



# Pen City Current

Friday, April 27, 2018 | 8 pages | Volume 2 • Issue 19

## Forum gives insight into candidates

BY CHUCK VANDENBERG  
PCC EDITOR

FORT MADISON - Three candidates for the Iowa House District 83 talked about a variety of issues as part of a forum in Fort Madison Thursday night.

The forum is a lead up to the primary on June 5 where democrats Bob Morawitz and Jeff Kurtz, both of Fort Madison, will square off with the winner facing Montrose's Jeff Reichman, a Republican in the general election on Nov. 6.

The forum was moderated by Tim Gobble, executive director of Fort Madison Partners, and sponsored by the Fort Madison Daily Democrat and the Pen City Current. Old Fort Players hosted the event, which

featured 90 minutes of questions and answers on topics ranging from the state of mental health in Iowa, proposals to reduce state income tax, economic development, the state of Iowa's education, 2nd amendment rights, and medical marijuana.

The three are running for the seat being vacated by current State Rep. Jerry Kearns, D-Keokuk.

All three of the candidates said they supported second amendment rights and said the guns weren't the problem, mental health was.

Morawitz said 30-round clips and bump stocks are out of bounds and said he doesn't necessarily believe it's a personal right for everyone to carry a gun, but it is a

See **CANDIDATES**, page 8

## Housing study show need for senior housing, incentives

BY CHUCK VANDENBERG  
PCC EDITOR

KEOKUK - A countywide housing study has given local economic and housing development groups plenty to think about in the near future.

The Lee County Economic Development Group, in conjunction with the cities of Keokuk and Fort Madison and Alliant Energy, contracted with Maxfield Research and Consultants to take a look at housing needs in the county over the next five to seven years.

On Tuesday, the research firm outlined its findings to economic development officials including LCEDG CEO Joe Steil, Fort Madison Partners Executive Director Tim Gobble, Keokuk Chamber of Commerce Executive Director Shelley Oltmans, Keokuk City Administrator Aaron Burnett; Southeast Iowa Regional Planning Commission Planning Director Zach James; Fort Madison City Councilman and state representative candidate Bob Morawitz. Several real estate experts, including Green Oak Development owner Michael Mohrfeld and Keokuk Realtor Tim Peevler, along with about five other interested parties were also at the wrap-up held at the LCEDG offices in Keokuk.

The draft of the study's findings is more than 180 pages long.

Some of the key findings of the study concluded: the county's decades-long decline in population may be stabilizing through 2025, county population is aging and will impact alternative housing needs, the northeast part of the county is a job importer (people commute into the area to work), rental housing stock is aging; there will be a strong senior housing demand by 2025; home prices are high with lack of quality inventory; a difficulty cash flowing new development, a need for private/public partnerships and housing programs; financial incentives needed for development.

Steil said the biggest takeaway he had was the transitioning of the aging population to senior-housing.

"The biggest thing that I would say I grasped is that it's not new news to us that our aging population is get-

See **HOUSING**, page 4



Photos by Chuck Vandenberg/PCC

### Historic barn burns

A barn built in 1900 burned to ground at about 4:30 p.m. Thursday at 1561 320th Avenue about 1.5 miles southeast of Denmark. At left, a Denmark firefighter works on remaining flames while, below, firefighters from West Point and Denmark, and Fort Madison Fire Chief Joey Herren assess the damage.



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## Local News/Lottery Numbers

# Pen City Cruisers bring "roddin" back May 5

BY CHUCK  
VANDENBERG  
PCC EDITOR

FORT MADISON - More than 70 cars were part of the 2017 Pen City Cruiser's Car Show in Fort Madison, but this year event coordinators are pushing for 100.

With the Pen City show one of the first of the year in the southeast Iowa, coordinator Jerry Krogmeier said it was tough getting started, but the event has been shown steady growth over five years.

"We're the first show of the year. We've been gaining about 20 cars per year, but the down side of being the first of the year is you never know what kind of weather you're going to get," Krogmeier said.

The event will be held Saturday, May 5th at the Old TG&Y parking lot at 5036 Avenue O in Fort Madison. Registration will

“  
We're actually trying to get the younger generation to come in. They're into their phones and Facebook and all that, and don't have a lot of interest in the auto industry anymore.”

-Jerry Krogmeier,  
show organizer

take place from 9 a.m. to noon, with voting from noon to 2 p.m. and award presentations beginning at 3 p.m.

Krogmeier said sponsorship has been good this year and 24 awards will be presented, including the Rick and Chandler Berry Memorial Award sponsored by Chris Greenwald. New this year is an award for best motorcycle and best license plate.

"Rick Berry died of cancer at a very young age.

Two years after he died, his son was killed in an automobile accident. They were close to Mr. Greenwald and he's sponsored that award for the past three years," Krogmeier said.

The event also triggers some type of donation to a local non-profit group. Krogmeier said in years past, they've donated clothing to local elementary schools and may look at other groups this year. The group has also donated to the local fire departments,



Photo courtesy of Pen City Cruisers

The classics, as well as modern rods, will be in Fort Madison again this year on May 5th at the old TG&Y parking lot on the west end of town for the Pen City Cruisers' annual car show.

local EMTs and PAW Animal Shelter, and Veterans For Flags.

"Last year we had to purchase a trailer for the

club but this year we won't have that expense so we hope to be able to make a donation locally."

One of the other awards

being presented is the Young Guns Under 21 award that is presented to

See CRUISERS, page 6



## 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™	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

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4 0 9 9

Pen City Current encourages you to play responsibly.

## DINNER ON THE RAILROAD

### Boone Scenic Valley Dinner Train

September 27, 2018 // Boone, IA

Experience elegant dining on the rails as it was during the golden age of rail travel in the United States. This enchanting ride through the beautiful Des Moines River Valley features historic 1950's passenger cars which were used on the Union Pacific Railroad's famous "City of Los Angeles" and "City of San Francisco" streamliners which traveled between Chicago and the west coast. This route crosses the 156' tall Bass Point Creek High Bridge, crossing the Des Moine River, on its journey through the scenic Des Moines River Valley.

After arriving in Boone, at the Boone Scenic Valley Museum, enjoy an hour at your leisure to explore the James H. Andrew Railroad Museum and History Center before boarding for dinner on the railroad. Enjoy a four-course meal on the 1950's era dining car and receive full service on your 22 mile round trip. Take in the beautiful fall leaves as you enjoy the magnificent day on the railroad. Lunch will consist of Boneless Chicken Breast or Salisbury Steak served with a vegetable, potato, dessert and a beverage.

After returning back to the Boone Scenic Valley Railroad this afternoon, depart for the Iowa Capitol in Des Moines. Enjoy a ninety minute guided walking tour of the capitol building and the dome. Learn about the legislative process, the capitol grounds, and other specific topics associated with the Capitol as requested.

**\$120 per person**

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## From the Front

# Study gives cities a start on future planning

**HOUSING** - Continued from Page 1

ting older on an average basis," Steil said. "What this is telling us is that at some point in time that age level will look for a different type of housing and there's obviously a need for that. The biggest question for me, though, is how does that study get impacted by the turnover of that property?"

Mohrfeld has been developing homes through Green Oak Development on Fort Madison's north side, including some new maintenance-free condominiums and future single family units above Bluff Road.

He said his biggest hurdle to construction is tax rates.

"Right now taxes are my biggest obstacle. I've got \$1,200 mortgages with \$500 or \$600 in taxes. Taxes are 100% my challenge."

Mohrfeld said the biggest incentive for him to build more homes is tax abatements. Mohrfeld received some tax increment

financing from the city of Fort Madison for his development. The county also offers three-year abatements, but he can't take advantage of both incentives.

James said the two main instruments are tax abatement and tax increment financing and you can't have the two together.

"If nobody's paying tax, you're not going to increment."

Mohrfeld said the cost of the construction coupled with the tax rates paints a clear picture of why, outside of his development company, not much new construction is going on.

"Part of that's just the cost of building, but put it all together and it's no secret why nobody's doing it," Mohfeld said.

Brian Smith, the consultant giving the presentation, said research shows that it's difficult in the county to break even on new housing projects given the costs of infra-

structure, lack of skilled construction labor, and rising construction costs.

"As a result, the price points for new construction will be significantly higher than existing housing products in Lee County," Smith reported.

Aaron Burnett told the group he helped model a lot incentive program that Clarion, Iowa where a new subdivision was created with TIF support and city-financed infrastructure. The development was led by a non-profit group of local businesses and stakeholders where lots were marketed at \$20,000 to \$38,000, but were auctioned to builders to spur interest.

Smith said other cities in Iowa are using incentives such as free building permits, free utility hook ups, low interest local bank loans to developers, and five-year tax abatements on new construction.

Smith said the household size in the county has reduced steadily since



Photo by Chuck Vandenberg/PCC

Brian Smith, of Maxfield Research and Consultants from Golden Valley, Minn., gives his findings of a Lee County housing study at the Lee County Economic Development Group offices Tuesday afternoon.

1960 when the population peaked at almost 45,000. In 1990 the average household was 2.54 people, but in 2010 that had reduced to 2.38 people. He projected a stabilization of 2.42 by 2025. The firm's research also found that in 2017 Lee County's average weekly wage was \$876 per household compared to a \$900 per weekly wage for the state of Iowa.

He said major employers such as Siemens, Pinnacle Foods, Henniges

Automotive, Roquette America, and Scotts Miracle-Gro, cited difficulty in the housing market in recruiting new hires.

Steil said the study was countywide, but has benefits for the county and its municipalities.

"LCEDG acted as the engine to get the study done," he said. "Before, Keokuk and Fort Madison used to do their own. And at different times Lee County did their own and so we said let's

do one study and make it as comprehensive as possible. We all sat at the table and interviewed the potential vendors as well as deciding what is it that we wanted to know. The cities definitely need this type of a plan to go out and, based on a review of their information, go look for grants and different things to file for in the future. Automatically, part of that is having a study done, and this satisfies that criteria."

## Spring Cleaning

### Keep it green!

This year, do your part to keep our environment clean, too! Here are just a few of the ways you can help:

- Properly dispose of your household hazardous waste materials, construction debris, & electronic waste
- Use environmentally-safe cleaning products
- Reduce • Reuse • Recycle
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## Sports/Local News

# Lady Hounds take 5th at Keosippi Relays

PCC STAFF

KEOKUK - FMHS's Brett Schneider had the best finish at Tuesday's Keosippi Relays at Keokuk's Calvert Stadium.

Schneider's 2:29.30 mark in the 800-meter run was less than one second off the pace of Mt. Pleasant's Taylor Murray's 2:28.38.

The Fort Madison Distance Medley relay team took 3rd place with a mark of 5:03.77 and the 4x400-meter relay also finished 3rd with a time of 4:48.53.

In individual events, Reyna Lampe earned 3rd place in the 100-meter hurdles with a mark of 17.06. Kamryn Bailey ran to a 4th place finish in the 1500-meter run at 5:51.25.

The Lady Hounds earned fifth place in Class A with 47 total points. Mt. Pleasant won the meet with 189 points.

Complete results are listed below:

800 Sprint Medley Relay - FMHS 2:10.28 (5th - 2 pts)

Distance Medley Relay - FMHS 5:03.77 (3rd - 6 pts)

4x200-meter relay - FMHS 2:02.02 (5th - 2 pts)

4x100-meter shuttle hurdle relay - FMHS 1:18.22 (5th - 2 pts)

4x200-meter relay (JV) - FMHS 2:11.50 (3rd)

4x100-meter relay (JV) - FMHS 1:01.77 (4th)

4x100 meter relay - FMHS 57.50 (5th - 2 pts)

4x400-meter relay - FMHS 4:48.53 (3rd - 6 pts)

100-meter dash (JV) - Leigh Johnson 15:31 (6th), Anna Schroeder 18:26 (10th)

100-meter dash - Olivia Williams 14.13 (7th), Emma Torgler 15.09 (10th)

400-meter dash - Nadia Boeding 1:09.89 (7th)

100-meter hurdles (JV) - Madelyn Swigart 21.93 (7th)

100-meter hurdles - Reyna Lampe 17.06 (3rd - 4 pts.)

200-meter dash (JV) - Dalyn Wondra 35.12 (9th), Anna Schroeder 38.69 (11th)

800-meter run - Brett Schneider 2:29.30 (2nd - 8 pts.)

200-meter dash - Nadia Boeding 30.20 (8th), Emma Torgler 32.21 (10th)

1500-meter run - Kamryn Bailey 5:51.25 (4th - 4 pts)

400-meter hurdles - Raigan Munson 1:16.74 (4th - 4 pts), Madelyn Swigart 1:32.86 (5th - 2 pts)

Long Jump - Olivia Williams 13'-0" (6th - 1 pt)

Shot Put - Leigh Johnson 33'-6.25" (4th - 4 pts)

Discus - Dalyn Wondra - 69'-6.25" (7th)

# American Legion meeting set for Tuesday

BY PCC STAFF

FORT MADISON - Post 82 The American Legion will meet 7 P.M. Tuesday, May 1, 2018, at the Eagles Club, 4821 Avenue O in Fort Madison, IA. All members and those interested in The American Legion are encouraged to attend. For more information, contact George Shields, Adjutant - 319-371-5755, or Dan Vice, Commander 319-470-7377.

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## 5-DAY WEATHER FORECAST

FRI 27 Apr



Clear Skies

High - 65.3° F | Low - 52.5° F

SAT 28 Apr



Clear Skies

High - 57° F | Low - 38.8° F

SUN 29 Apr



Clear Skies

High - 60.3° F | Low - 54.6° F

MON 30 Apr



Light Rain

High - 73.7° F | Low - 70.8° F

TUE 1 May



Moderate Rain

High - 69.0° F | Low - 67.1° F

[OpenWeatherMap](#)

# Waters warming up at area fishing holes

BY PCC STAFF

LEE COUNTY - The following is the weekly southeast Iowa fishing report from the Iowa Department of Natural Resources for the week ending May 2, 2018.

### Big Hollow Lake

Water temperature is up to 50 degrees the last couple of days. Just need some warm days to get it going up to normal. Very little angler activity because of the weather.

### Environmental Discovery Park North Pond

Rainbow Trout - Fair: Still plenty of trout left from this Spring's stocking. Pick a nice warm days and go catch a limit.

### Lake Belva Deer

Water warming up a little, but the fishing remains slow. Largemouth Bass - Slow: A few are getting picked up in the deeper water. Try on the upper end of the lake around the mounds.

### Lake Darling

Water temperature is up to 54 degrees after several days of 70 degree weather. Water clarity is good 6+ feet. Black Crappie - Fair: Crappies are starting to move to shallow water to feed. The spawn is still several weeks out. Largemouth Bass - Fair: Anglers are starting to catch bass in shallower water. Still have to work them pretty slow. Channel Catfish - Good: Anglers are catching some nice stringers of catfish, mostly using nightcrawlers.

### Lost Grove Lake

A few anglers have been out. Cold, windy weather doesn't make for the best fishing weather. Largemouth Bass - Slow: With the warmer weather, the bass are starting to move in shallower to feed. Work the rip rap and jetties on the North side of the lake. Black Crappie - Fair: Crappies are starting to move shallow to feed; concentrate efforts on the North side bays and along the rip rap where the water is warmest.

For more information on the above lakes, contact the Lake Darling Fisheries Office at 319-694-2430.



### Mississippi River Pool 19

Tailwater stage is 7.47 feet at Lock and Dam 18 above Burlington and is rising. River stage is forecasted to reach 9 feet by the middle of next week. Flood stage at Lock and Dam 18 is 10 feet. We have not received any fishing reports for this pool this week.

River stages have been on the rise the past few days. Main channel water temperature has risen to 52-53 degrees. We have not received much for fishing reports this week. If you have questions on fishing Pools 16-19, contact the Fairport Fish Hatchery at 563-263-5062.

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# Celebrations/Classifieds

## Food, games, awards on tap for Saturday show

**CRUISERS** - Continued from Page 3

a shower under the age of 21.

"We're actually trying to get the younger generation to come in. They're into their phones and Facebook and all that and don't have a lot of interest in the auto industry any more," he said. "That's been one of my big pushes. It doesn't have to be classic, just whatever your project is or even your daily drive. Money isn't the issue here, we just would like to see some of the younger generation get involved."

There will be some auto-related games like a push-rod drop and fan belt toss with some t-shirt and hat giveaways. Goodie bags and dash plaques will go to the first 75 entries.

Food will also be available at the Shell gas station next to the property of the Old Fort Diner across the highway.

Registration is \$12 if done before by April 30. Day-of-event registration is \$15.



### Celebrations

## ERIC TYLOR JOHNSON

FORT MADISON - Caitlin and Gordon Johnson of Montrose have announced the birth of their son, Eric Tylor Johnson, on April 21, 2018 at Fort Madison Community Hospital.

Eric joins Emeilia Johnson at home.

Grandparents are Eric and Stacy Pardall of West Point, Joe and Holli Johnson of Montrose, and Amy Pardall of Montrose.

Great-grandparents include LeRoy Johnson of Montrose, Gordon Matlock of Montrose, Bill and Beth Davis of St. Patrick, Mo., and Richard and Georgia Pardall of Franklin.

The Pen City Current congratulates the family on this wonderful news.

# SHOP

## the classifieds



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### PUBLIC NOTICES

#### PUBLIC NOTICE PUBLIC BID NOTICE FOR MOBILE DATA TERMINALS

Sealed proposals will be received in the Office of the Lee County Auditor, in the North Lee County Office Building at 933 Ave H, Fort Madison, Iowa until 12 Noon, May 15th, 2018. The sealed proposals will be opened by the Lee County Board of Supervisors or their designee at the next immediate Board of Supervisor's Meeting held at the Lee County Sheriff's Office for the purchase of 11 Mobile Data Terminals and the following items related to them:

- 11 Panasonic Toughbook CF54 laptops
- All cords and charging instruments
- 5 Havis Consoles (2 Dodge Charger, 3 Ford Interceptor SUV)
- 10 Havis Docking Stations with all Cords
- 10 Brother Pocketjet7 mobile printers and all cords and mounting brackets for use in a Law Enforcement Vehicle
- 10 LTRON imaging hand held driver's license scanners for Law Enforcement use with Tracs
- Lind power adapter
- All mounting hardware
- Installation and tech time for all equipment.
- Five year lease to include warranty, tech support, maintenance, and equipment replacement
- A more detailed list of needed equipment can be obtained by request of email to: Chief Deputy Will Conlee ([willconlee@leecounty.org](mailto:willconlee@leecounty.org))
- Lee County is an equal opportunity employer.

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Friday, April 27th

11:00am - 5:00pm

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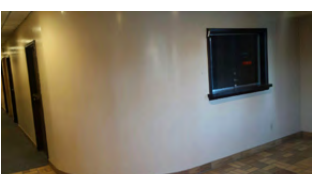
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*Pictured: Kati McGuffin, OTA and Bill Jones, PTA*

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**Classifieds**

# the classifieds

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## From the Front

# Candidates disagree on state economic incentives deals

### CANDIDATES - Continued from Page 1

Constitutional right, and he said as a former member of the Navy, he swore to support the Constitution.

Kurtz said he's not a gun owner, but believes in the 2nd amendment.

"A lot of this is mental health. We rank 49th and 50th in mental health in some areas here in Iowa. I think we have to do a better job of identifying these people that have problems and keep guns out of their hands," he said.

Reichman said he is an owner and borderline collector of guns. He put the responsibility on physicians.

"I think the doctors have the responsibility to report and should be reporting when someone is on drugs enough that they pose that risk. I would support a greater amount of reporting from our health care providers to keep the guns out and way from them."

He also said social media platforms such as Facebook, Twitter, Instagram, etc. should have a greater amount of scrutiny with kids that are posting "off the wall" statements.

But Reichman said background checks should have greater scrutiny and that some keys indicators should be looked at closer.

Switching to economic development and incentives, Kurtz said he believes we're in an information economy and an age of cleaner, renewable energy economy. He cited Siemens, BNSF, and Dupont as local corporations that are engaged in those industries.

"I think we're well-positioned, but as far as incentives, I'm not against tax credits or breaks for industry that comes in as long as we don't get into corporate welfare. We want these people to be good corporate citizens. Targeted tax breaks are entirely appropriate."

Reichman said Iowa was just rated the number one state to live in, but he acknowledged that Lee County isn't in as good of a position.

"I wish we could just rely on the great little town on the river, but unfortunately we just can't. I've been a member of Keokuk Economic Development, and Lee County Economic Development Group, and we've seen these things turn tail on a whim if questions aren't answered right, if the wind blows, they'll turn tail and go somewhere else because they have so many people vying for their business. So yes, I believe in the targeted tax breaks and I would support that."

Morawitz said he understands the competition factor that exists.

"It's become a vicious cycle of incentives to buy jobs.



MORAWITZ

You're not going to end it, but we need to be smarter with it. We've got millions and millions of dollars going out to corporations in Iowa and nobody's paying attention to whether its creating jobs, whether its bringing income into the state, or what's happening with it."



KURTZ

More specific to the mental health funding, Reichman said mental health illness is on the rise. He said it's unfortunate and he hated to hear that the state was cutting funding for mental health services in favor of a regional health care approach. New state laws are looking at access centers with the closest being in Marion.



REICHMAN

"To have something as far away as Marion, yeah that's terrible and that's going to hurt us even more," he said. "Because of lot of these people, if they're not getting proper treatment they turn to another huge issue in our area - drugs. There readily available, more available then Marion."

Morawitz said the state had a good system, not a great system, but a system that worked and needed help.

"Now our sheriff becomes a babysitter for people with mental health issues and that's not his job," Morawitz said. "Now if he picks someone up with an issue he may have to drive them to Des Moines. Marion's going to be the same way. I'd rather have the money spent local with services nearby," he said.

Kurtz said he recently spoke with a county deputy and the first thing the deputy mentioned was the problems he was having with the mentally ill.

"Our law enforcement are not trained for this. They're very good at what they do, but they're not trained for this. We're wasting a lot of money by jailing people. What they're doing to keep them calm is druggin' them up. The human cost to that is just outrageous. We're going to have invest in mental health. There's no other way around it," Kurtz said.

All three also said they favor lifting the cap on pharmaceutical marijuana for the benefit of those struggling with diseases, including post traumatic stress disorders, seizures and glaucoma. All however, said they didn't support recreational use.

Reichman said he's never been a drug user, but he said he's heard great benefits from the pharmaceutical use.

"I've got some brother veterans that have some issues with PTSD and it helps with that and there are long-

time known benefits for glaucoma. There are some other drugs that are more harmful than marijuana out there and we don't mind writing prescriptions for those all day long," Reichman said.

Morawitz said as long it's a prescription that can be controlled better than opioids, he didn't see a downside to medical marijuana.

Kurtz said he absolutely supports raising limits because it helps with children seizures, but he said his concern would be about drug testing and the THC that would be present from the people.

"There probably would have to be some kind of a better test or they're going to have to look at what they have for a prescription," he said.

All three also said Gov. Kim Reynolds proposed \$1.5 billion tax cut plan is harmful to the state.

Kurtz said the state has to do better and do it's homework because the federal tax cuts aren't producing the increased wages legislators promised.

"We've got to do better than this and we have to do our homework on this stuff."

Reichman said he supported the tax cuts at the federal level, but couldn't get behind the state cuts at this point.

"I fully support the federal tax cut, the state I don't. We do have things that need to be funded and I don't think we're going to see any growth at the state level. We had a brighter outlook on the federal cut and we haven't seen that but it's only been six months so we need to give that some time.

Morawitz said the state, outside of Lee County, has had a couple of good years and still had to do two different budget cuts just to balance the budget.

"And now they want to take another \$1 billion or two out of the economy. We're can't pay for what we need now. We're not funding schools, not funding mental health, not funding medicaid system. Where they going to get the money. Who's gonna pay for it?"

"This is an issue that I brought up six years ago when the state was talking about a commercial and industrial tax cut of 10% off the top. The idea was that with all this extra money we'd create all this growth that somehow these companies would reinvest all this money and grow their factories, and retail stores would double in size. I told them back then it wasn't going to work and it didn't."

He said the answer is targeted tax cuts and pulling back on the corporate handouts.

"John Deere doesn't need incentives, Wal-Mart doesn't need incentives. They're fine. But Main Street needs help. Main Streets probably hire more people than any of the corporations in Iowa. The real growth happens at the local level."



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