

**PUBLIC NOTICE:
CITY OF HOLSTEIN
BOA PUBLIC HEARING
1500 S. KIEL**

**PUBLIC HEARING NOTICE
CITY OF HOLSTEIN, IOWA
BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Holstein, Iowa, will hold a public hearing on:

**Monday, Aug. 4, 2025, at 5 p.m.
Location: Holstein City Hall
119 S. Main St., Holstein, IA 51025**

The purpose of the hearing is to consider a variance request submitted for the property located at:

**1500 S. Kiel Street
Holstein, Iowa 51025**

The property owner is requesting permission to construct an **accessory building** in the **front yard** of a lot located within an **R-1 Residential District**. Pursuant to the Holstein Zoning Ordinance, accessory buildings are not permitted in the front yard of residentially zoned properties without an approved variance. 2023 Holstein Zoning Ordinance

All interested parties are encouraged to attend the public hearing and be heard on this matter. Written comments may also be submitted before the hearing to:

**Zoning Administrator
City of Holstein
PO Box 500
Holstein, Iowa 51025**

Following the hearing, the Board of Adjustment may take action on the variance request.

By Order of the City of Holstein Board of Adjustment
Published in The Holstein Advance on July 16, 2025

**PUBLIC NOTICE:
CITY OF HOLSTEIN • REVISED NOTICE TO BIDDER WWSI**

**NOTICE TO BIDDERS
FOR THE CONSTRUCTION OF
HOLSTEIN WASTEWATER
SYSTEM IMPROVEMENTS
FOR THE CITY OF
HOLSTEIN, IOWA**

Sealed bids will be received by the City Administrator of Holstein, Iowa at City Hall, 119 S. Main Street, Holstein, Iowa 51025, before **10 a.m. on the 29th day of July, 2025**, for the construction of Holstein Wastewater System Improvements in and for the City of Holstein, Iowa. At the above time and place all bids received by the City will be opened and publicly read with the results being reported to the Holstein City Council at their meeting on **Aug. 12, 2025 at 5 p.m.**, at City Hall, 119 S. Main Street, Holstein, Iowa, at which time and place the Council may take action on the proposals submitted or at such time as may then be fixed.

The general description of types of construction and their limits for which bids will be received shall be as follows:

Holstein Wastewater System Improvements: One (1) Contract shall be awarded for Section 1 + Section 2 + Allowance, with each section being described as follows:

Unit Price: Contractor Supplied Top Soil unit price to be provided in dollars per cubic yard.

1.1 Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for the identified item, and (2) unit price provided will be utilized during construction for excess topsoil required above and beyond the allowance. Total bid will not include the unit price value provided.

Section 1: Submerged Attached Growth Reactor (SAGR) and Lagoon Aeration System Equipment

1.1 Furnishing all material, equipment, labor, and manufacturer's design for a new aerated lagoon system and SAGR. Includes, but is not limited to, all manufacturer provided equipment and materials including aeration system, SAGR system, blowers, blower controls, and all necessary manufacturer appurtenances.

Section 2: Sludge removal and General Civil, Architectural, Structural, Electrical, Controls, Process and Other Work, and Construction per Drawings and Specifications

2. 1 Furnishing all material, equipment, labor not included in Section 1 for the SAGR and lagoon aeration system to become complete and fully operational. Includes, but is not limited to, SAGR structure, UV/Blower structure, Lift Station Building, Lift Station, electrical and controls improvements, miscellaneous concrete structures, splash pads, piping, valves, process piping, and all necessary appurtenances not included in Section 1.

2.2 Furnishing all material, equipment, labor necessary for the decommissioning of the existing lagoon cells, including but not limited to, structures, piping, valves and appurtenances, sludge removal

and disposal, as indicated in the Drawings and Specifications. Work also includes grading, landscaping, controls, seeding, maintenance, and all other miscellaneous items to complete the Work in accordance with Drawings and Specifications.

2.3 Furnishing all material, equipment, labor necessary for removal and disposal of sludge from existing lagoon cells as indicated in the Drawings and Specifications.

Allowance: Lump Sum Allowance shall be included in the bid total for locating and furnishing top soil material in excess of what is available at the site, and associated hauling costs.

The general project location is as follows:

5606 German Avenue
Holstein, Iowa 51025

A more detailed description of the kinds and approximate quantities of materials and types of construction for which bids will be received are set forth in the Bid Form included in the Specifications prepared by ISG (I&S Group, Inc.) of Des Moines, Iowa, which, together with the proposed form of contract, are now on file for public examination in the office of the City Administrator, and are by this reference made part hereof as though fully set out and incorporated herein.

All proposals shall be made on official proposal forms furnished by the Engineer and must be enclosed in a separate sealed envelope and plainly identified and addressed to the City of Holstein, Iowa.

Each proposal shall be accompanied by a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or a bidder's bond with corporate surety satisfactory to the City in an amount equal to Ten percent (10%) of the total amount of the proposal. If bid bond is submitted, it must be in the form provided in these Specifications. Said check or share draft may be cashed, or the bid bond forfeited as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within ten (10) days of issuance of a Notice of Award and post bond satisfactory to the City insuring the faithful fulfillment of the contract and maintenance of said improvements as required by law. The bid bond should be executed by a corporation authorized to contract as a surety in the State of Iowa and must not contain any conditions either in the body or as an endorsement thereon.

The successful bidder will be required to furnish a corporate surety bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City, and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, the payment for materials used in the project and the maintenance of said improvements in good repair for not less than **one (1) year** from the time of

acceptance of said improvements by the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) calendar days from the date of receipt of bids. The City reserves the right to reject any or all bids and to waive informalities.

Payment of the cost of said project will be made from such cash funds of the City as may be legally used for said purpose at the discretion of the City, including but not limited to, the net revenues of the Sewer Department, the proceeds from the sale of Revenue or General Obligation Bonds, and/or the proceeds from the sale of warrants, as authorized by Section 384.57 of the Code of Iowa, made payable from any or all of the above-mentioned sources.

The Contractor will be paid ninety-seven per cent (97%) of the Engineer's estimate of the value of acceptable Work completed at the end of the preceding month. Final payment will be made not less than thirty-one (31) days after completion of the Work and acceptance by the City, subject to the conditions and in accordance with the provisions of Chapter 573 of the Code of Iowa.

No such final payment will be due until the Contractor certifies to the City that the materials, labor, and services involved in the final estimate have been paid for in accordance with the requirements stated in the Specifications. The City of Holstein, Iowa is exempt from paying Sales and Use Tax and will supply Contractor with an "Iowa Sales Tax Exemption Certificate" and an authorization letter to allow the Contractor to buy equipment and material for the project tax free.

The Work on this project shall commence within ten (10) days after receipt by the contractor of a written Notice to Proceed. The Project shall be substantially complete by **Dec. 31, 2026**, and final completion by **Feb. 28, 2027**, subject to any changes in the contract period as provided for in these Specifications. Liquidated damages in the amount of **\$750** per calendar day will be assessed for each day that the work shall remain uncompleted after **Dec. 31, 2026** with due allowance for extensions of the contract period due to conditions beyond control of the Contractor.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the non-

resident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the non-resident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

Drawings and Specifications governing the construction of the proposed improvements have been prepared by the Engineer. These Drawings and Specifications, and the proceedings of the City referring to and defining said improvements, are hereby made a part of this Notice and the proposed contract by reference, and the proposed contract shall be executed to comply therewith.

Bidders shall be expected to comply with Chapters 91C Code of Iowa and IAC Chapter 875.150 concerning the registration and bonding of construction contractors and the successful bidder shall be required to supply City of Holstein, Iowa with proof of said compliance at time of submitting bid with a completed Contractor Eligibility form.

The Contractor shall observe the laws of the State of Iowa with reference to "Occupational Safety and Health Standards".

The City of Holstein, Iowa, does not discriminate against any person because of race, creed, color, religion, sex, national origin, disability, age, familial status, political affiliation, citizenship, or sexual orientation. The City of Holstein, Iowa, does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. The City of Holstein, Iowa, does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities.

Copies of said Drawings and Specifications and form of contract are now on file in the office of the City Administrator, for examination by bidders. Copies may be obtained from ISG, 217 E 2 nd Street, Des Moines, IA 50309, (515) 243-9143 upon deposit of one hundred dollars (\$100.00) which shall be refunded upon return of the Drawings and Specifications within fourteen days after award of the project. If the plans and specifications are not returned within fourteen (14) days after award of the project and in a reusable condition, the deposit shall be forfeited. Drawings and Specifications may also be obtained by download from the ISG website www.isginc.com.

Any bidder or equipment supplier whose firm or affiliate is listed in the GSA publication "List of Parties Excluded from Federal Procurement and Non-procurement Programs" will be prohibited from the bidding process. Anyone submitting a bid who is listed in this publication will be determined to be a non-responsive bidder in accordance with 40

CFR Part 31.

Section 3 of the Housing and Urban Development Act of 1965 (as Amended):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to post copies of a notice advising workers of the Contractor's commitments under Section 3 in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to provide written notice of employment and contracting opportunities to all known Section 3 Workers and Section 3 Businesses

E. The contractor agrees to employ, to the greatest extent feasible, Section 3 workers or provide written justification to the recipient that is consistent with 24 CFR Part 75, describing why it was unable to meet minimum numerical Section 3 worker-hours goals, despite its efforts to comply with the provisions of this clause.

F. The contractor agrees to maintain records documenting Section 3 Workers that were hired to work on previous Section 3 covered projects or activities that were retained by the contractor for subsequent Section 3 covered projects or activities.

G. The contractor agrees to post contract and job opportunities to the Opportunity Portal and will check the Business Registry for businesses located in the project area.

H. The contractor agrees to include compliance with Section 3 requirements in every subcontract for Section 3 projects as defined in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that

the subcontractor has been found in violation of the regulations in 24 CFR part 75.

I. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 75.

J. The contractor will certify that they have followed prioritization of effort in 24 CFR part 75.19 for all employment and training opportunities. The contractor will further certify that it meets or exceeds the applicable Section 3 benchmarks, defined in 24 CFR Part 75.23, and if not, shall describe in detail the qualitative efforts it has taken to pursue low- and very low-income persons for economic opportunities.

K. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

Section 3 Businesses are Encouraged to Respond to this Proposal. A Section 3 business is one that satisfies one of the following requirements:

1. It is at least 51 percent owned and controlled by low- or very low-income persons.
2. Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 Workers, or
3. It is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

*A Section 3 Worker is defined as any worker who currently fits or when hired within the past five years fit at least one of the following categories, as documented:

1. The worker's income for the previous or annualized calendar year is below the applicable income limit established by HUD.
2. The worker is employed by a Section 3 business concern: or
3. The worker is a Youth Build participant.

Businesses that believe they meet the Section 3 criteria are encouraged to register as a Section 3 Business through HUD's website: <https://hudapps.hud.gov/OpportunityPortal/>

Published upon order of the City of Holstein, Iowa.

CITY OF HOLSTEIN, IOWA
BY /s/ Kathy Breyfogle
Mayor
ATTEST:
BY /s/ Tammy Nuckolls
City Administrator