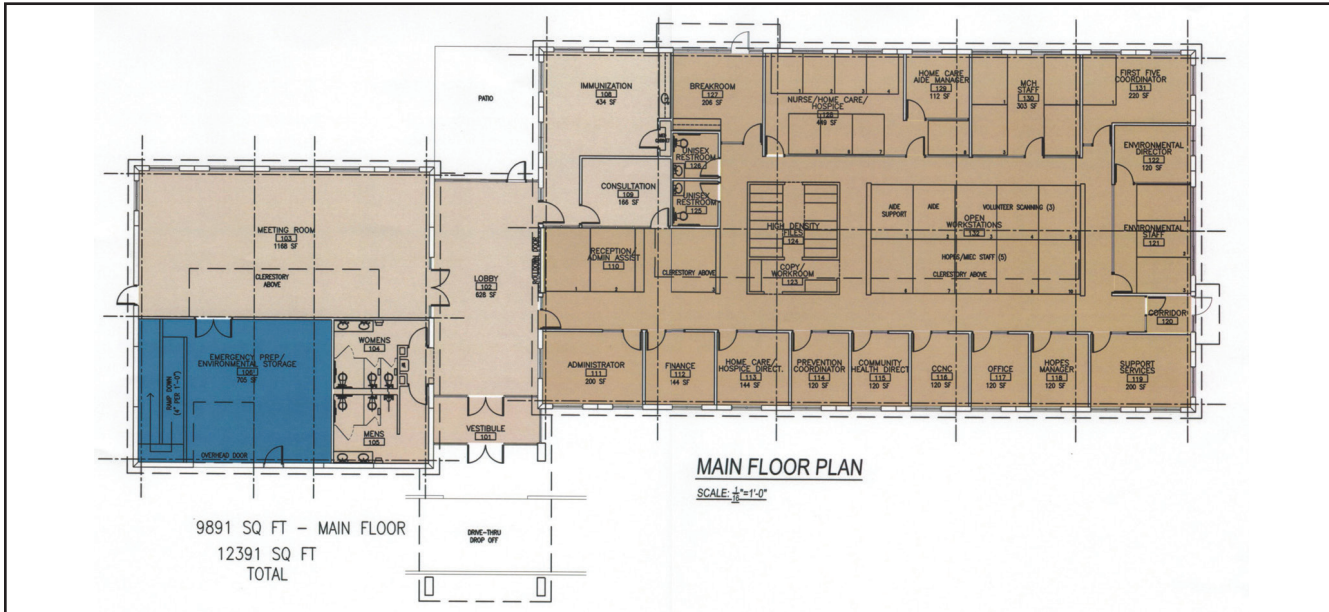




Pen City Current

Wednesday, Dec. 28, 2016 | 4 pages | Volume 1 • Issue 11

Health dept. plans move forward



Floor plan

Lee County Health Department Administrator Julie Schilling and John Hansen of Midwest Construction Consultants revealed the LCHD's floor plan and drawings for the proposed \$2.2 million new building. A bond referendum is tentatively set for May 2.

Drawing courtesy of John Hansen, Midwest Construction Consultants

County approves consulting agreement

BY **CHUCK VANDENBERG**
PCC EDITOR

MONTROSE - The Lee County Board of Supervisors entered into an agreement with Midwest Construction Consultants to start the process of getting county buildings up to snuff.

At Tuesday's meeting, the board voted 5-0 to approve a resolution authorizing the agreement between MCC and the county for renovations on the county buildings, which have been part of a three-year county maintenance plan.

Supervisor Gary Folluo said the idea of renovating the buildings has been "kicked around" for the past five years and now that voters have indicated they didn't want a new central building, it's time to move on getting the projects started.

See **DEAL**, page 2

BY **CHUCK VANDENBERG**
PCC EDITOR

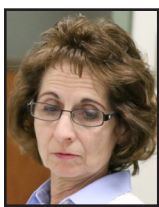
MONTROSE - If approved it's likely the new Lee County Health Department will be located on property adjacent to the Lee County Juvenile Detention Center in Montrose.

At Tuesday's Lee County Board of Supervisors' meeting, supervisors approved 5-0, a resolution to put the building on the site, which is already owned by the county. However Chairman Ron Fedler advised the board the site could be amended if circumstances change. Another site that is being considered as an alternative is land behind Comfort Inn and Suites on the

west end of Fort Madison. That land would have to be purchased by the county. Supervisor Matt Pflug said estimates for that land are as high as \$55,000.

The county health department, through action of the board, will be asking voters to construct a \$2.4 million to \$2.5 million facility at approximately 12,000 square feet. The referendum is tentatively set for May 2, at a cost of about \$20,000 to the county.

Julie Schilling, LCHD administrator, said she's aware of the history of referendums in Lee Coun-



SCHILLING

ty with several this year being voted down by the voters including a new centrally located single Lee County courthouse and a new Fort Madison PreK-3rd grade elementary school.

She said the last referendum to be approved by voters was for the construction of the new jail, but she's aware that the last two efforts for referendums failed by relatively large margins.

"I think it is possible. The jail referendum passed. But it may take more than one election," Schilling said.

"I think the information needs to be presented and understood by the taxpayers in terms of the needs and costs. I think it makes sense for us to be fiscally

responsible. And we are going to be presenting a proposal for the cost of the building to be offset by what we've already spent and what we're projecting to spend."

Schilling also presented the board with the 25-year breakdown of approximately \$2.7 million the health department will incur in the next 25 years including \$1.5 million in rent, \$350,000 in repairs, and other services and maintenance that she said can be substantially reduced with the new construction. The projected expenses also have a \$55,000 line item for remodeling at The Kensington, the current location of the health department, to accommodate current and

future needs.

Supervisor Gary Folluo said that he still has concerns about the increased traffic into the area con-

"I think it's possible. The jail referendum passed. But it may take more than one election."

-Julie Schilling
LCHD Administrator

sidering the length of the turning lane and the turn being located just north of

See **LCHD**, page 2

Nothing 'stationery': Dodds still on the move

BY **CHUCK VANDENBERG**
PCC EDITOR

FORT MADISON - A friendly, youthful gaze from behind a narrow pair of glasses and a welcoming smile nestled between a neatly trimmed mustache and beard are the trademarks of a local printer whose business is just days away from rolling over 140 years in Fort Madison.

Neal Dodd, owner of Dodd Printing and Stationery at 621 Avenue G, is pulling up on the anniversary in January, but one wouldn't be able to tell this husband and father has been doing it that long.

With an almost hip approach to business and life in general, Dodd, along with his wife Lynn, mold and move this printing and supply shop through the decades with a perceived ease of step. And with megaprinting shops like Staples popping up in most decent sized communities, Dodd's ease in approach is counterintuitive to the generation of get it fast, get it now.

He says he stays viable with a personal approach to everything past, present and looking ahead.

"I think you just have to," Dodd said.

See **DODD**, page 4



Photo by Chuck Vandenberg/PCC

Old style

Neal Dodd, owner of Dodd Printing and Stationery is pictured here looking at a decades-old printing set up in the production area behind the storefront on Avenue G in Fort Madison.

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From the Front

Folluo still concerned about traffic at turn to county property

LCHD - Continued from Page 1

the viaduct.

"This is a serious issue here. We're talking about putting another 20 to 30 people in at certain times... it's a serious issue," Folluo said.

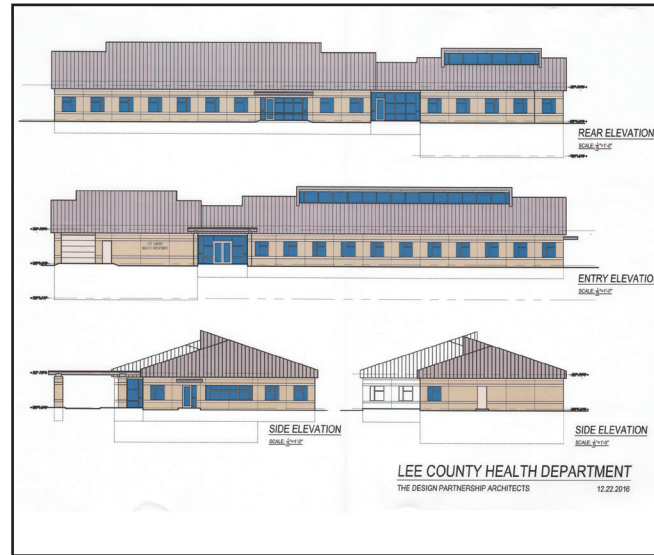
"I think it does deserve some study because I've been caught out here before and I know the area and when people are coming here for help, it's not a good scenario out here on this viaduct. I don't know what the plans are... if the state were to consider something different to the extend the turning lane or not... but you don't have a whole lot of room for turning and you're coming

right over a viaduct."

The new facility would have approximately 9,000 feet on the main floor and about 3,000 additional square feet of storage, equipment and HVAC in the basement and would accommodate 74 parking spaces.

Pflug said the move shows a commitment to taxpayers that the board is being as financially responsible as it can be.

"I think from a taxpayers view this should show good merit that we are using property we already own," he said.



New building

Drawing courtesy of John Hansen

Above is the rendering of the proposed \$2.2 million Lee County Health Dept. building.

County board wants to start bidding county projects soon

DEAL - Continued from Page 1

"Let's do it for a year and see how it goes and in that time we can see what our cost is. If it's cost effective to put an employee on or keep doing this," Fulluo said in reference to possibly hiring a maintenance director to do the work MCC is offering.

Lee County Auditor Denise Fraise said she would recommend the board hire Hansen to do the work because she didn't have the expertise needed to administrate that work.

Board Chair Ron Fedler

said the county needed to get moving on the project so they could be part of competitive bidding that's going on during this time of year.

"This is the time of the year contractors start signing contracts for work for next year," Fedler said. "The longer you wait, and all of sudden they get booked full, they will still bid them but the price goes up. So you're almost better off to try and get in there, because we're gonna do some of this anyway,

and if we get bid earlier rather than waiting til later, we can get a better bid."

The agreement would empower MCC, at the continuous direction of the Board of Supervisors, to provide construction management services for long-term renovations of the South Lee County Courthouse, North Lee County Court-



FEDLER

house, Attorney's office, North Lee County office building and other facilities as directed.

The firm would also assist in the development of public bids and provide construction administrative services including contractor coordination and quality inspections as a representative of the Lee County board.

The agreement can be stopped or postponed at anytime without additional costs to the county. MCC would charge \$75

per hour for services, .59 per mile for mileage and any printing and postage costs would be at actual cost.

"Our proposal was based on the three-year Lee County maintenance plan and also on the studies that were developed by Design Partnership. So basically what I've tried to do is go over some of the services that we'd be willing to provide," said John Hansen owner of MCC.

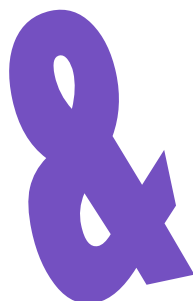
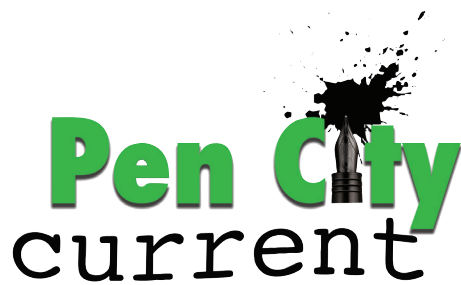
"We've worked with several public entities on long-term projects and one we worked with for

about four years. Since there is not a definitive scope of work, basically we are recommending the board would determine the scope of services to be provided at this point."

Supervisor Matt Pflug asked what a maintenance director would cost the city and Fraise indicated a good director would cost the county \$70,000 to \$75,000 with benefits and suggested that Hansen could do the work at quite a bit less than hiring a full-time person to administrate the maintenance projects.

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For the Record/Local News

For the Record

Fort Madison Police Report

12/21/2016 - 6:36 a.m. - Fort Madison Police responded to a report of a burglary in the 200 block of Avenue G.
 12/21/2016 - 2:42 p.m. - Fort Madison Police responded to a report of a burglary in the 600 block of 34th Place.
 12/21/2016 - 8:36 p.m. - Fort Madison Police responded to a report of a stolen vehicle in the area of North 15th Street and Concert Street.
 12/21/2016 - 9 p.m. - Fort Madison Police responded to a report of a property damage accident in the 500 block of Avenue F.
 12/21/2016 - 10:18 p.m. - Fort Madison Police arrested Jessica Ann Watkins, 23, no address reported, in the 1500 block of Avenue D on a warrant service out of Hancock County, Ill. She was taken to the Lee County Correctional Center.
 12/21/2016 - 10:18 p.m. - Fort Madison Police arrested Michael Wayne Land, 29, no address reported, in the 1500 block of Avenue D on a charge of interference with official acts. He was released on a promise to appear.
 12/22/2016 - 8:51 a.m. - Fort Madison Police responded to a report of vandalism in the 800 block of Avenue G.
 12/22/2016 - 9:44 a.m. - Fort Madison Police responded to a report of larceny/theft in the 1300 block of Avenue G.
 12/22/2016 - 1:18 p.m. - Fort Madison Police responded to

a report of a burglary in the 2300 block of Avenue E.
 12/22/2016 - 1:22 p.m. - Fort Madison Police responded to a report of larceny/theft in the 1300 block of Avenue C.
 12/22/2016 - 2:10 p.m. - Fort Madison Police responded to a report of larceny/theft in the 4800 block of Avenue O.
 12/22/2016 - 2:40 p.m. - Fort Madison Police arrested Melissa Anne Jones, 37, of Keokuk on charge of 5th degree theft in the 4800 block of Avenue O. She was taken to the Lee County Correctional Center.
 12/22/2016 - 3:01 p.m. - Fort Madison Police responded to a report of larceny/theft in the 1100 block of Avenue E.
 12/22/2016 - 3:33 p.m. - Fort Madison Police responded to a report of a property damage accident in the 1900 block of Avenue H.
 12/22/2016 - 4:40 p.m. - Fort Madison Police responded to a report of a burglary in progress in the 400 block of 14th Street.
 12/22/2016 - 5:19 p.m. - Fort Madison Police arrested Penny Flores, 41, of Fort Madison in the 500 block of 8th Street on a charge of assault. She was taken to the Lee County Correctional Center.
 12/23/2016 - 4:18 a.m. - Fort Madison Police arrested Allen William Penrod, 20, of Fort Madison, in the 600 block of 14th Street, on a charge of persons under legal age (2nd offense) and disorderly conduct. He was taken to the Lee County Correctional Center.

12/23/2016 - 11:26 a.m. - Fort Madison Police responded to a report of larceny/theft in the 2100 block of 302nd Avenue.
 12/23/2016 - 2:03 p.m. - Fort Madison Police responded to a report of a hit and run accident in the 1200 block of Avenue F.
 12/23/2016 - 2:43 p.m. - Fort Madison Police responded to a property damage accident at the intersection of Avenue H and 15th Street.
 12/23/2016 - 2:49 p.m. - Fort Madison Police responded to a report of larceny/theft in the 2600 block of Avenue L.
 12/23/2016 - 3:24 p.m. - Fort Madison Police arrested Alexander Xavier Luna, 28, of Fort Madison in the 1700 block of Avenue H on two warrant services. He was taken to the Lee County Correctional Center.
 12/23/2016 - 4:00 p.m. - Fort Madison Police responded to a hit and run accident in the 4500 block of Avenue O.
 12/23/2016 - 7:46 p.m. - Fort Madison Police responded to a report of larceny/theft in the 1200 block of Avenue C.
 12/24/2016 - 12:24 p.m. - Fort Madison Police responded to a report of larceny/theft in the 2600 block of Avenue H.
 12/24/2016 - 3:20 p.m. - Fort Madison Police arrested Chad Guinard, 32, of Burlington, in the 1500 block of Avenue H on a charge of driving while suspended. He was cited and released.
 12/24/2016 - 9:26 p.m. - Fort Madison Police responded to a report of a burglary in the 5200

block of River Valley Road.
 12/25/2016 - 11:31 a.m. - Fort Madison Police responded to a report of larceny/theft in the 300 block of Avenue D.
 12/26/2016 - 1:15 a.m. - Fort Madison Police arrested Rubey L. Elizabeth, 18 of Montrose at Rodeo Park in Fort Madison on a charge of park hours violation. She was released on a promise to appear.
 12/26/2016 - 4:46 a.m. - Fort Madison Police responded to a report of a burglary in the 4600 block of Avenue J.
 12/26/2016 - 12:55 p.m. - Fort Madison Police arrested Robert Alan Ulik, 36, of Fort Madison, in the 3000 block of Avenue E, on a charge of driving while barred. He was released on recognizance.
 12/26/2016 - 1:18 p.m. - Fort Madison Police responded to a report of a burglary in the 1700 block of Avenue H.
 12/26/2016 - 1:31 p.m. - Fort Madison Police responded to a report of larceny/theft in the Fort Madison area. No address provided.
 12/26/2016 - 2:32 p.m. - Fort Madison Police responded to a report of a property damage accident in the 1200 block of Avenue F.
 12/26/2016 - 3:23 p.m. - Fort Madison Police responded to a report of vandalism in the 2900 block of Avenue I.

Lee County Sheriff's Report

12/22/2016 - 6:01 p.m. - Lee County Sheriff's deputies

responded to a one-vehicle accident in the 3300 block of Argyle Rd. According to reports, Loretta Ann Brown 69, of Keokuk, lost control of her vehicle on a turn and collided with a utility pole. The accident resulted in minor injuries to Brown who was transported to Keokuk Area Hospital and a power outage due to the damaged pole. No citations were issued at the scene.
 12/23/2016 - 3:04 a.m. - Lee County Sheriff's deputies arrested Billy Dean Perkins, 25, of Eagle Drive in Bonaparte in the 2800 block of Belfast Rd., Argyle on charges of OWI 1st offense and serious injury by vehicle. Perkins was taken to Lee County Correctional Center and jailed.
 12/23/2016 - 10:46 a.m. - Lee County Sheriff's deputies responded to a two-vehicle accident at the intersection of Hwy 61 and Argyle Road. A vehicle driven by Jacob William Kite, 17 of Keokuk, was struck by a vehicle driven by Jamie Ryan Mason, 30, of Fort Madison. According to reports, Kite turned left onto Argyle Road and was struck broadside by Mason's vehicle. No injuries were reported. Mason was cited for a registration violation. No other citations were issued at the scene.
 12/23/2016 - 1:47 p.m. - Lee County Sheriff's deputies responded to a report of a two-vehicle accident on Hwy 61 northbound. A vehicle driven

by Trevor Jeffery Hawkins, 26 of Montrose struck a vehicle driven by Heidi Rachelle Weber, 38, of Roy, Mont. According to reports Hawkins was merging onto traffic on Hwy 61 and sideswiped Weber's vehicle merging into traffic. Both vehicles sustained minor damage. No citations were issued at the scene. No injuries were reported.
 12/23/2016 - 4:55 p.m. - Lee County Sheriff's deputies arrested Jeremy Elisha Boyle, 30, of Hawkeye Village in Keokuk, in the 1800 block of 295th Street, Argyle, on charges of Public intoxication, aggravated assault of a police officer, disorderly conduct and two counts of prescription drug violation. He was taken to the Lee County Correctional Center and jailed.
 12/23/2016 - 8:33 p.m. - Lee County Sheriff's deputies arrested Melissa Anne Jones, 37 of Estes St. in Keokuk, on a charge of fugitive from justice. She was taken to the Lee County Correctional Center and jailed.
 12/27/2016 - 12:45 a.m. - Lee County Sheriff's deputies arrested Jordin Rod Dale Snowden, 23 of Johnson Street Rd. in Keokuk on charges of 1st offense OWI and driving while barred. He was taken to the Lee County Correctional Center and jailed.
 A criminal charge is an accusation and those listed above are presumed innocent until proven guilty in a court of law.

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From the Front

Printing company goes back to Pythian times

DODD - Continued from Page 1

“You have to reach out and do the right thing. That’s the only difference between us and someone in New York City that you can find online. It’s finding people and letting them know you’re gonna take care of them. It’s hard. I mean you and I can sit here and say ‘take a look at the pricing or whatever your concern is’. But it’s finding out how you get that message across.”

Lynn says Dodd’s bars are set very high.

“He loves to fulfill and excel someone’s expectations,” Lynn said. “He’ll spend way more time than maybe he should. But when the bar’s up here he’ll exceed it.”

The dual store-front location on Fort Madison’s east end of the historic Main Street district, was the third location of the business that goes back three generations to 1877 to Neal’s great-grandfather Hyamsel Williams Dodd, Sr. who published a Pythian publication called the Knights Sword and Helmet which was a national publication for the Knights of Pythius.

“I have the total bound version of all the Knights Sword and Helmet and the first one is dated Jan. 1877. That’s what started it,” he said. Sometime in 1910-1915, not really sure, it got changed to Dodd Printing Co. then in the 60s we changed to Dodd Printing and Stationery and became incorporated.”

Dodd said the building started in the Lincoln hotel which is now where Chuong Garden is in the 200 block of 7th Street.

“If I understand it right, that was an incubator for business...That building was for startup businesses and we started there.”

“Then we moved to James Block where the old Woolworth’s building was and where Humphrey’s had the law office on the side street. Then we moved to where German American Bank was and then we moved here in the 1900s.”

Dodd purchased the neighboring store front which is now the west part of the store in 1982 which gives the current layout of the facility. The print jobs are all done in the back of the building where printing equipment from multiple generations marks the room and dictates the history of the company. Dodd still uses offset models and even has hand-placed block and type equipment still set up like it is just waiting for the next job. On the other side is the state-of-the-art digital printing and copying equipment. All set up on different sides of the room almost like a generational showdown of sorts.

But printing hasn’t always been Dodd’s passion. “I wanted to work in colleges and universities,” he

said.

“I have a part of a Master’s degree in higher education and administration. I worked for the University of San Francisco and I loved the work. But I had a girlfriend back here and thought I better go back and see what’s happening. When I got back, I didn’t have a girlfriend here...and I realized here...and I didn’t have a job back there. So I came in here on July 5, 1977 and I remember with my dad and looking up at the door and thinking ‘I’m never gonna leave’. But I’ve grown to really like it so it’s worked out.”



DODD

The business has gone through many changes of services and products, but Lynn says it’s the families history of flexibility that has kept them in the game.

The family has offered everything from printing, to copy/fax equipment to computers, sporting goods and are now even dabbling in creating their own paper for bookmarks and special occasion stationery. Dodd said he has recently taken scrap paper introduced some leaves and soaked the materials in liquid and then pressed them to create a very unique quality paper that is just that something extra special you won’t get at the big stores.

He also says they keep their respective eyes on the big boxes to stay in line with pricing.

“We’re not pricewise too far off from them (national retail outlets),” Neal said. “The deal with staying viable is reaching people. As you well know reaching people now is social media and digital ways. In 1982 I could go out and call on people and I still do it , but 9 times out of 10 I get someone who would rather I leave them alone and they’ll find me on the Internet.”

And that’s an option as well. The Dodds have 24/7 online ordering and Lynn said service oriented offerings are becoming very popular in a very fast paced business environment.

“Services are becoming a little more of a viable product for our customers who need to fax or email something or scan something. The services side has grown quite a bit,” she said. “We have customers who are in the middle of a print job and they’re out of ink... and they’re hoping you have it right now.”

Neal said he’s starting to see things coming full circle from the rampant digital buying craze and how people want to be treated in the retail and service sector.



Photo by Chuck Vandenberg/PCC

140 years strong

Dodd Printing and Stationery will be celebrating 140 years in service in January. Neal and Lynn Dodd are planning a summer celebration commemorating the event.

“I’ve noticed with customers we had for years they’re starting to saying how nice it is to get an opinion from someone if they’re out in left field on something. We’re all used to going online and reading what you can, and then pushing the order button and hoping it comes in the way you think it will. We’re maybe getting a little bit more sophisticated in that we want to speak to a human.”

But nothing seems to rattle the Dodds and the business continues to be a fun and challenging environment. One that nurtures creativity and flexibility and the challenge of constant education and research.

Both Lynn and Neal said the future is what the business climate dictates. And they’ll be happy to be around helping their customers with any printing needs they have.

“I’m not concerned about all this digital stuff. You can go into a store through Amazon or something online and put all this stuff in your cart and ‘walk out’ of the store and I’m good with that. We can figure that out and do that here. I’m cool.

“We’re not going away. Its changing but I’m comfortable with it. If you don’t consider everything a moving target you’re going to fall behind. But I think we’re making the right adjustments at the moment. Biggest thing for us to keep contacting people through something and we’ve gotten a little better at it.”



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