

Calmar Legals 09-09

Stealth Storage LLC • Notice of Lien Sale

Notice of Lien Sale

Notice is hereby given that the following individuals are indebted to Stealth Storage LLC for past due rent and other charges. Public auction will be conducted pursuant to Iowa Legislative Code 578A. Auction will be conducted in person on September 26, 2025 starting at 4:00 p.m. at the East Lewis Street location, with East South Street following. Stealth Storage LLC reserves the right to bid on any unit. Sale of a unit is subject to cancellation in the event of a settlement between Landlord and obligated party. All units sold as is without warranty or guarantee as to content. Each unit will be sold separately and in its entirety. Cash payment and \$50 deposit required immediately by the highest bidder for the unit to be opened. Highest bidder is responsible for removal of all contents of the unit purchased within 7 days or they forfeit their \$50 deposit and all remaining contents of the unit. Contents of said units consist in part of: Personal, Household, and Misc Items

James Herold, Storage unit L6, 10' x 20'
Alissa Vobr, Storage unit L12, 10' x 20'
Korey Numedahl, Storage unit L15, 10' x 20'
All of these units located at 301 East Lewis Steet, Calmar, IA

Dawn Kraft, Storage unit I21, 10' x 22'
This unit located at 405 East South Street, Calmar, IA
Published in the Calmar Courier on September 2, and 9, 2025

Winneshiek County BOS Board Proceedings 08.25.2025

Board Minutes August 25, 2025

The Board of Supervisors met at 9:30am August 25, 2025 with Kelsay, Vick, Langreck, Vermace, and Faldet present. The Pledge of Allegiance to the Flag was recited, and the meeting was called to order. Michael Kueny, County Engineer, met with the Board to give updates on road projects. The Board discussed funding for the City of Decorah Sports Complex. This topic will be discussed again and acted on at a future meeting. Moved by Vermace and seconded by Vick to approve the consent agenda which includes the minutes of the last meeting, the claims filed with the Board, the liquor license for Country Express, and to accept and file the monthly report of the VA Commission. Motion carried unanimously. Moved by Vermace and seconded by Faldet to enter closed session to

discuss the sale of property authorized under Iowa Code 21.5(1)(j). Motion carried unanimously and the closed session was held. Moved by Vermace and seconded by Vick to re-enter open session. Motion carried unanimously. Moved by Vick and seconded by Faldet to set a Public Hearing on the sale of the former DHS Building property for September 29th at 10:30am, pending the County Attorney preparing the resolution and public notice paperwork. Motion carried unanimously by roll call vote. Moved by Faldet and seconded by Vick to adjourn to 9:30am Tuesday, September 2, 2025. Motion carried unanimously. ATTEST
Benjamin D Steines
County Auditor
Daniel Langreck, Chair
Board of Supervisors
Published in the Calmar Courier on September 9, 2025

City of Fort Atkinson • Minutes 09.03.2025

FORT ATKINSON REGULAR CITY COUNCIL MINUTES, SEPTEMBER 3, 2025

Mayor Paul Herold called the regular meeting of the Fort Atkinson City Council to order at 6:00 P. M. on Wednesday, September 3, 2025 at the Fort Atkinson Community Center. The meeting opened with the Pledge of Allegiance. Present: Glass, Schroeder, P. Schmitt and K. Schmitt. Leuenberger was absent. Also present were Paul Herold, Michele Elsbend, Greg Barta, Kerry Kleve, Steve Kelsay and Matt Shatek. Motion by Glass, second by Schroeder to approve the consent agenda (agenda, Minutes of August 5, 2025, claims and clerk/treasurer reports. All aye, motion carried. **Claims August 2025**
Acentek phone/intg..... 622.65
All State Parts uni tracks2817.99
Alliant elec bill2909.62
Baker & Taylor books..... 325.40
Bank Iowa hsa.....200.00
Bruening Rock rock244.83
Cedar Valley El gen serv. 4039.98
Cedar Valley Sa
utility trailer3599.00
Citizens Svgs taxes3089.82
CJ's Trophies plates 9.45
Column pub.....267.77
Croell Redi Mix
conc & blocks888.00
David Gehling fd physical.1184.00
ecorah Tech it,etc375.00
Farmers Union fuel470.25
Fort Band concerts250.00
Fort Fire fuel new truck.....87.42
Frey Municipal crystal rpts.625.00
Hawkeye Sanit contract2261.79
Hawkins chemicals580.42
Jhoopla audio vis55.46
Hubers Store slp27.84
Hubers Store
misc supplies450.27
State DOT emulsion825.00
la Dept Rev wet tax475.10
la Pump Works agree1699.00
Ipers ipers2161.38
John Deere Fin gate282.94
Keystone testing85.00
L & R Mfg posts park375.52
Laura Thomas supplies419.53
Lickety Split fuel.....1215.71
Midwest Living sub25.00
Mihm Trans diesel fd57.35
Rausch Const fuel tank ... 1200.00
The Iowan sub.....24.00
The Print Shop
checks Bucs332.29
US Cellular cell phone37.20
USA Blue Book
eye wash sta384.44
Visa suplies1324.08
Wellmark insurance717.90
Zip's Truck chain57.90
Payroll August10575.91
Total47657.21
Claims by fund

General.....18876.70
Museum9.45
Road Use10210.52
Benefits917.90
Water.....10751.75
Sewer.....6890.89
Total.....47657.21
Revenue by fund
General.....15248.40
Library500.00
Museum160.00
Road Use3148.80
Benefits.....54.12
Lost.....5963.50
Debt Serv227.11
Water.....9349.58
Sewer.....13931.72
Total.....48583.23
Kerry Kleve, Fort Atkinson Fire Chief updated the council on their pump truck that has been refurbished, also discussed were fire department physicals, a member currently on probation and the status of the 28 E agreement. Steve Kelsay updated on county issues including the auto seal planned for B32 between Fort Atkinson and Ossian. He also mentioned other county matters of interest. Motion by P. Schmitt, second by Glass to approve the building permit for Rick Hughes for a free standing carport. All aye, motion carried. Motion by Glass, second by P. Schmitt to approve a building permit for Marvin Krivachek for an additional garage on his property. All aye, motion carried. Barta reported that the storm intakes that have been completed and stated he would be working on preparation for Rendezvous. Council received a petition from the Fort Atkinson Library board members requesting that their term be changed from a 6 year to a 4 year term. Motion by K. Schmitt, second by Schroeder to approve Resolution #404 requesting an election to alter the length of the terms. Aye: P. Schmitt, K. Schmitt, Schroeder and Glass. Motion carried. This Resolution and petition will be sent to the Winneshiek County Auditor to be added to the ballot for the November election as required by law. The clerk stated the Annual report has been prepared, the first page published and submitted with the proof of publication to the state. Motion by K. Schmitt, second by Schroeder to adjourn. All aye, motion carried. Meeting adjourned at 6:25 P.M.
Paul Herold, Mayor
ATTEST:
Michele Elsbend, City Clerk
Published in the Calmar Courier on September 9, 2025

Winneshiek County BOS • Notice of Public Hearing

NOTICE OF PUBLIC HEARING

To Whom It May Concern:
Notice is hereby given that the Board of Supervisors of Winneshiek County, Iowa, have set for September 29, 2025, at 10:30 a.m. at the Board of Supervisors room in the Winneshiek County Courthouse, Decorah, Iowa, as the time and place for hearing on the proposed sale of the Winneshiek County real estate being more particularly described as follows:
A parcel of land located in [part of the Southwest ¼ of the Southeast ¼ of Section 30, Township 98 North, Range 08, West of the 5th P.M., Winneshiek County, Iowa as shown on Plat of Survey attached hereto and by reference made a part hereof. PARCEL OF LAND DESCRIBED AS FOLLOWS:
Commencing at the South ¼ Corner of said Section 30; thence, on an assumed bearing, N 00°00'00" E 519.96 feet along the West line of

the Southeast ¼ of said Section 30; thence N 90°00'00" E 428.76 feet, to the point of beginning; thence N 28°07'38" W 237.91 feet; thence N 00°00'00" E 217.62 feet; thence N 33°45'09" E 214.87 feet; thence N 05°17'59" E 189.71 feet to the North line of the Southwest ¼ of the Southeast ¼ of said Section 30; thence S 89°09'40" E 150.00 feet along said line; thence S 00°09'55" W 435.13 feet to the Northerly most corner of Lot 1 of the Southwest ¼ of the Southeast ¼ of said Section 30; thence S 00°18'51 "E 247.08 feet (248.7 feet Record) along the West side of said Lot 1 to the Existing Northwesterly Right of Way line of Primary Road No. U.S. 52; thence S 57°41' 10" W 206.87" to the point of beginning. Said Parcel contains 3.93 acres, more or less. The above-described real estate is collectively referred to hereinafter as the "Property." At said time and place, consider-

ation will be given to the sale of the Property. Winneshiek County proposes to sell the subject property for the highest amount bid for the Property, reserving the right to reject any and all bids. Winneshiek County further reserves the right to negotiate the sale price with one or more bidders. The Property is currently zoned agricultural and the successful bidder will need to go through the process to rezone the property for the bidder's intended use. The Property is being sold "AS IS". Bid forms will be available from the Winneshiek County Auditor. A copy of an "engineer's drawing" of the building on the Property can be viewed in the office of the Winneshiek County Auditor. The drawings and bid form are also available at https://winneshiekcounytowa.gov/public-auction. Potential bidders may schedule an inspection of the property for a date

after September 8, 2025, by contacting the Auditor's office. Winneshiek County will provide an abstract to the property through September 29, 2025, showing merchantable title within 30 days of the public hearing. At said time and place, arguments for and against the sale of the Property will be heard and considered. A copy of the resolution setting this public hearing is available for review at the Office of the Winneshiek County Auditor. Bids are due in the Winneshiek County Auditor's office by 4:00 p.m. on September 25, 2025. By order of the Board of Supervisors of Winneshiek County, Iowa, this 2nd day of September 2025. WINNESHIK COUNTY AUDITOR Benjamin Steines
Published in the Calmar Courier on September 9, 2025

City of Ossian • Minutes 09.03.2025

Council had discussion on office staffing. Council discussed pending legal matters within the city limits. Council discussed nuisance properties. The council had a general discussion regarding Ossian's 175th Celebration, pavilion internet, accounting software, pickleball courts, Shouse regulations, railroad crossings, and cement pillars. Holthaus made a motion to adjourn, seconded by Langreck; carried. Meeting adjourned at 6:26p.m. Attest:
City Clerk
Mayor
August 2025 Expenses
Acentek-network services 880.48
Aflac-insurance.....410.88
Alliant Energy-elect utilities..... 8498.16
Badger Meter -Tech174.60
Baker Taylor Books-libr books.....762.40
Banyon-services1260.00
Becker Hardware-supplies 952.10
Bibliotix-libr tech800.00
Black Hills Energy-utilities..218.15
Casey's -fuel665.81
Chad Bohr-reimb36.63
City Laundering- supplies...513.76
Clark Goltz-reimb.....2211.55

Column Software-pub.....167.68
Custom Alarm-tech.....76.50
Decorah Tech-tech225.00
Demco-libr supplies446.95
Dillon Law-legal105.00
DNR-fees297.19
Don Dilaura-services160.00
Drillings-supplies52.98
Farmer's Union Coop-supplies29.00
Fidelity Bank-taxes3223.40
Good Housekeeping-libr subscrip.32.07
Green Lawn-supplies108.40
Hawkins-supplies70.00
Helping Services-dues200.00
Iowa League of Cities-dues873.00
Iowa One Call9.90
IRWA-dues450.00
Ipers-July2253.14
Jason Meyer-reimb300.00
L&B Electric-repairs171.62
Luana Savings Bank-HSA/fees.....1126.82
Malcom-garbage21149.98
Marco-tech147.88
Messersmith-supplies1729.84
Microbac-lab fees551.25
MSWS-services244.90
NEIRHTF-dues1000.00
NEICAC-dues802.00
Ossian Lumber-supplies...190.59
Ossian Post Office-postage251.93
Penny Hertges-reimb100.00

Randy Teslow-repairs330.00
Rothmeyer Repair-repairs ...30.00
South Winn Rec-dues.....8000.00
Spee-Dee Delivery-postage.88.14
Tieskoetter Lawn Care-supplies ...37.00
Todd Hills-swim bus880.00
Treasurer State of Iowa-taxes886.70
UERPC-dues25.00
Utility Equipment Co.-supplies428.46
Wellmark-insurance1321.41
Winn Co. Development-dues1962.50
Total.....67920.75
August 2025 Expenses by Fund
General52050.91
Road Use Tax833.66
Employee Benefits.....800.00
Water8289.69
Sewer5946.49
Total.....67920.75
August 2025 Receipts
General14619.47
Road Use Tax9171.64
Employee Benefits.....67.49
Local Option Sales Tax...10866.18
Debt Service176.61
Water17821.22
Sewer18333.75
Total.....70516.36
Published in the Calmar Courier on September 9, 2025

City of Calmar • Minutes 09.01.2025

sewer internet38.22
Heather Engelhardt josie,liz 1/2 recert.....253.94
Superior Building Cen water,shop,pool,depot.....115.44
Ildrnpdes permit 2026.....210.00
Ingram books,shipping78.20
Irs fed/fica tax8,310.43
Iowa Dept of Rev aug sales and use1,588.93
Iowa Law Enforceme de-escalation-police.....45.00
Iowa Pump Works service agreement 2025.....2,357.00
Ipers 3PERs.....5,185.40
Jean Theis reim 1/2 lifeguard cert-ella45.00
JD Financial shop,street,pool.....681.10
Junior Boyer 1/2 lifeguard cert-briana45.00
Kathy Becker reim 1/2 lifeguard cert-an45.00
Katie Shimek 1/2 lifeguard cert-katie.....45.00
Kelly Kuennen reim lifeguard-ava120.00
Microbac Lab monthly testing103.00
Kwik Star fuel1,768.84
Leah Knutson 1/2 lifeguard cert-ellie45.00
Malcom gb,gf,rec8,122.07
Micromarketing books,shipping352.35
Mienergy lighting 175th.....78.82
Napa pool vac,tractor,water,dep....175.13
Overdrive bridges ebook fee.....570.00
Paige Woodson check for refund of utility0.84
Postmaster 521 x .468 waterbills243.83
Power Service sewer plant generator.....4,062.97
Mathy Construction south st.....55,900.00
Sally Tieskoetter recert lifeguard-caden120.00
Eurofins Environment sewer test-

ing843.65
TJ Schissel reim lifeguard cert-jenna120.00
Treasurer State of lo state tax608.04
Verizon cell phone and office378.22
Viking Solar may,june,july.....7,054.49
Visa fax,microsoft,ups26.19
Wellmark monthly premium.....7,703.52
Windridge Imp service call for 1200.....238.70
Zechariah Bakken reim cert lifeguard-zech.....120.00
Payroll32,336.40
Total.....167,346.94
Claim by Fund
General118,065.31
Road Use4,783.92
Benefits7,215.28
Water15,515.53
Sewer21,759.99
Total.....167,340.03
Revenue by Fund
General27,794.39
Road Use12,865.45
Benefits111.74
Lost14,747.86
Debt25.88
Water21,629.18
Sewer36,791.70
Total.....113,966.20
There were no comments from the public. Motion by T. Schissel, second by Sabelka to approve building permit for Dan Gerleman at 506 W Clay St. (garage) pending variance. Aye: T. Schissel, Sabelka, Kleve, Gerlich and C. Schissel. Motion carried. Motion by C. Schissel, second by Sabelka to approve building permit for Andrew Voigt at 204 W Clark St. (fence). Aye: C. Schissel, Sabelka, T. Schissel, Kleve and Gerlich. Motion carried. Motion by T. Schissel, second by C. Schissel to approve building

permit for Kevin Kulish at 801 W Clark St. (replacing cement). Aye: T. Schissel, C. Schissel, Kleve, Sabelka and Gerlich. Motion carried. Motion by T. Schissel, second by Gerlich to approve Resolution #710 Winneshiek County, Iowa Multi-Jurisdiction (MJ-9) Multi-Hazard Mitigation Plan. Aye: T. Schissel, Gerlich, C. Schissel, Kleve and Sabelka. Motion carried. The council reviewed the Annual Financial Report (July 1, 2024-June 30, 2025). Motion by T. Schissel, second by C. Schissel to approve Annual Street Financial Report (SFR) 7/1/24-6/30/25. Aye: T. Schissel, C. Schissel, Kleve, Sabelka and Gerlich. Motion carried. Fire Report in the packet. Police Report in the packet. Junior commented on the new South Winn Community School District Bond Referendum 2025 and their water/sewer (maybe placing it on Washington Street). Don Wurtzel, Economic Development, working on a grant for the Depot (heating/cooling) and mentioned a couple of vacant lots being sold for housing. The Mayor commented on the lead and galvanized lines that need to be replaced in Calmar (11 total); The City will work with our attorney to get this completed properly. Also mentioned was a dechlorinator required by the DNR when we flush hydrants. Motion by Kleve, second by T. Schissel to adjourn. Aye: Kleve, T. Schissel, Sabelka, Gerlich and C. Schissel. Motion carried, meeting adjourned at 5:50 p.m. Keith Frana, Mayor ATTEST:
Sheila Bullerman
Published in the Calmar Courier on September 9, 2025

Winneshiek County BOS • Claims 08.25.2025

**Winneshiek County BOS
Claims 08-25-2025**
General Basic Fund
Advantage FS Inc Fuel278.83
Allamakee Co Solid Waste Bale Purchase360.30
Allamakee-Clayton Electric Utility422.31
Alliant Energy Utilities.....4301.98
Amazon Capital Services Supplies.....801.60
Jeremy Andera Reimbursement.....20.00
BDH Technology LLP Maintenance Agreement.....250.00
Becker Hardware, Inc. Supplies.....96.75
Best Services Services230.00
Black Hills Energy Natural Gas Service.....45.64
Bob Barker Company, Inc Supplies.....120.56
Calmar Courier Publications.....30.00
Casper Plumbing & Heating, Inc Services.....1333.37
Cen Tec Cast Metal Products Markers.....422.60
Column Software PBC Publications.....44.54
Coplayland Printing119.60
CrawDaddy Outdoors Supplies.....200.00
Christian Cutsforth Reimbursement134.10
Decorah Ace Hardware Supplies.....949.00
Decorah Auto Center Inc Services.....207.02
Decorah Community Schools Services.....187.70
Decorah Overhead Door LLC Services.....100.00
Decorah Tire Service Services.....216.12
DecorahNews.com Advertising.....115.00
Drilling All Season Sports Supplies.....76.31
Valerie Erickson Mileage114.80
Farmers Union Co-op Supplies.....819.56
Government Forms & Supplies Supplies.....240.00
H & M Tinting LLC Services 40.00
Hawkeye Sanitation, Inc Services.....720.00
Ely Hegdahl Reimbursement.....10.00
Heim Construction Services.....750.00
Sally Herold Mileage.....387.80

Heron Consulting, Inc. Services.....1800.00
Hovden Oil Co Fuel962.43
Huber's Store Supplies139.16
IA Public Health Association Membership.....300.00
Iowa Law Enforcement Academy Registration50.00
Iowa Recycling Association Membership.....175.00
IROC Web Design Services Services.....32.00
ISOSWO Treasurer Registration650.00
Mike Johnson Camp Host .248.00
Leon's Auto Repair Services.....291.00
Lynch Dallas, P.C. Legal Services.....3960.00
Anna Mark M.D. Services. 120.00
Mediacom Services.....315.38
Hanna Meyer Reimbursement.....20.00
MiEnergy Cooperative Utilities.....1985.58
NE IA Comm Action Services.....3108.85
Netsmart Technologies, Inc. Maintenance Agreement.....3446.71
Northeast Iowa RC&D Appropriation2000.00
Brady O'Connor Services 1000.00
Oneota Community Co-op Supplies.....33.96
Mary Raatz Mileage.....103.60
Lacey Rogers Services180.00
Sanofi Pasteur Supplies115.61
Ben Steines Reimbursement.....731.64
Steve's Car Care Services ...11.25
Superior Building Centers Materials103.29
The Union/Ossian Bee Subscription.....48.99
Krista Vanden Brink Mileage.....151.20
Verizon Wireless Cell Service.....753.40
Morgan Walsh Mileage.....93.10
Ryan Wiltgen Reimbursement.....35.00
Windridge Implements, LLC Parts187.39
Winn Co Treasurer Services.....6996.00
WinnMed Services.....142.00
WinnMed Pharmacy Services.....461.86
Zweibohmer Construction Services.....2046.59
General Supplemental Fund
Youth & Shelter Services, Inc

Services.....7137.45
General Reap Grant Fund
Winn Co Engineer Reimbursement20207.69
Water Testing Grant Fund
Rob Anderson Plug Well ...489.86
Jerry & Sue George Plug Well.....700.00
Rural Services Basic Fund
Arden Auna Meeting50.00
Daniel Beard Meeting50.00
Roger Bergan Meeting50.00
Bruce Bergsgaard Meeting.....50.00
Daryl Bosma Meeting50.00
James Ehrie Meeting50.00
Thomas Hansen Meeting50.00
Davis Hanson Meeting50.00
Carleton Haugen Meeting ...50.00
Dale Johnson Meeting.....50.00
Danny Leidaht Meeting.....50.00
John Lubke Meeting50.00
James Ludeking Meeting.....50.00
Birgitta Meade Meeting50.00
Tony Meyer Meeting50.00
Roger Nelson Meeting.....50.00
Kenneth Nordeheim Meeting.....50.00
Randy Numedahl Meeting ..50.00
Jeff Ode Meeting50.00
Bruce Sersland Meeting.....50.00
Gary Smorstad Meeting50.00
Don Stromseth Meeting.....50.00
Van Diest Supply Company Supplies.....13116.00
Verizon Wireless Cell Service.....32.15
J Wayne Wicks Meeting50.00
Winn Co Landfill Fees1909.44
Secondary Road Fund
Advantage FS Inc Fuel52823.94
Alliant Energy Utilities.....851.91
Amazon Capital Services Supplies391.29
Anderson Law Office Legal Services.....375.00
Black Hills Energy Natural Gas Service.....133.15
Bruening Rock Products Materials.....23994.47
CenturyLink Damage Payment.....2349.06
Chuck's Service Services...119.87
City of Ridgeway Utilities.....29.26
County Materials Corp Materials.....28388.38
Dalaco E911 Service576.40
Drilling All Season Sports Supplies.....136.98
Franzen Sales & Service Parts4875.00
Hovden Oil Co Fuel.....750.20
Huber's Store Supplies.....20.79
Iowa DOT Payment.....11609.00

Iowa Environmental Service Inc Services.....850.00
Iowa Prison Industries Signs414.00
John Deere Financial Supplies.....164.87
Mabel Co-op Telephone E911 Service.....98.57
Marv Smith Electric, LLC Services.....157.84
MiBroadband Services.....188.95
MiEnergy Cooperative Utilities1013.32
MSC Industrial Supply Co. Parts644.19
Napa Auto Parts Parts179.86
Perry Novak Electric, Inc Services.....767.30
River City Paving Materials.....1719.14
Truck Country of Iowa Services.....3433.02
Verizon Wireless Cell Service.....657.25
Weiss GMC, Inc Services...182.07
WinnMed Services.....59.00
Ziegler Inc Services.....2815.53
Co Conserv Capital Improv Fund
Bruening Rock Products Materials.....60801.87
Huber's Store Supplies117.84
Plastic Recycling of Iowa Landfill Furniture5921.20
County Assessor Agency Fund
Dawn Hageman Reimbursement.....602.60
ISAA Registration425.00
Vanguard Appraisals Services.....25758.00
Verizon Wireless Cell Service.....64.31
E911 Surcharge Fund
CenturyLink E911 Service...52.38
MiEnergy Cooperative Utilities596.62
Penguin Management, Inc Services.....6950.40
Emergency Management Comm
Casey's Business MasterCard Fuel.....198.18
Verizon Wireless Cell Service.....40.01
Winneshiek Co Health Ins Fund
Midwest Group Benefits Health Insurance2768.93
Midwest Group Benefits Fees960.00
Wellmark Insurance138761.73
Grand Total.....476475.75
Published in the Calmar Courier on September 9, 2025

Northeast Iowa Community Action Corporation • Notice to Bidders

SECTION 001113 - NOTICE TO BIDDERS FOR THE NEICAC – HVAC Upgrades, hereafter referred to as the Owner.

Notice is hereby given that the Owner, 305 Montgomery Street, Decorah, Iowa 52101-0487 invites contractors to submit bids for this project and that a public hearing will be held on the on the project.

Project Description: Replacement of existing air conditioning systems with new mini split heat pump heating and cooling system at both the Washington court and Woolen Mill properties. Project also includes minor electrical work, and minor patching and repair of interior gyp. Board finishes at locations where the replacement of systems requires patching.

Bid Type:

One lump sum contract will be awarded at the appointed time and place.

Pre-Bid Conference: There will be no pre-bid conference.

Project Access: The buildings will be available for viewing by making arrangements with Julie Buddenberg at (563)-387-4917 or jbuddenberg@neicac.org to schedule site visits.

Documents: Plans and specifications governing construction of the proposed project have been prepared by Martin Gardner Architecture PC., Marion, Iowa as Architect. All materials and procedures shall be in strict accordance with said plans and specifications referred to and defining said proposed improvements and are hereby made a part of this Advertisement and of the proposed contract by reference, and that the contract shall be executed in compliance therewith.

Document Availability: Plans and specifications and proposed contract documents may be examined at the offices of the Architect, and other locations as outlined in the Construction Documents. Copies of the plans and specifications, form of contract and bid form may be obtained from Rapids Reproductions, 6015 Huntington Court NE, Cedar Rapids, IA 52402, (319) 364-2473. You may also access and request plans by visiting their online Plan Room on their website at www.RapidsRepro.com. Rapids Reproductions will issue plans to all Contractors. A maximum of two sets of Construction Documents will

be provided to each General Contractor upon delivery of a \$250 per set refundable deposit made payable to the Architect but delivered to Rapids Reproductions Cedar Rapids office. All other Subcontractors and Suppliers may obtain one set of Construction Documents upon delivery of a \$250 per set refundable deposit made payable to the Architect but delivered to Rapids Reproductions Cedar Rapids office. A link to the drawings and specifications are also available at the architect's website www.MartinGardnerArch.com. Plans and specifications to be viewed are in Adobe .pdf format and may be downloaded and printed. Be aware that no warranty as to the compatibility of your computer software or hardware with the files provided is made. Variations between the printed files provided above by the Architect and these electronic files may exist. In the event that a conflict does exist, the printed documents issued by the Architect will take precedence over the downloaded files.

Bid Forms: All bids shall be on the forms provided in the specifications for project. The provided forms of proposal shall be submitted at the time required for bids.

Bid Security: Each bid shall be accompanied by a bid bond, certified check, cashier's check or credit union certified share draft, in a separate sealed envelope in an amount equal to five percent (5%) of the total amount of the bid. If bid bond is submitted, it must be on an approved AIA bid bond form. The certified check or cashier's check shall be drawn on a bank in Iowa or a bank chartered under the laws of the United States of America; certified share draft shall be drawn on a credit union chartered under the laws of the United States. Bid security should be made payable to the Owner as security that if awarded a contract the bidder will enter into a contract at the prices bid and furnish the required Contractor's Bonds, Certificate of Insurance, and other materials as may be required in the contract documents. The certified check, cashier's check, or certified share draft may be cashed, or the Bid Bond forfeited, and the proceeds retained as liquidated damages if the Bidder fails to execute a contract and file acceptable Certificate of Insurance within ten

(10) days after the acceptance of the proposal by the Owner. No bidder may withdraw a proposal within thirty (30) days after the date set for opening bids.

Project Bonding: The successful bidder shall be required to furnish a Contractor's Performance and Labor and Material Payment Bond on an approved AIA form in an amount equal to one hundred percent (100%) of the contract price. The bonds are to be issued by responsible surety, approved by the Owner, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained and shall guarantee the prompt payment for and of all materials and protect and save harmless the Owner from all claims and damages of any kind caused by the operation of the Contractor, and shall guarantee the work contracted for a period of one (1) year from the date of final acceptance of the improvements by the Owner.

Sales Tax: This is NOT a sales-tax exempt project. Contractor to include sale tax in project cost.

Bid Filing: All bids must be filed in the conference room at the office of Northeast Iowa Community Action Office so that they are properly time stamped and received, located at 305 Montgomery Street, Decorah, Iowa, on or before 3:30 pm local time, September 15, 2025. Bids received after this time will not be accepted.

Bid Opening: Bids will be opened and publicly read aloud immediately after specified closing time

Award of Contract: Notice is hereby given that the Owner will meet at the Fayette County Courthouse located at 114 N Vine Street, West Union, Iowa on September 22, 2025 @ 6:00 pm at which time and place the Owner will consider bids for said construction. EECBG will then review and approve award of contract.

Progress Payments: Payment to the Contractor will be made in monthly estimates and one final payment. Monthly estimates will be equivalent to ninety-seven percent (97%) of the contract value of the work completed during the preceding calendar month. Such payments will in no way be construed as an act of acceptance for any of the work partially or totally completed.

Final Payment: Final payment to

Contractor will be made no earlier than forty-five (45) days from and after final acceptance of work by the Owner, subject to the contract conditions and in accordance with the provisions of Iowa Code chapters 26 and 573.

Source of Funding: Payment of the cost of said project will be made in cash and used for said purposes. The Owner has received an Energy Efficiency and Conservation Block Grant (EECBG) that will be used for partial funding of the project.

Prevailing Wages: This project requires federal prevailing wage rates. Davis-Bacon wage rates are to be used on this project. Current wage rates and fringes can be found at "sam.gov". Submission of a bid is surety by the contractors that the most current Davis-Bacon wage determinations have been calculated for all wages and fringes. If a contractor uses wages and fringes lower than the posted amounts, it will be the contractor's responsibility to compensate laborers up to the appropriate amounts without additional compensation by the Owner.

Project Construction Schedule: The work under the contract shall commence on or before the date specified in the written 'Notice to Proceed' or in lieu of the notice to proceed, the execution of the contract for construction, and shall be Substantially Completed on or before May 1, 2026, and fully completed and ready for acceptance no later than June 1, 2026

Iowa Preference: By virtue of statutory authority, preference will be given to products and provisions grown and produced within the State of Iowa and to Iowa domestic labor.

The Owner hereby reserves the right to reject any or all bids and to waive informalities and irregularities and to accept the lowest responsive and responsible bid.

Published upon order of the Northeast Iowa Community Action Corporation

Owner: NEICAC

By: Trisha Wilkins, Chief Executive Officer

Date: 8/29/2025

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