

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. 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
Published in The Outlook, Monona on September 10, 2025

CITY OF MONONA • MINUTES 09.02.2025

CITY OF MONONA
Regular Council Meeting
Tuesday, September 2, 2025
The Monona, Iowa, City Council met in regular session Tuesday, September 2, 2025, at 6:00 p.m. at the Monona City Hall Council Chambers. Mayor Grant Langhus presided with Kevin Brainard, Bridget Schlein, Preston Landt, Erin Friedley, and Timothy Wright present.
Guests Present: Adam Jones (Public Works), Ardie Kuhse (MCED), Austin Wille (Police), Jason Gearhart (State Representative), and Josh Ludwig
1) Approve Consent Agenda
Moved by Wright, seconded by Brainard, to approve consent agenda as listed. Carried Unanimously.
• Agenda
• Council Minutes ~ August 18, 2025
• Prepays/Warrant Expenses
• Library Report ~ July 2025
• Darby Family Aquatic Center Endowment ~ July 2025 Fund Activity Statement
• Kwik Trip, Inc. Liquor License #LE0003946
PREPAID LIBRARY
VENDOR NAMEREFERENCE
TOTAL
ALLIANT ENERGYELEC. 357.00
ALPINE COMMUNICATIONS SECURITY SYSTEM MONITORING . 29.95
BAKER & TAYLOR, INC. BOOKS & PROCESSING825.74
BLACK HILLS/IOWA GAS UTILITY GAS SERVICE190.00
CULLIGANSALT 77.25
FRIENDS OF THE MONTEZUMA CAITLIN CLARK BOOK..... 15.00
GORDON FLESH COMPANY QUARTERLY CONTRACT 94.52
LANDT, HEIDI BOOKS, PROGRAMMING SUPPLIES . 306.28
LANDT, LAYLACLEANING 88.87
DON MARTINDALE LAWN CARE 114.00
MicroMarketing ASSOCIATES BOOKS115.83
NEIT PHONE SERVICE 86.88
NORTHEAST IA MECHANICAL ANNUAL AC MAINTENANCE 455.16
OVERDRIVE..... FY26 BRIDGES CONTENT FEE 653.04
SIDNEY PUBLIC LIBRARY LP BOOK 20.00
TRAPPE, SUSANSRP ENDIN PARTY/TEEN SRP PRIZE275.35
VESPERMAN FARMS.....SRP TREATS 32.00
Accounts Payable Total \$3,736.87

PREPAIDS
VENDOR NAMEREFERENCE
TOTAL
AFLACAFLAC-PRETAX 306.14
ALLAMAKEE-CLAYTON ELECT COOP ELEC SERV 65.00
ALLIANT ENERGYELEC. 15,884.54
CITY OF MONONA HLTH INS-PRETAX 623.30
DEARBORN NATIONAL LIFE INS. COLIFE INSURANCE 177.65
DELTA DENTAL OF IOWA .. SEPTEMBER DENTAL INSURANCE 1,022.78
EPIC WEAR..... T.Thompson Shirt 39.59
FIREFLY RESERVATIONS.....MONTHLY RESERVATION FEES... 77.00
FREEDOMBANK . FED/FICA TAX 11,619.17
LANCE HANGARTNER TREE SERVICE 8 TREES TRIMMED/REMOVED .. 4,750.00
HSA - EMPLOYEEHSA EMPLOYEE 100.00
IOWA LAW ENFORCEMENT ACADEMBEHAVIORAL HEALTH D. TILSON.... 10.00
IPERSIPERS 5,807.94
MARCO dba GREATAMERICA FINAN..... CONTRACT BASE RAT 08/25-09/25 81.00
HADYN MEYERCLEANING COMMUNITY CENTER 92.40
MID-AMERICA ASSOCIATES SEPTEMBER HEALTH INSURANCE..... 4,894.03
MONONA POST OFFICE AUGUST BILLING 426.86
PALAS, GRACECLEANING COMMUNITY CENTER 42.45
PEOPLESERVICE.... CONTRACT FEE26,140.00
TREASURER STATE OF IOWA.... SALES TAX 4,195.94
U.S. BANK MICROSOFT SUBSCRIP/POOL DYE 148.45
U.S. CELLULARPHONE SERV 291.89
WASTE MANAGEMENT-La CROSSE RECYCLING/ GARBAGE 14,738.92
Accounts Payable Total \$91,535.05
WARRANTS
VENDOR NAMEREFERENCE
TOTAL
ALBER, SYDNEY TEST IN ACADEMY @CAMPDODGE .. 419.72
BLACK HILLS/IOWA GAS UTILITYGAS SERVICE 364.57
BOLSON FLOOR SER-

VICE SCRUB/CLEAN/SWEE/ MOP FLOOR CO..... 600.00
BUNTING, ANTHONY. 1/2 REIMB RECERT LIFEGUARD. 75.00
CARRICO AQUATIC RESOURCESHAYWARD SQUARE SKIMMER 78.42
CLAYTON COUNTY SHERIFF..... OFFICERS COVERAGE FOR JULY 80.00
COLUMN SOFTWARE PBC 08.18.2025 MINUTES 164.54
CRESCO BUILDING SERVICES, INC.RIDGE CAP MATERIALS FOR ROOF 1,755.00
ELECTRIC PUMP... REPAIR FOR FAIRBANKS4,716.55
KEIRA FIFYAWLIFEGUARD CERTIFICATION REIMB 345.00
FISK'S FARM & HOME SUPPLY BUTTERFLY SUP,PAINT ROLL,POOL. 254.99
GALLS, LLCHANDCUFF & MARRING WEDGE..... 25.60
HACKETT'S PORTA POTTY RENTALRENTALS400.00
SCOTT HAGEMAN24/25 TIF FINAL PAYMENT 3,820.26
IOWA LEAGUE OF CITIES. MEMBERSHIP DUE 7.1.25-6.30.26 1,253.00
KEEHNER, MADELYN 1/2 REIMB LIFEGUARD CERTIFICAT..... 75.00
KIECK'S CAREER APPAREL VEST FOR IS 1,323.00
KREGEL ELECTRIC, INC. HANDICAP BUTTON CITY HALL DOOR 57.00
KURT'S PLUMBING... REPAIR AC FIRE STATION 77.00
KWIK TRIP..... TIF REIMBURSE STORE 71156,457.77
LYDON ELECTRIC MOTORS 7 DEWALT BATTERY PACK REPAIRED 110.00
MCGLAUGHLIN, WAYNE ... 24/25 TIF REIMBURSMENT 4,201.56
CHARLOTTE MEYER LIFEGUARD CERTIFICATION 300.00
HADYN MEYER.....LIFEGUARD CERTIFICATION 345.00
MICROBAC LABORATORIES, INC. TESTING-POOL 17.50
MID-AMERICA PUBLISHING CORP.....2X2 AD SALE OF FORD EXPLORER 39.50
MONONA RURAL FIRE PROT. DIST. DRONE INSURANCE 06/25-06/26163.00
NEIT PHONE SERVICE 639.38
KALEB NUEHRING...LIFEGUARD CERTIFICATION345.00
NUEHRING, KAYLEE. 1/2 REIMB CERTIFICATION 75.00
NUEHRING, KYLER... 1/2 REIMB CERTIF LIFEGUARD 75.00

PALMER ELECTRIC GRIT BLOW FAN 2,366.83
PAPE, KOLE .. 1/2 REIMB CERTIF LIFEGUARD 75.00
PRAIRIE ROAD BUILDERS, INC. . SEAL COAT PROJECT 20258 39,515.80
QUILLIN'S..... TOILET PAP,CONCESS,SOAP,KLEENE . 55.56
TAYLOR RASMUSSEN.....REIMB LIFEGUARD CERTIFICATION 334.23
RIVER CITY PAVING ..COLD MIX 371.52
RUFF, EVELYN..... 1/2 REIMB LIFEGUARD CERTIFICAT 75.00
SCHILLER LAW OFFICE ..LEGAL FEES.....567.60
SCHULTZ SIGN COMPANY 24X24 UMG C GRANT SIGN 115.00
PAYTON SCHULTZREIMB LIFEGUARD CERTIFICATION 345.00
SMITTY'S OIL & TIRE.....CHEVY TRUCK TIRE REPAIR 30.00
STOREY KENWORTHY/MATT PARROTT PAPER,RIBBON,FILE TABS.....162.51
SUPERIOR BUILDING CENTERS BOARDS,NAILS FOR RR CROSSING118.23
SUPREME GRAPHICS..Formerly Howe Printing Co.392.81
TACOMA THOMPSON.....REIMB LIFEGUARD CERTIFICATION 300.00
TIMES-REGISTER PUBLIC WORKS HELP WANTED. 228.40
U.S. BANKMICROSOFT SUB/ FIRE EXTIN COVER..... 230.66
USDA RURAL DEVELOPMENT... LBCC LOAN 1,058.00
WILLE, JERICA 1/2 REIMB LIFEGUARD CERTIFICAT 75.00
Accounts Payable Total \$125,070.51
2) Hearing of Delegations
State Representative, Jason Gearhart, introduced himself and handed out cards with information on how to contact him with any questions or concerns.
3) Change to Street Projects
Public Works Director, Adam Jones, talked to the council about adding another \$41,779.20 to asphalt overlay which would be an additional 15,360 feet on Main Street and then not doing the \$48,243.09 of crack and joint sealing. He would also postpone the \$7,840.00 of asphalt overlay on part of West First Street. It was moved by Landt, seconded by Brainard to approve the changes to the 25/26 street projects not to exceed the budget of \$170,899. Carried Unanimously.
4) Request to Approve Extra Police Uniforms
Police Chief, Autin Wille, talked to the council about needing an-

other police vest and four pairs of Class A Pants. The cost of these five items is estimated to cost around \$2,500.00. After some discussion on the budget, forfeiture funds, and life span of police vests, it was moved by Wright, seconded by Landt to approve the purchase of one police vest and four pairs of pants at an estimated cost of \$2,500.00. Carried Unanimously.
5) Old Generator
The generator at the WWTP quit working and was replaced with a new generator. The city received an insurance check for the old generator. The city learned that the generator was outdated and no parts were available to fix it. The generator also needed a "crane" to move it. MB Construction, who helped with all the moving of the old and new generator offered the city \$1,000.00 for the old generator. It was moved by Landt, seconded by Brainard to accept the offer from MB Construction for \$1,000.00. Carried Unanimously.
6) Water Meters at City Properties
This item was tabled from the last meeting. The council was interested in the budget for meters. Administrator Collins said the \$20,000.00 was budgeted for water meters, mains, pumps and taps. After some more discussion on the need to meter the five locations, it was moved by Wright, seconded by Schlein to approve installing a meter at the pool but not the four other locations. Carried Unanimously.
7) Case End Loader
Administrator Collins presented the council with the information she received from John Dorsey, of Dorsey & Whitney LLP, about his thoughts on the different ways to pay for a new end loader. After some discussion, it was moved by Brainard, seconded by Schlein, to move forward with the cash option and pay for the \$141,170 out of the street capital equipment fund. Carried Unanimously.
8) Approve Street Light Replacement Order
Administrator Collins talked to Terry-Durin Co. about getting replacement parts for streetlights in the future. Parker Tow with Terry-During Company, said there should not be an issue with getting the material in the future. It was then moved by Wright, seconded by Friedley, to order the three parts needed to replace the damaged streetlight. Carried Unanimously.
9) Consider Sponsoring Map for City Wide Garage Sales
After some discussion, it was moved by Wright, seconded by Schlein to approve sponsoring a \$100.00 ad in two papers for four

weeks. Carried Unanimously.
10) Review/Accept Bid for 2016 Police Ford Explorer
The city ran an ad for the sale of the 2016 Blue Ford Explorer Police Interceptor SUV with a transmission issue. One bid was received from Ringwood Motors. Ringwood previously purchased the 2016 Dodge Charger and there was no issues with the sale. It was moved by Friedley, seconded by Landt to accept the bid of \$1,680.00 for the 2016 Police Ford Explorer from Ringwood Motors. Carried Unanimously.
11) Review Employee Dental Renewal Rates
The city received December 1st Delta Dental Renewal rates. After looking over the Delta Dental renewal rates and the rates from Wellmark, the council decided they wanted to see a more detailed comparison. No decision made.
12) Sewer/Storm Water Approval for School Bus Barn Project
After reviewing the project information on the new school bus barn project sent by project engineer, Jon Biederman, it was moved by Wright, seconded by Landt, to approve the project as presented. Carried Unanimously.
13) Consider Photo for Clayton County Website
County Auditor Jennifer Garms, asked the city for a photo that corresponds with the City of Monona and/or school to be included on their new website. After some discussion it was decided that some additional information was needed from Jennifer.
14) Review Items Regarding Floodplain Management Ordinance
The city received the first draft of the new floodplain management ordinance. After some discussion, it was moved by Wright, seconded by Schlein to use the original wording under several of the paragraphs and not go with the yellowed optional language. Carried Unanimously.
Mayor/Council/Clerk Notes:
• Ad will be running to accept bids for the five acres of crop land by the WWTP.
• Elections papers due to county auditor by September 18th
Hearing no further comments, Mayor Langhus declared the meeting adjourned at 7:06 p.m.
Next regular council meeting was scheduled for Monday, September 15, 2025, at 6:00 p.m. in the Monona City Hall Council Chambers. Barbara Collins, City Administrator Published in The Outlook, Monona on September 10, 2025