



Pen City Current

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Worth the wait...

*After close to eight years,
city ready to cut ribbon
on downtown upper-floor
apartments*

BY CHUCK VANDENBERG
PCC EDITOR

FORT MADISON - It's been years in the works, but the upper apartment phase of a rehab project in downtown Fort Madison is close to completion.

A ribbon-cutting ceremony has been set for next Tuesday at the Old Lee County Bank building and the Cattermole building as construction crews and contractors finish up on the 18 new upper floor apartments in the two buildings.

Governor Kim Reynolds is scheduled to attend the ribbon-cutting after speaking at Fort Madison Rotary's noon luncheon.

Barker Financial, Inc., the Iowa City real estate firm, took over the projects in 2016. The projects have been in the works for many years, starting with Franz Community Investors who bailed on the project several years ago. Barker picked up ownership of the projects and have been working with local contractors since that time to rehab both buildings. The company also purchased the Sears building on Avenue G and even more recently acquired the building that housed The



Photo by Chuck Vandenberg/PCC

Shickedanz Construction Project Manager, Pebbles Schneider, stands in front of the restored original windows that overlook Main Street from the third floor of the Old Lee County Bank building.

“

This is business plus art. We were doing things we don't normally do for aesthetic reasons.”

-Kyle Galloway,
CFO Barker Financial, Inc.

Avenue and The Bookmark, from local contractor Mark Schickedanz.

Schickedanz has been using the building as a project manager's office as the lead contractor for the two projects.

Barker was the lender for the project when the Franz brothers had it, but then had to decide to either foreclose on the project or take it over.

Kyle Galloway, CFO for Barker, said they wanted to help Fort Madison see the project through. He said he learned more from the project than he thought he would.

“This was kind of new ground for us,” Barker said. “We are traditionally lenders and apartment investors

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No one injured in Monday apartment fire

*Fire Chief says blaze was
contained to bedroom area*

BY CHUCK VANDENBERG
PCC EDITOR

FORT MADISON - A fire that broke out in an apartment on the corner of 8th Street and Avenue E is still under investigation, according to Fort Madison Fire Chief Joey Herron.

The fire broke out at about 1:40 p.m. just across the corner from Fort Madison City Hall. Three city fire trucks, including the ladder truck, were called to the scene where police had the corner cordoned off. No flames were visible from the building, but smoke billowed from all sides of the second-story apartment.

Herron said the fire is under investigation.

“We know the point of origin, but it could have been several reasons. It's under investigation now with the insurance company, but the point of origin was in the bedroom area, we're just not sure what caused it.”

He said the upper apartment sustained heavy damage in the bedroom with heavy smoke and heat damage in other parts of the apartment. The first floor apartment sustained water damage from efforts to put out the blaze.

At one point, a resident ran up the back stairs and into the building as firefighters were inside continuing to work on the smoldering apartment. Herron said she ran in to see if her cat was still inside. Herron said no animals were lost in the fire and no one was injured.



Fort Madison firefighters were called to the scene of a second-story apartment fire Monday at about 1:40 p.m. No one was injured in the blaze.

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For the Record/Scene Around Town

For the Record

Fort Madison Police Report

7/20/2018 - 10:03 a.m - Fort Madison Police responded to a report of larceny/ theft in the 400 block of Ave. E.
 7/20/2018 - 3:13 p.m - Fort Madison Police responded to a report of larceny/ theft in the 800 block of Ave. H.
 7/20/2018 - 4:58 p.m - Fort Madison Police responded to a report of a hit and run in the 2500 block of Hwy. 61.
 7/20/2018 - 5:30 p.m - Fort Madison Police responded to a report of larceny/ theft in the 1900 block of Ave. J.
 7/20/2018 - 6:02 p.m - Fort Madison Police responded to a report of vandalism in the 600-700 block of Ave. H.
 7/20/2018 - 8:14 p.m - Fort Madison Police responded to a report of larceny/ theft in the 2600 block of Ave. G.
 7/20/2018 - 11:55 p.m - Fort Madison Police arrested Dustin S. Dochterman, 26, of Kahoka, Mo., in the 2600 block of Ave. L, on a charge of OWI- Second offense, open container. He was taken to Lee County Jail and held.
 7/21/2018 - 1:03 a.m - Fort Madison Police cited Samuel James Meierotto, 18, of Fort Madison, in the 1300 block of Ave. G., on a charge of discharge firearm. He was released upon citation.

7/21/2018 - 4:53 p.m - Fort Madison Police responded to a report of a hit and run in the 1000 block of Ave. E.
 7/21/2018 - 7:39 p.m - Fort Madison Police arrested Michael Reed Randolph, 28, of Fort Madison, in the 1900 block of Ave. J on a warrant of FTA Driving Under Suspension. He was taken to Lee County Jail and held.
 7/21/2018 - 8:28 p.m - Fort Madison Police responded to a report of vandalism in the 2800 block of Ave. K.
 7/21/2018 - 11:00 p.m - Fort Madison Police arrested Justin Christopher Hauck, 37, of fort Madison, in the 1500 block of Ave. H, on a charge of driving while barred. He was released on recognizance.
 7/22/2018 - 2:33 a.m - Fort Madison Police responded to a report of a property damage accident in the 600 block of Ave. E.
 7/22/2018 - 4:21 p.m - Fort Madison Police responded to a report of a gas drive off in Des Moines County.

Lee County Sheriff's Report

7/20/2018 - 8:56 p.m - Lee County Sheriff's deputies arrested James Thomas Dean Allen-Cook, 20, of Keokuk, in the 900 block of Palean Street on a warrant for failure to ap-

pear - contempt of court. He was taken to Lee County Jail and released the following day.
 7/21/2018 - 9:48 a.m - Lee County Sheriff's deputies arrested Lucas Tyler Blint, 37, of Burlington, at the sheriff's office, on a charge of assault with injury. He was taken to Lee County Jail and held.
 7/21/2018 - 5:30 p.m - Lee County Sheriff's deputies arrested Rosemarie Anne Steele, 26, of Mount Pleasant, on a warrant of sex abuse - second victim under 12 years of age. She was taken to the Lee County Jail and held.
 7/22/2018 - 7:26 p.m - Lee County Sheriff's deputies arrested Shane Michael Blanchard, 36, of Wever, on a warrant for voluntary absence from custody. He was held at the Lee County jail.
Those individuals listed above are presumed innocent until proven guilty in a court of law.

Fort Madison Fire & Rescue report

07/20/18 - Fort Madison firefighters responded to one medical call.
 07/21/18 - Fort Madison firefighters responded to two medical calls.
 07/22/18 - Fort Madison firefighters responded to two medical calls and a porch fire.



Photos by Chuck Vandenberg/PCC



Apartment owner Andrew Brockman watches as Fort Madison firefighters apply foam and water to the second floor apartment bedroom where a fire broke out Monday afternoon at the corner of Avenue E and 8th Street. At left, an unidentified woman runs up the back stairs and into the smoking apartment looking for a cat that was eventually found unharmed.

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From the Front/Weather

Project is next step forward for FM downtown

APARTMENTS - Continued from Page 1

with very little development experience. We decided that this was a little bit riskier, with the buildings in the condition they were in, but it just didn't feel right leaving them in that shape."

Barker, which was on a short timeline with Community Development Block Grants and some historical tax credits on the projects, decided to jump into the project. Galloway said there were remaining funds in a CDBG Disaster Recovery grant and to access those grants, 51% of the apartments have to be for low-to-moderate income renters.

"We were really the only ones at that time that could've made that work," Galloway said. "So we said, 'Let's go with it.' We've learned a lot along the way and it's been a lot of fun learning about those buildings and the role they've played in Fort Madison's history."

Fort Madison Partners' Director Tim Gobble said that project has been ongoing since he came on board dating back to the Franz Brothers and he said he's happy to see the upper apartments coming to completion.

"That's the bigger piece of it, seeing this become a viable option for upper housing downtown," Gobble said. "And they will be move-in ready. People won't have to worry about moving into a historical place with all that comes with that. It's ready to go. And they've held onto a lot of the original woodwork so you have a building hundreds of years old, but will be new."

Gobble said he also hoped it would spur additional development downtown as commercial developers could come in and provide some of the amenities that you'd typically see in a downtown.

He said the project was a lot more complicated than starting an

apartment complex from scratch, but the company was able to pick up where previous planners had left off and brought back the original architects.

The project didn't go completely as planned and some decorative windows held the project up for almost five months. But Galloway said Barker Financial President David Barker is a fan of history and the company wanted to rehab the upper floors trying to hold onto as much history as possible.

At the Old Lee County Bank, contractors were able to pull original wood trim and label it and set it aside to be reattached around windows and door frames. Original lead glass windows were pulled out and sent away to be cleaned and then sent back to be reinstalled. The original building had only one staircase that went up the middle of the building, but contractors built two brand new stairwells from scratch on both ends of the building for greater access.

ADA regulations required two of the apartments at the bank building to be ADA compliant, however the Cattermole, which has only four upstairs apartments, was not required to have an ADA apartment, according to one of Schickedanz project managers, Pebbles Schneider.

Schneider said those apartments are completed and ready to move in.

"We still need to get a certificate of occupancy from the city, and then the state will be informed we have that, and then we should be able to start leasing the apartments," Schneider said. "Kyle's been working with the state economic development people, so that shouldn't take very long."

City Fire Chief Joey Herron and City Building Director Doug Krogmeier have to inspect the units before the city can



Photo by Chuck Vandenberg/PCC

A worker with Schickedanz finishes sweeping in the corner apartment overlooking Avenue G in downtown Fort Madison Monday afternoon. A ribbon-cutting on the upper apartment projects at the Old Lee County Bank building and Cattermole Library is set for July 31, with Gov. Kim Reynolds scheduled to make an appearance.

generate the certificate of occupancy.

Schneider said contractors are putting the finishing touches on the rest of the apartments.

"We just finished putting in and painting the windows," Schneider said.

"Actually we're just doing some final touches in the apartments and cleaning."

She said the apartments range from 500 to 900 square feet and are one and two-bedroom units.

Galloway, who had cautiously hoped that the

project would be completed by the end of 2017, said 85% of the project went very smoothly.

"With these historical buildings there always seems to be some difficulties," he said. "For us it was more preserving

the building the right way and that isn't always the cheapest or easiest, but we were going to do it right. We had to keep the historic integrity of the building."

See NEXT, page 6

5-DAY WEATHER FORECAST

TUE 24 Jul	Partly Cloudy High – 79.6° F Low – 67.2° F
WED 25 Jul	Clear Skies High – 81.6° F Low – 72.1° F
THU 26 Jul	Light Rain High – 76.0° F Low – 69.3° F
FRI 27 Jul	Light Rain High – 74.2° F Low – 59.3° F
SAT 28 Jul	Moderate Rain High – 72.6° F Low – 60.1° F

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Classifieds/Public Notices

PUBLIC NOTICES

PUBLIC NOTICE
Fort Madison
Community School District
1930 Avenue M
Minutes of the
Regular Meeting
July 16, 2018

I. The meeting was called to order by President Wondra at 6:02 p.m. Directors Hope, Young Troxel and Ross were present. Also present were Superintendent Slater, Director of Curriculum and Student Services Harmon and Secretary Elmore. Directors Hotop and DiPrima were absent.

II. Recognition of guests. President Wondra welcomed members of the audience in attendance and explained the procedures for the meeting.

III. Reading of Foundation documents. The Board read and reviewed the Foundation documents consisting of the Vision, Mission and Belief statements and the Goals for the Fort Madison Community School District.

IV. Monthly communications

A. Superintendent Goal Report. Superintendent Slater reviewed the Board's past practice and suggested that the Board continue to receive updates on the indicators of progress towards

the Board's established goals in the same format that was used in the past. The Board agreed to follow the past practice.

Enter: DiPrima 6:08 p.m.
 B. District Presentations. Rachel Steffensmeier was introduced to the Board.

V. Approve the agenda. It was moved by Hope and seconded by Young to approve the agenda as presented. The motion passed on a 6-0 voice vote.

VI. Consent agenda. It was moved by Young and seconded by Troxel to approve the consent agenda as presented. The consent agenda consisted of minutes from the June

18, 2018 regular meeting and the June 25, 2018 special meeting; financial reports for the monthly balance sheet, revenue summary sheet, expenditure report and activity report, accounts payable for the June weekly warrants, July computer warrants, activity warrants and nutrition fund; resignations from Amy Doherty as varsity tennis coach, Amy Doherty as freshman volleyball coach, Erin Benner as varsity boys track coach, Carrie Burken as 8th grade girls volleyball coach, Jessica Gutzman as special

education teacher, Tammy Turner as special education teacher at Richardson Elementary, Roger Kirchner as bus driver, Lisa Orlandini as associate at Lincoln Elementary effective August 19, 2018; employment of Sydni Foecke as 7/8 social studies teacher, Kristin Arnold, color guard sponsor (1/2), Savannah Heidbreder, color guard sponsor (1/2), Carrie Burken, assistant girls volleyball coach and Justin Menke, assistant boys football coach. The motion passed on a 6-0 voice vote.

VII. Action Items
 A. Director of Curriculum and Student Services.
 B. Superintendent.

1. Consider approval of the resignation of Jillian Troxel as school board member effective August 1, 2018. The Board expressed their appreciation of Director Troxel's service on the Board.

It was moved by Ross and seconded by DiPrima to approve the resignation to Jillian Troxel as school board member effective August 1, 2018. The motion passed on a 6-0 voice vote.

2. Consider approval of Handbooks
 a. AFSCME Handbook. The board reviewed the

AFSCME Handbook. Discussion followed. It was moved by Ross and seconded by DiPrima to approve the AFSCME Handbook as presented. The motion passed on a 6-0 voice vote.

b. Teamsters Unit 1 Handbook. The board reviewed the Teamsters Unit 1 Handbook. Discussion followed. It was moved by Young and seconded by Hope to approve the Teamsters Unit 1 Handbook as presented. The motion passed on a 6-0 voice vote.

c. Teamsters Unit 2 Handbook. The board reviewed the Teamsters Unit 2 Handbook. Discussion followed. It was moved by Young and seconded by DiPrima to approve the Teamsters Unit 2 Handbook as presented. The motion passed on a 6-0 voice vote.

3. Consider approval of salary lists
 a. Extracurricular Contracts. It was moved by Ross and seconded by Young to approve the Extracurricular contracts as presented. The motion passed on a 6-0 voice vote.

b. Supplemental Letters of Assignment. It was moved by Hope and seconded by DiPrima to approve the Supplemental Letters of Assignment as presented. The motion passed on a 6-0 voice vote.

4. Consider approval of policy changes
 a. 506.1-E-5 – Notification of Transfer of Education Records. It was moved by Young and seconded by DiPrima to approve policy #506.1-E-5 as presented. The motion passed on a 6-0 voice vote.

b. 506.1-E-6 – Letter to Parent Regarding Receipt of a Subpoena. It was moved by Troxel and seconded by Ross to approve policy #506.1-E-6 as presented. The motion passed on a 6-0 voice vote.

c. 506.1-E-7 – Juvenile Justice Agency Information Sharing Agreement. It was moved by Ross and seconded by Young to approve policy #506.1-E-7 as presented. The motion passed on a 6-0 voice vote.

d. 506.1-E-8 – Annual Notice. It was moved by DiPrima and seconded by Young to approve policy #506.1-E-8 as presented. The motion passed on a 6-0 voice vote.

e. 506.1-R-1 – Use of Stu-

dent Records. It was moved by Ross and seconded by Hope to approve policy #506.1-R-1 as presented. The motion passed on a 6-0 voice vote.

f. 506.2-E-1 – Use of Students Directory Information. It was moved by Hope and seconded by DiPrima to approve policy #506.2-E-1 as presented. The motion passed on a 6-0 voice vote.

g. 506.2-R-1 - Use of Student Directory Information. It was moved by Ross and seconded by Troxel to approve policy #506.2-R-1 as presented. The motion passed on a 6-0 voice vote.

B. Board Secretary/Business Manager.
 1. Consider approval of Superintendent's contract. The Board reviewed the Superintendent contract. Discussion followed. It was moved by Young and seconded by DiPrima to approve the Superintendent contract as presented. The motion passed on a 6-0 voice vote.

2. Review process of filling School Board Vacancy – Authorization to Publish Notice of Board's intent to fill Vacancy by Appointment. The Board reviewed the guidance for filling a vacancy as provided by the Iowa Association of School Boards. The Board reached a consensus to fill the vacancy by appointment and directed Secretary Elmore to publish the notice of the Board's intent to fill the Vacancy by Appointment as required.

VIII. Discussion Items
 A. Director of Curriculum and Student Services
 B. Superintendent.

1. Policies for 1st Reading. The Board reviewed policy 507.5 – 508.2 and 710.4. These policies will be brought back at a later meeting for final approval.

2. Certified Employee Attendance. The certified staff attendance report was reviewed and accepted as presented.

3. Board Member Attendance. The board reviewed and discussed the board member attendance report.

C. Board Secretary/Business Manager.

IX. Comments from the audience. There were none.
 X. Legislative update. No legislative update was available.

XI. Announcements.
 August 20, 2018, 8:00 a.m. – All District Meeting,

Fort Madison Middle School August 20, 2018, 6:00 p.m. – Regular Board Meeting at Central Office.

XII. Adjourn. The meeting adjourned at 7:16 p.m.

Tim Wondra, Board President
 July 16, 2018
 Sandra Elmore, Board Secretary

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 Thurs., July 26 – 10am-2pm, IowaWORKS, 1000 N Roosevelt Ave, Suite #9, Burlington

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From the Front/Lottery Numbers

Commercial renovations next on the list

NEXT - Continued from Page 3

He said the upper floors are new to be sure, but he said they are almost indistinguishable from how they looked more than 100 years ago.

“Those arched windows on the bank building are very large and very unique,” Galloway said. “I’m a CPA and I don’t do a whole lot of this outside of this project. I

didn’t realize the extent and how difficult it was to manufacture those arched replacement windows. That took a while. It was even challenging for the window company. When we first started working on them, we didn’t even know if it was going to be possible to do.”

He said despite the challenges, it was satisfy-

ing to see those historic windows get put back in the buildings. He said despite the original design, the windows are tempered and are more resistant to high winds, such as the storm that went through the area in March of 2017 that blew out some of the older windows.

“We had long shards

of glass that were blown 40 to 50 feet in from the windows. These new windows, although the original design, are made with better glass and that won’t happen with these,” Galloway said.

Contractors can’t legally start working on the main floor commercial areas until the apartments are completed and the certificates are in place. Galloway said that process should move fairly quickly, but was cautious in setting a date because of the unforeseen.

“That’s a much more straight-forward renovation and I think it will move fairly quickly. I’ve been hesitant to put times on things, but as soon as we can get the certificate of occupancy we’ll get the IEDA to come in and do their inspection, hopefully at the beginning of August,” he said. “I would love to have it done by the end of the year, and that would be our expectation.”

Galloway said he’s been happy with project timeline aside from the windows, but said he was more happy that the group was able to help restore some historic buildings that can now be a part of Fort Madison going forward.

“I would say we are happy. Just from the standpoint that we’re real estate guys and these are amazing buildings that



Photo by Chuck Vandenberg/PCC

Contractors work Friday on window trim on the Old Lee County Bank building as a July 31 ribbon-cutting nears for the upstairs apartments.

have been around for more than a hundred years and now they will be useful for hopefully another hundred years,” he said.

“This is business plus art. We were doing things you don’t normally do for aesthetic reasons. It was kind of fun to get into the history of these building and the history of Fort Madison and how they’ve played a central role. Hopefully we can help make them an essential part going forward, too.

It’s been fun and I’m happy that we’re getting close.”

With regard to the newest purchase, he said some initial planning has been done, but nothing more.

“We’ve done some initial plans on what can be done with that building,” he said. “Right now we have some small potential to repurpose that space. It’s a smaller project but we think it can be a start to augmenting some of the buildings around this larger project.”

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AUGUST

8/1	Mamma Mia! at Circa '21	\$98 pp
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8/7	Strolling Down Broadway	\$102 pp
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8/14	Iowa State Fair	\$65 pp
8/15	Cubs vs. Brewers at Wrigley	\$128 pp
8/21	The Henry Ford & Rouge Factory Tour	\$450 pp double
8/29	Cubs vs. Mets at Wrigley	\$110 pp

SEPTEMBER

9/12	A Comedy of Tenors at Old Creamery	\$98 pp
9/12-15	Legends of Louisville, KY	\$550 pp double
9/15	Cubs vs. Reds at Wrigley	\$145 pp
9/21-30	The Gold of Colorado Trains	\$2790 pp double
9/26	Mama Won't Fly at Circa '21	\$98 pp
9/27	Dinner on the Boone Scenic Valley RR	\$120 pp
9/28	Cubs vs. Cardinals at Wrigley	\$145 pp
9/29	Cubs vs. Cardinals at Wrigley	\$155 pp



319.753.2864 x162
3211 Division St. Burlington, IA



IOWA LOTTERY WINNING NUMBERS

Lotto Drawings

Game	Draw Days	Sales Cutoff Time	Approx. Drawing Time
Lucky for Life®	Mon & Thu	8:30 pm	9:38 pm
Mega Millions®	Tues & Fri	8:59 pm	10:00 pm
Powerball®	Wed & Sat	8:59 pm	9:59 pm
Lotto America SM	Wed & Sat	8:59 pm	10:00 pm
Pick 3 - Midday	Daily	Noon	12:20 pm
Pick 3 - Evening	Daily	9:40 pm	10:00 pm
Pick 4 - Midday	Daily	Noon	12:20 pm
Pick 4 - Evening	Daily	9:40 pm	10:00 pm



7/22 MID-DAY
4 0 5
7/22 EVENING
9 3 4



7/22 MID-DAY
3 5 6 9
7/22 EVENING
3 9 5 2

Pen City Current encourages you to play responsibly.