	450.00
	MAYOR & COUNCIL TOTAL	14,800.00	260.00	260.00	1.76	14,540.00
	CLERK TOTAL	25,420.00	2,319.28	4,638.56	18.25	20,781.44
	ELECTIONS TOTAL	.00	.00	.00	.00	.00
	LEGAL SERVICES & CITY ATN TOTAL	5,000.00	313.00	1,542.59	30.85	3,457.41
	CITY HALL/GEN BLDGS TOTAL	11,800.00	528.55	2,085.75	17.68	9,714.25
	TORT LIABILITY TOTAL	38,000.00	5,770.00	38,019.00	100.05	19.00
	GENERAL GOVERNMENT TOTAL	95,020.00	9,190.83	46,545.90	48.99	48,474.10
	ROADS, BRIDGES, SIDEWALKS TOTAL	68,800.00	.00	.00	.00	68,800.00
	POOL TOTAL	107,485.00	.00	.00	.00	107,485.00
	WATER TOTAL	.00	.00	.00	.00	.00
	DEBT SERVICE TOTAL	176,285.00	.00	.00	.00	176,285.00

BUDGET REPORT
CALENDAR 8/2025, FISCAL 2/2026

PCT OF FISCAL YTD 16.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	PARKS TOTAL	.00	36,831.20	36,831.20	.00	36,831.20-
	POOL TOTAL	.00	.00	.00	.00	.00
	CAPITAL PROJECTS TOTAL	.00	.00	178,436.05	.00	178,436.05-
	CAPITAL PROJECTS TOTAL	.00	36,831.20	215,267.25	.00	215,267.25-
	WATER TOTAL	187,240.00	18,001.64	30,630.79	16.36	156,609.21
	SEWER TOTAL	90,100.00	6,027.57	12,411.98	13.78	77,688.02
	STORM WATER TOTAL	.00	.00	.00	.00	.00
	ENTERPRISE FUNDS TOTAL	277,340.00	24,029.21	43,042.77	15.52	234,297.23
	TRANSFERS OUT TOTAL	.00	.00	.00	.00	.00
	TRANSFER OUT TOTAL	.00	.00	.00	.00	.00
	TOTAL EXPENSES	982,625.00	138,312.44	445,943.22	45.38	536,681.78

Sep. 8 2024

City of Inwood, Iowa

Application for Building Permit

1. LOCATION OF PROPOSED IMPROVEMENTS:

Street Address: 104 Ethan Dr Zoning Classification Highway Commercial

Legal Description: 445 (Lot) _____ (Block) North end Addition

2. APPLICATION IS MADE BY:

Name: Lunes + Emily D. Dye owner/developer/agent

If Applicant is not the owner, please list owner's name and address: _____

Applicant Phone or Contact number: 712-451-8715

Contractor (Name & Phone #) B2AD VAN VELDZEN 712-451-9770

3. REASON FOR BUILDING PERMIT:

This permit is for: New Dwelling Garage Addition Storage shed Deck
 Fence Driveway Sign Other _____
(please describe)

Please describe in DETAIL, the proposed building activities for this permit application:
(e.g. build new house, erect new garage, etc.; and please provide type of construction and building dimensions)

NEW SHED 50x60 ft FOR LAWN CARE BUSINESS

Is there a utility easement? If so, I understand that there is to be no obstruction or building on an easement. I also understand that there shall be no plantings of any kind in easements. If any such plantings occur & it is necessary to dig them up, no compensation will be given. initial

Length 60' Width 50' Height 16' Basement Yes No

Type of Frame: (brick, concrete, concrete block, wood, structural steel, other) wood

Beginning Construction Date: 10/14/25 Estimated Completion Date: 4/1/26

4. LOT OR PARCEL INFORMATION

Lot size: Front lot width 328' Rear Lot Width 328' Lot Depth 2-312' R-127

Structure will be set back 40 feet from FRONT Lot line

Structure will be set back 50 feet from REAR Lot line

Structure will be set back 120' feet from LEFT SIDE and 45' feet from Right Side

Structure will be set back X feet from nearest structure/building on the lot

Present land use: commercial Proposed land use commercial

SITE PLAN:

Application for a building permit will be accompanied by a detailed site plan in accordance with Article 14 of the Inwood Zoning Ordinance. Interior remodeling projects and those exterior projects that do not change the size, cubic content or building footprint are exempt from site plan requirements. Other considerations pertinent to the proposed use may be requested.

PLEASE CONTINUE ON THE NEXT PAGE

BUILDING PERMIT FEES:

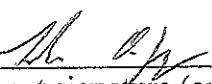
Building permit application fees shall be paid at the time the permit application is submitted to the City of Inwood. **Building permit application fee is \$25.00**

The undersigned applicant, by signature, indicates his/her agreement to the conditions outline in this application, and will adhere to the Inwood Zoning Regulations. The applicant also acknowledges understanding and agreement of: That this permit is valid ONLY for the project as presented to and approved by Inwood; AND that any changes made to either the site plan submitted or the construction/improvement/usage authorized by this permit must be reviewed by Inwood for compliance and authorization prior to commencement of construction; AND that it is the intent of the applicant to build the structure(s) noted on this form in accordance with the plan(s) submitted for the usages(s) indicated; AND that ANY unauthorized changes to the approved plan, usage noted, or to the parcel/land/site plans as presented renders this permit null and void.

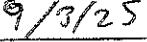
Applicant certifies that all work done under this permit shall be in strict conformance with the Municipal Code of the City of Inwood, that NO work shall begin until this permit has been granted and that he/she understands that any violation of the code constitutes a misdemeanor, liable to punishment as set forth therein. The undersigned represents that the facts and matters as stated herein are true and correct, and that it is understood that if said Permit be granted, it will be subject to compliance with any terms and conditions thereof and with any existing or future laws of the State of Iowa and Ordinances of the City of Inwood, Iowa.

Approval of a Building Permit shall be valid for a period of one (1) year. The permit shall be void if the use applied for has not commenced construction within one (1) year of approval of such permit, unless an extension has been obtained.

Building material and any debris from construction must be covered or secured to keep from blowing and littering neighboring properties.



Applicant signature (or Authorized Representative)



Date

REMEMBER TO CALL IOWA ONE CALL BEFORE YOU DIG
1-800-292-8989

Inwood Building Permit Approval (For use by the City of Inwood only)
This application and site plan presented by the applicant have been reviewed to compliance with the Inwood Zoning Ordinance and is determined to be in compliance with the regulations.

This permit is Approved Denied as presented on this date _____

Signed: _____ Inwood City Clerk

Copy sent to Applicant on _____

Building Permit Application Fee paid yes no \$ _____

Conditional Use permit required yes no If yes, forwarded to Board of Adjustment on _____

West

MAIN FLOOR

SCALE: 0.09375" = 1'-0"

W. H. M. 1905

This architectural floor plan illustrates the layout of a house with various rooms and dimensions. The overall dimensions are 50'-0" wide by 60'-0" deep. Key features include a central entrance hall, a formal dining room, a large living room, a kitchen, and a breakfast room. The plan also shows a rear extension with a sunroom and a garage. A large deck is located off the kitchen and breakfast room. The garage is 20'-0" wide by 20'-0" deep. The sunroom is 10'-0" wide by 12'-0" deep. The kitchen is 12'-0" wide by 10'-0" deep. The breakfast room is 10'-0" wide by 12'-0" deep. The formal dining room is 12'-0" wide by 10'-0" deep. The living room is 18'-0" wide by 12'-0" deep. The entrance hall is 10'-0" wide by 12'-0" deep. The rear extension is 12'-0" wide by 12'-0" deep. The sunroom is 10'-0" wide by 12'-0" deep. The garage is 20'-0" wide by 20'-0" deep. The deck is 12'-0" wide by 12'-0" deep. The overall dimensions are 50'-0" wide by 60'-0" deep.

East



Farmer's Lumber Company

FARMER'S LUMBER CO.

PHONE: (724) 476-5362

330 WEBVIEW DRIVE

ROCK VALLEY, IA 50461

Lukas De Yager Shop

SCALE: 0.09375" = 1'-0"

DRAFT BY

3000
EMAIL

100-10000

CUSTOMER PHONE:

CONTINUATION

114 of 114 - 2023-07-06

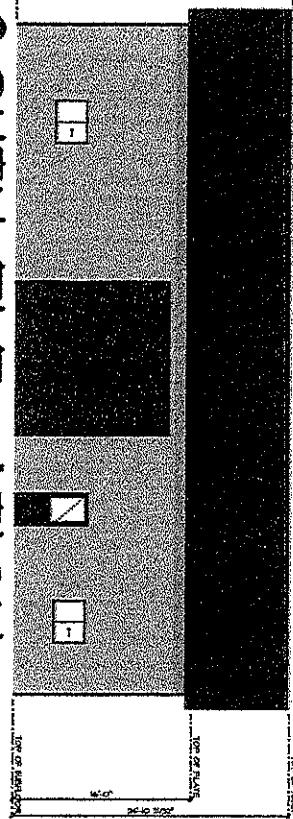
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Mrs. Elson

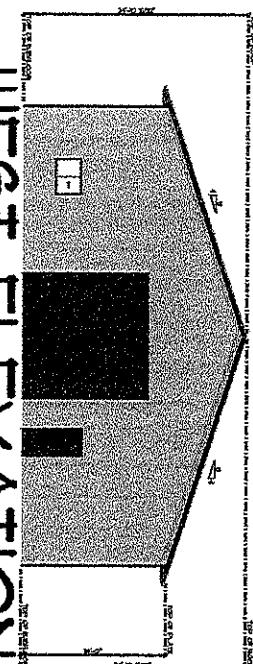
SOUTH ELEVATION

SCALE: 0.05194" = 1'-0"



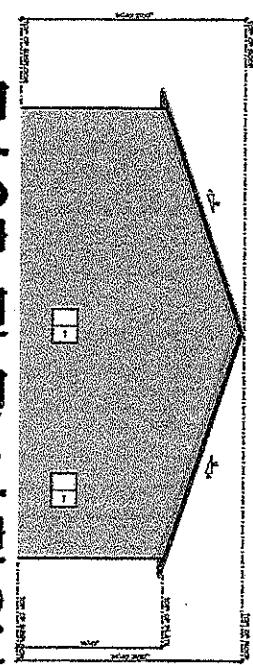
WEST ELEVATION

SCALE: 0.04688" = 1'-0"



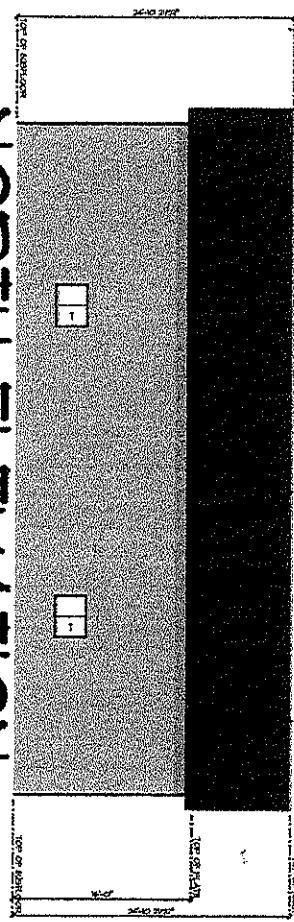
EAST ELEVATION

SCALE: 0.04688" = 1'-0"



NORTH ELEVATION

SCALE: 0.05194" = 1'-0"



Farmers Lumber Company
Brick • Siding • Decking

FARMER'S LUMBER CO.
PHONE: (712) 476-5362
680 WESTVIEW DRIVE
ROCK VALLEY, IA 50247
MONDAY-FRIDAY: 7:00AM-5:00PM
SATURDAY: 8:00AM-12:00PM

Lukas De Tager Shop

SCALE AS Noted

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Vista