

Energy ordinance ready

ON WEBSITE: County ordinance for solar, wind, battery storage ready for a vote

BY CHUCK VANDENBERG
PCC EDITOR

LEE COUNTY – After close to six months of research, town halls, and deliberations, a countywide solar and wind ordinance is ready for public comment.

A draft of the ordinance, which is close to 50 pages, is currently available on the county’s website at www.leecountyiowa.gov.

Following Tuesday’s regular meeting of the board of supervisors, the board had a workshop to go over some final thoughts on the ordinance before posting for the public to see.

The ordinance is part of an effort by the county to put some regulations in place for the multitude of utility projects that are being proposed for the county, many of which are being opposed by many in the county who say the projects will change the landscape of the county and place undue burdens on property owners.

Southeast Iowa Regional Planning Commission’s Jarred Lassiter, a senior planner, has been working with the county in putting the ordinance together. Lassiter began with an ordinance in place in Des Moines County, but has added other language specific to Lee County and the wishes of the county

See **ORDINANCE**, page 8

COMMENTARY



Smorgasbord of thoughts on Easter

I made mashed potatoes for Easter dinner Saturday.

I’ve made mashed potatoes like a hundred times, but this time, it was like I had no clue.

Easter dinner at my brother’s house is a smorgasboard of similar, but different, foods.

You get deviled eggs, but if they don’t have yellow mustard and vinegar, I’m not interested. I can be a little picky, but not too picky. I usually eat what’s in front of me and I don’t complain.

The list of menu items came out in a text message that kept growing and growing and growing. But my name wasn’t attached to anything, so I was told to make mashed potatoes.

I was at the Wal-Mart in Burlington with the extended family and went to get a couple bags of red potatoes and all hell broke loose.

“Red potatoes?!?”, my nephew chastised me like I was going to make them with pomegranates or something.

“You don’t make mashed with red potatoes!”

I distinctly remember this boy not eating anything but rolls. He certainly didn’t eat mashed of any sort. Hayden had just had a great spring game at William Penn playing fullback and tight end. So he gets a pass. Truth be told, he normally gets a pass.

But then my brother and sister-in-law and my niece were all laughing at me. Red potatoes?

You know mashed with just a few of the red peels left in there with some salt, sour cream, chicken broth, butter, salt, and pepper, and just a little skim milk make a smooth and savory mashed potato.

The niece texted me, “not too much salt.”

The nephew told me, “I don’t want any lumps.”

“They can eat what you put in front of

See **POTATOES**, page 4



Photo by Chuck Vandenberg/PCC

Fort Madison Fire Chief Joey Herren addresses the Fort Madison City Council on a department update for the final time. Herren is retiring as chief on April 30.

CITY COUNCIL

City miffed at more engineering gaffs on road projects

BY CHUCK VANDENBERG
PCC EDITOR

FORT MADISON – Fort Madison Mayor Matt Mohrfeld once again has raised his eyebrows at additional costs for infrastructure projects in the city.

Tuesday evening, Mohrfeld questioned City Public Works Director Mark Boussetot on why the city is

incurring slightly more than \$100,000 in change orders as part of the Avenue L overlay project from 20th to 30th Streets.

The increase results from three change orders, two which increase the cost of the project, and one that provides a little relief.

The majority of the cost comes from what appears to be an oversight on




the work done several years ago when the intersection of Avenue L and 27th Street was redone. Councilman Rusty Andrews summarized that everyone assumed the entire intersection was reconstructed when it was angled between Walgreens and Hy-Vee, however, that doesn’t seem to be the case.

See **COSTS** , page 4

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WEATHER

TUE 22 Apr Mostly sunny, then chance of thunderstorms, 75° F/ 55° F 
WED 23 Apr Slight chance thunderstorms, then showers, 78° F/ 56° F 
THU 24 Apr Mostly sunny, then chance of showers, 79° F/ 60° F 

IOWA LOTTERY

LUCKY FOR LIFE 04/20.....	3 16 17 30 42, Lucky Ball: 15
PICK 3 MIDDAY 04/20.....	3 11
PICK 3 EVENING 04/20.....	7 8 4
PICK 4 MIDDAY 04/20.....	6 9 3 7
PICK 4 EVENING 04/20.....	4 8 7 7

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Obituaries

OBITUARIES

RYAN M. BLIND

Ryan M. Blind, 40 of Ft. Madison passed away unexpectedly from a heart attack on Friday, April 18, 2025 at 7:02 AM at the Southeast Iowa Regional Medical Center in Ft. Madison.



BLIND

He was born on October 5, 1984 in Ft. Madison to Douglas and Melinda Vincent Blind. Ryan was a 2003 graduate of FMHS and a 2005 graduate of SCC. He worked at at Pizza Hut, Bagcraft until their closure and then for Door Dash. Ryan was an avid video gamer and Star Wars fan. He loved tinkering with computers and would help fix other people’s when needed. Most of all, Ryan loved spending time with his family. Survivors include his parents, Doug and Melinda Blind of Ft. Madison; two brothers, Seth (Jamie) Blind of Norwalk, IA and Tyler (Chelsy) Blind of Great Bend, KS; three nieces and three nephews and one great nephew; several aunts, uncles and cousins. He was preceded in death by his grandparents, Harold “Butch” Blind, JoAnn Blind and Billy and Betty Vincent and his beloved dog, Crusoe. The family will meet with friends on Sunday, April 20, 2025 at King-Lynk Funeral Home from 12:30-2:30 PM. The funeral service will be on Monday, April 21, 2025 at 10:30 AM at King-Lynk Funeral Home with Rev. Dean Graber officiating. A memorial has been established for PAW Animal Shelter and online condolences may be left at www.kinglynk.com.

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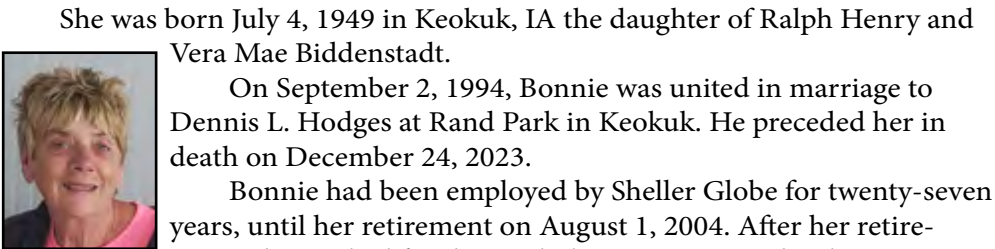
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OBITUARIES

BONNIE S. HODGES

Bonnie Sue Hodges, 75 of Keokuk, IA passed away Wednesday, April 16, 2025 at her home.



HODGES

She was born July 4, 1949 in Keokuk, IA the daughter of Ralph Henry and Vera Mae Biddenstadt. On September 2, 1994, Bonnie was united in marriage to Dennis L. Hodges at Rand Park in Keokuk. He preceded her in death on December 24, 2023. Bonnie had been employed by Sheller Globe for twenty-seven years, until her retirement on August 1, 2004. After her retirement, she worked for the Keokuk Community School District at Wells Carey Elementary School in the lunchroom. Bonnie looked forward to her 4th of July birthday every year. She never missed a chance to celebrate big with fireworks, family, and fun. Bonnie enjoyed to go bowling and playing Bingo. She loved going to breakfast at Chintz’s with her husband and for car rides with him that always led to Dairy Queen. But above all, what mattered most to her was spending time with her family, making memories that will live on in their hearts forever. She is survived by one daughter, Sheila Henson of Keokuk, IA, one son, John Bell of Windom, MN, six grandchildren, Dustin Leffler (Brittany) of Keokuk, Jennifer Ketterer (Jon) of Keokuk, Toni Salsberry (Brady) of Keokuk and Andrea Sprague (McKenzie) of Keokuk, Timothy Bell of Quincy, IL and John Bell, Jr. of Windom, MN and eight great-grandchildren, Averie Piersee, Brycen Leffler, Jaelynn Ketterer, Jordyn Ketterer, Jayson Ketterer, Justyn Ketterer, Carsyn Salsberry and Spencer Salsberry all of Keokuk. Besides her husband, she was also preceded in death by her parents, one brother, David Biddenstadt, one daughter, April Leffler and one granddaughter, Morgan Bell. A gathering of remembrance will be held from 1-3 p.m., Monday, April 21 at the Vigen Memorial Home in Keokuk, IA with family meeting with friends at that time. A private family burial will be held at a later date in the Hickory Grove Cemetery. Online condolences may be sent to the family at www.vigenmemorial-home.com.

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Obituaries

OBITUARIES

GREGORY R. SCANLAN

Gregory “Greg” Rae Scanlan, 72, of Keokuk, passed away on Saturday, April 19, 2025, at his home in Keokuk.

Greg was born on June 17, 1952, in LaHarpe, Illinois, the son of Gale and Helen (Worley) Scanlan. On January 21, 2004, he was united in marriage to Eva Joan Hoskins in Carthage, Illinois. She survives.



SCANLAN

Greg led an interesting life and worked in many fields, including gold mines, the Bureau of Land Management, and gutter installation. He spent much of his later life in the trucking business. He loved to tell stories of his younger years and his adventures. In recent years, he enjoyed mowing, puttering around in his garage, Harley-Davidson motorcycles, and spending time with his children and grandchildren. Greg will always be remembered for his iconic and polarizing personality, and the respect he earned from everyone.

Greg is survived by his wife Eva Joan Scanlan of Keokuk; three children: Greg (Kristi) Evans of Niota, Illinois, Michelle Taylor of Tennessee, and Tanya (Floyd) Snider of Oklahoma City, Oklahoma; four step-children: Joseph Miller of Oquawka, Jennifer Miller of Carthage, Christopher Miller of Carthage and David Miller of Oquawka; his sister Kay Walcott of Grand Rapids, Michigan; his brother Todd Scanlan; two sisters-in-law: Judy Meyers and Carol Nelson, both of Kansas; and numerous grandchildren and great-grandchildren.

Greg is preceded in death by his parents and his brother Brad Scanlan. No services will be held at this time. Tributes and condolences may be left at www.printyfuneralhome.com. Printy Funeral Home of Keokuk is in charge of arrangements.

WILLIAM F. JONES

William “Casey” F. Jones, 95, of Warsaw, passed away on Saturday, April 19, 2025, at Silver Maple Care Center in Carthage.

Casey was born on July 11, 1929, in rural Warsaw, the son of Archie and Frances (Morris) Rowe. He proudly served his country in the United States Army and reserves from 1950-1952, receiving his honorable discharge at the rank of Corporal. On January 21, 1954, he was united in marriage to Donna Ruth Long in Nashville, Tennessee. She preceded him in death on October 10, 2022.



JONES

Casey was employed at UTA (Henneges) for many years until his retirement. He enjoyed spending his free time watching TV, woodworking, gardening and spending time with his grandchildren. He could often be found collecting Native American artifacts and or attending auctions and garage sales. Casey is survived by two sons: Greg Jones of Keokuk and Gary (Tammy) Jones of Warsaw; eight grandchildren, thirteen great-grandchildren; and several nieces, nephews, sisters-in-law and brothers-in-law.



Casey is preceded in death by his parents, his son Geoff Jones, and three sisters: Ginger Loring, JoAnn Daggs and Donna Lee Hudson. Funeral services will be held at 11 am on Thursday, April 24, 2025, at Printy Funeral Home in Warsaw. Burial with military honors will follow at Oakland Cemetery in Warsaw. Visitation will be held on Thursday from 10 to 11 am on Thursday at the funeral home directly before services. Memorials may be directed to Lee County Hospice. Tributes and condolences may be left at www.printyfuneralhome.com. Printy Funeral Home of Warsaw is in charge of arrangements.

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OBITUARIES

MARY A. KROGMEIER

Mary Ann Krogmeier, 82, of Fort Madison, IA, passed away unexpectedly at 12:10 p.m. on Wednesday, April 16, 2025 at her home.

She was born on June 18, 1942 in Fort Madison, IA to Edward J. & Hazel S. Harman Koehler. She married Ronald Eugene Krogmeier on June 22, 1963 in Fort Madison, IA. He preceded her in death on September 3, 2020. She was a member of Holy Family Parish and was a past president of the Altar & Rosary Society. She enjoyed flower gardening, sewing, swimming, fishing, traveling, cooking for other people and especially spending time with her family.



KROGMEIER

Mary Ann is survived by her children, Rhonda (Steve) Crockett of Brashear, MO, Robert (Carrie) Krogmeier of Phoenix, AZ, Roy Krogmeier of Fort Madison, IA & Renee (Mark Erespe) Krogmeier of Glenside, PA; 8-grandchildren; 9-great grandchildren; 1-brother: John (Mary) Koehler of Montrose, IA; 1-sister: Sandy Helling of Houghton, IA & several nieces & nephews. She was preceded in death by: her parents, husband, 1-brother: Billy Koehler, 1-sister: Teresa Schiller & 1-brother-in-law: Gerald Krogmeier. A rosary will be recited at 3:30 p.m. on Monday, April 21, 2025 at King-Lynk Funeral Home & Crematory. The visitation will immediately follow from 4:00 to 6:00 p.m. She will be cremated following the visitation and a memorial mass will be held at 1:00 p.m. on Tuesday, April 22, 2025 at Sacred Heart Church with Rev. Gary Beckman officiating. Burial will be held at Sacred Heart Cemetery. A memorial has been established for Holy Family Parish. Online condolences to the Krogmeier family may be left at the King-Lynk Funeral Home & Crematory website: www.kinglynk.com.

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From the Front

Family's loss makes Easter tragic

POTATOES - Continued from Page 1

them," my brother said.

I made the confounded things without much of an issue and my nephew only complained once... just to complain. They were almost all gone after the 18 people in the kitchen got done eating.

The rest of the table was brisket, turkey, ham, cornbread casserole, rolls, cole slaw, fruit tray, relish tray, my niece's baked mac and cheese – which has quickly become one of my favorite side dishes. I always help her make it, so I don't feel guilty eating most of it.

There were more desserts than side dishes.

I've been fasting lately and putting on the feedbag out of the blue at 1 p.m. didn't do much for the stomach. My paper plate wasn't sturdy so I had to double up on them and then Willow the Wonder Dog settled in next to me for the trimmings off the brisket and whatever else she could mooch.

I'm usually an easy touch. She's a German Shepherd and she gets spoiled pretty hard, so I think she probably ate more off my plate than I did. You'd think when someone else came up the stairs with a plate, she would be distracted. Nope. Sits right at my feet. She has a high confidence level for Uncle Chuck sharing his food. If we eat at the island in the kitchen, she never fails to put her front paws up on the chair next to me and rests there until food from my plate finds her face. I could tell she had enough to eat because, instead of me settling in for a snooze, it was her on an oversized ottoman in the living room. Her ears ever on alert, but the rest shut down. My brother came up with a brisket/roll leftover sandwich and she came to attention and settled in at his feet.

Needless to say, we'll all be tinkering with recipes this weekend, baking or smoking meat, peeling red potatoes, mixing up sides, and prepping desserts. It's hard to put aside the anticipation of the food and socialization and the nostalgia of the day.

Houses will be filled with aromas appropriate of the holiday weekend. Kids running and screaming, wanting to get past the food

and to the yard where candies, treats, and toys await.

The nap will come, as it always does, and the thoughts of friends and family not here for whatever reason. And that brings me to a sympathy note to two really good friends of mine and their family.

Ryan Blind passed away unexpectedly at the heartbreaking young age of 40 on Friday. His two brothers, Tyler and Seth, worked for me when I ran the KFC/Taco Bell in Fort Madison. We've played golf together occasionally since then and have stayed in touch, stopping for conversations when they are in town and texting over the past 20 years.

Their mom and dad, Doug and Melinda,
 I've grown to know through Melinda's work
 at the city, and through following the twins'
 lives.

My heart breaks for all of them and a holiday prayer for some peace in the coming days, weeks, months, and years. They are hoping for memorials to be sent to PAW Animal Shelter and contributions there in Ryan's name will be put to good use.

Losing a child is a horrible, horrible darkness, and the one thing I've learned after five years of suffering is that you need to accept that it's normal. Don't worry about when you will stop being upset. You won't. But if I can share one thing with that family, it's this. Don't feel guilty for not wanting the pain to go away. It gives you a connection that no one else will have. You don't have to let it go and you can be sad whenever you need - and want.. Just let it come. And then it's okay to find a smile in the memories and other things.

Godspeed Ryan on your ascension to the place where suffering doesn't exist.

Pen City Current wishes everyone the happiest of Easter holidays and the best of the upcoming warmer weather – But that's Beside the Point.

Chuck Vandenberg is editor and co-owner of Pen City Current and can be reached at Charles.V@PenCityCurrent.com.

Oversight at Avenue L adds about \$110,000 to project

COSTS - Continued from Page 1

"I think some people had in their mind that 27th was done knowing the level of survey he did because this is a mill and overlay. He surveyed every inch of that thing, you know. It is kinda disappointing he didn't say 27th St. isn't completely replaced," Andrews said.

Bousselot said evidently that project included patching some spots, but not replacing the concrete and he noticed this when he was setting up detours for the project currently underway.

“When this happened I wasn’t here, but I think the engineer was under the assumption that the pavement on Avenue L had been replaced because we realigned everything. As they were out looking and surveying, they’re seeing that the sections of roadway at the intersection of Avenue L has further deteriorated,” Bousselot said.

Warner Engineering Associates out of Mt. Pleasant did the design work on the project.

"I went out there and took a look, and what happened is when we did the realignment of 27th, we didn't redo the intersection."

He said new concrete
was placed from the curb

line south on 27th and new concrete was placed from the curb line north on 27th and there is a patch in the two westbound lanes around the manhole that is new, but everything else is the old, existing pavement.

“So these quantities were not in the original contract. This is more or less an adjustment of all the quantities that would be associated with milling to the intersection, pouring the concrete, fixing the curb, and then tying back in on 27th going northbound and southbound for a total of \$131,065.38,” he said.

The total project now will cost the city \$2,523,907, an increase of \$108,000 over the original contract of \$2,415,777 with Jones Contracting Corp. of West Point.

“So when we designed this, we just blindly assumed that this was good. Nobody walks this project. We hire a professional engineer, they run a survey, and nobody renders an opinion on this intersection, nobody says anything,” Mohrfeld said.

“It got missed during the design,” Bousselot said. “We’re catching it now.”

He also said if the additional work had been caught during the original design, it still would have cost the city for the extra quantities and work, which has been estimated at five days. The engineering firm won't be charging the city for the design of the additional work, Bousselot said.

“Don’t we pay somebody to do these designs for us?” Mohrfeld said. “Didn’t we give them, like, a couple of years to do a nine-month project? And yet we missed something like an intersection.”

Andrews said boots have been on the ground for two years to come up with plans the project is built on.

“It is unfortunate that someone didn’t say 27th isn’t completely replaced and is in the same condition as the other blocks. But here we are with a change order that the city is handcuffed to do,” he said.

Bousselot said, realistically, had this been caught earlier in the design, those quantities would have been in the bid and the city would have awarded the contract at about \$130,000 more.

“So our dollar amount is the same now as it would have been on bid day had it been included,” Andrews said.

Mohrfeld said the city puts their faith in the professionals to design a solid project and then the city is let down “miserably”.

“What else did they miss on the project? Stop signs, loops, this. Are we gonna get past 10 fingers on this?”

The loops Mohrfeld referenced are loops that were included to be reinstalled at the intersection of 24th and L, but with the new fire station being relocated, the loops won't be required. That resulted in a savings of about \$25,000 on the project. The signs were the first change order approved Tuesday. That change order of \$2,500 is to replace current traffic control signs from wood to telespar, or square steel frames.

In other action, the council:

- approved a \$670,000 contract with Blue Top Excavating for the Denmark Hill Booster Station.
- approved a resolution setting a credit/debit surcharge of 2.5% on all debit and credit card transactions for city services effective May 1, 2025.
- recognized April 2025 at Sexual Assault Awareness Month and read a proclamation as such.

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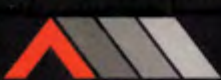


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Sports

Hounds, Lady Hounds 2nd at Denny White Relays in MP

WEEKEND SPORTS DIGEST

Last-minute goal lifts Hounds over BHS

BURLINGTON – A goal in the final minute from Connor Horn gave the Fort Madison Bloodhounds a hard-fought win over Burlington Thursday night at Bracewell Stadium.

Burlington had the early lead with a goal two and a half minutes into the second period, after a scoreless first half.

Then the Bloodhounds shook the cobwebs loose and took to the offensive. Henry Graham scored on a 20-footer from the left side forward on a shot into the right side of the net on assists from Jonah Santiago and Jacob Shottenkirk.

With the Fort Madison defense holding and Karson Dixon busy in the keep knocking away six shots on goal, the Hounds held on until Horn scored unassisted with 30 seconds left in the match to seal the win.

The Hounds improve to 2-1 on the year and are 2-0 in the Southeast Conference with a win earlier this week over Fairfield.

The jayvee squad also won 2-1.

The Hounds host tournament play at Baxter Sports Complex Saturday starting at 9 a.m.

Hawks set 14 personal marks at Denny White Relays

MOUNT PLEASANT – Central Lee’s boys and girls ran at the Maple Leaf Relays Thursday night, setting 14 personal bests and earning one medal.

Aubrey Weber took 3rd in the discus with a personal best and Central Lee school record in the discus with a 114’5” throw. She also set a personal best in the shotput with a 31’10.5”.

Also on the girls’ side, Kamryn Cox set a personal mark in the 400 hurdles, while Macy Anderson took 4th in the 1500 at 5:59.33 and set a PR in the 3000.

The shuttle hurdle team of Cox, Julia Fraise, Ava Washburn, and Allison Gruntmeir hit a squad best 1:16.71, while Cox, Gruntmeir, and Washburn joined Kaylie Peterson in season best 4x200 time of 2:02.24.

Afton Maynes set personal bests in the 800 and 1500.

On the boys’ side, the distance medley unit of Kain Arrowood, Austin Fogarty, Caedon Newton, and Ca-den Crozier set a season best 4:23.11. Brett Cook hit the open 400 in 54.55, his best time of the year, as was Riley Salter-Rickman’s 58.14. Arrowood also PR’d in the long jump. Owen Krogmeier and Jack Benner each set their best distance in the discus with a 124’11” and 119’10”.

Hounds, Lady Hounds 2nd at White Relays

MOUNT PLEASANT – The Fort Madison Lady Hounds and Bloodhound boys each captured 2nd place overall at the Denny White Relays at Maple Leaf Stadium in Mt. Pleasant Thursday night.

The Hound boys tied for 2nd with 76 points with Mediapolis. The girls finished with 109 points behind host Mt. Pleasant with 187. Washington won the boys’ meet with 82.

Addison Rump got things started for the girls with first-place in the 3000-meter run at 11:22.61. Jordyn Marshall finished 2nd with an 11:28.95.

The girls’ Distance Medley relay of Olivia Buck-ner, Alaina Schwerin, Mara Smith, and Avery Rump finished first with a time of 4:30.64, setting a new Class A meet record by four seconds. McKayla Schinstrock won the open 800 with a time of 2:32.20. Avery Rump continues to control the field in the 1500 with a 5:10.33 besting her 2023 Class A meet record of 5:17.70.

In the field events, Brylie Lorence won the shotput with a 41’9”. She captured second in the discus with a throw of 119’3”.

The 4x800 unit of Lyla Smith, Ellie Huebner, Mira Koser, and Esther Gnann were second with an 11:16.15.

For the boys, Brayton Schneider won the discus with a throw of 143’4”. The 4x800 team of Peyton Lambert, Mason McLey, Riley Tripp, and Nolan Guzman set a new Class A meet record with an 8:09.55, three seconds ahead of the 2008 mark set by Washington.

Mason McLey edged Mediapolis’ Nathan Schmidgall in the open 400 with a 52.39.

Kenden Bowie cleared the 6’4.25” high jump bar earning him a second-place finish, and Urijah Brooks heaved the shot 50’4” for second place behind Wash-ington’s Greyson Hartman’s 57’4”.

FM boys 3rd at Mount Pleasant Country Club

MOUNT PLEASANT – Cole Quittem was runner-up Medalist with a two over par 38 at Mt. Pleasant Coun-try Club in a Southeast Conference meet Thursday.

Washington won the 9-hole event with a 160. Mt. Pleasant was second with 166 and Fort Madison took 3rd with 172.


Washington’s Drew Conrad was medalist with a 35. Brady Wade shot a 39 for the Hounds, followed by Colton Boyer with a 45, Rowan Benda (50), and Graeme Meredith and Conner Cale (53 each).

Lady Hounds 2nd at SEC meet in Keokuk



KEOKUK – Kylie Lumino, Jaycee Fullenkamp, and Brenna Gathers all had personal bests and the Hounds broke 200 for the first time this season as they took 2nd at a Southeast Conference meet Thursday at Elks Country Club in Keokuk.

Lumino shot a 46, Fullenkamp shot a 48 to lead the Hounds. Natalie Wright carded a 51 and Gathers shot a 53 for a team score of 199.

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PUBLIC NOTICES

**PUBLIC NOTICE
MEETING NOTICE
LEE COUNTY BOARD
OF SUPERVISORS
TUESDAY
April 22, 2025
MEETING CONVENING
TIME: 9:00 A.M.
933 AVE H**

-----AGENDA-----

Lee County Board of Supervisors
Apr 22, 2025, 9:00-11:00 AM (America/Chicago)

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Board. Please keep your microphone muted to cut down on background noise. If you are participating by phone, press *6, this will mute your phone.

Pledge of Allegiance
Approve Agenda
Consent Agenda
• Monday, April 15, 2025 Board Minutes
• Claims for Payment
Claims for Board of Health/EMS Building Project
• Carl A. Nelson & Co., March 31, 2025, \$55,195.25
Public Input

Consider Approval of First Reading of the Siting and Operation of Wind, Solar, and Battery Energy Systems Ordinance
Consider Approval of Third Reading of E9 I 1 Rural Addressing Ordinance

Consider Approval of FY 2026 Iowa Department of Transportation Secondary Roads' Budget
Consider Funding Agreement with Iowa DOT for Traffic Safety Funding of Temporary Traffic Signals
Consider Approval of FY2026 Personnel Policy Wage Grid

Consider Approval of FY2026 Secondary Road

Wage Grid
Consider Approval of FY2026 Health Insurance Premiums

Discussion and Possible Action on CPC Administrator Position

Consider Approval of Letter in Support of HF967 Relating to Benefits and Contributions of IPERS Protection Occupations

Personnel Actions
• Part Time New Hire-EMS

• Step Increase - Recorder

• Full Time New Hire - Sheriff

• Reinstatement - Sheriff

Commission or Committee Reports
Adjourn

PUBLIC MEETING
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www.leecounty.org

**PUBLIC NOTICE
West Burlington**

**Planning and Zoning
Commission Meeting
Minutes
Thursday,
March 13, 2025**

The West Burlington Planning and Zoning Commission met on Thursday, March 13, 2025, at 6:00 p.m. at West Burlington City Hall, 122 Broadway Street, West Burlington, Iowa, with Chairman Karen Dewey presiding.

MEMBERS PRESENT:
Blake Ruther, Karen Dewey, Kathy Newberry, and Mary Storch

MEMBERS ABSENT:
Joe Rector, Mike Davis, and Sandy Lee

ALSO PRESENT:
City Administrator Gregg Mandsager and City Clerk Kelly Fry

CALL TO ORDER
ROLL CALL

PERFECTING & APPROVAL OF AGENDA

Moved by Newberry, seconded by Ruther, to approve the agenda as presented. Motion carried by the following votes:
Ayes: Ruther, Dewey, Newberry, and Storch

PERFECTING & APPROVAL OF MINUTES

Consider approval of minutes from the Planning

and Zoning meeting on February 13, 2025

Moved by Ruther, seconded by Newberry, to approve the minutes as presented. Motion carried by the following votes:

Ayes: Ruther, Dewey, Newberry, and Storch
PUBLIC HEARING

Public Hearing on the Proposed 2045 Comprehensive Plan

Chairman Dewey opened the Public Hearing on the proposed 2045 Comprehensive Plan at 6:05 p.m.

The Comprehensive Plan outlines the vision and strategic framework for the future development and growth of our community. The West Burlington 2045 Comprehensive Plan is organized into six chapters:

CHAPTER 1 - INTRODUCTION

Introduction describes the purpose and need for a comprehensive plan to help guide West Burlington through the economic, environmental, and social challenges of the 21st century.

CHAPTER 2 - EXISTING CONDITIONS

Existing Conditions is a theme, topic or element based assessment report

that summarizes where the community is today, what trends, challenges, and opportunities they face, resident input via different outreach activities, and what these existing circumstances signify considering where the city wants to be in the next 20 years. CHAPTER 3 - PLANNING LEGACY Planning Legacy describes previously adopted plans and studies and incorporates initiatives and recommendations into the comprehensive plan.

CHAPTER 4 –THE DREAM The Dream describes the vision for West Burlington in 2045 and establishes the goals and objectives that create the roadmap for the future land use plan based on the elements established in Chapter 2. These elements provide an overview and an introduction to the comprehensive plan. The overarching vision for the city of West Burlington will be introduced in this element and set the tone for the plan. his element also includes much of the information gathered in earlier tasks, including history, demographics and data,

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PUBLIC NOTICES

assumptions, and the planning process.

CHAPTER 5 - FUTURE LAND USE & TRANSPORTATION PLAN The Future Land Use and Transportation Plan is theme/element-based and presents a 20-year vision for land use and development. It also specifies and classifies the land use categories utilized on the Future Land Use and Transportation Map and identifies related policies.

CHAPTER 6 – IMPLEMENTATION Implementation describes the key projects, programs, regulations, partnerships, organizational changes, other actions, and strategies needed to implement the goals and objectives of the plan. Various actions required to implement plan recommendations are presented in matrix format with identified responsibility, task, and time frame. No written or verbal comments were received. The Public Hearing was closed at 6:07 p.m.

NEW BUSINESS

Consider recommendation to City Council regarding adoption of the 2045 Comprehensive Plan

Moved by Ruther,

seconded by Newberry, to recommend that the City Council consider and adopt the 2045 Comprehensive Plan prepared by Bolten and Menk Inc. Motion carried by the following votes:

Ayes: Ruther, Dewey, Newberry, and Storch

Presentation of the Proposed Zoning and Subdivision Updates

Frannie Nielsen, Planner with Bolten and Menk, Inc., presented the Zoning and Subdivision Code Update. The purpose of the update is to improve the clarity and usability of the zoning code, remove unnecessary barriers to development, address enforcement issues, modernize regulations, and align with best practices from nearby communities.

The Key Structural Changes affected Section 1: Administration and Enforcement, Section 2: Zoning Districts and Uses, Section 3: Development Standards, and Section 4: Performance Standards. Over the past several months, staff with Bolten and Menk have worked with city staff and a steering committee to identify issues in the current regulations.

Major Policy Updates

included changes to parking lot standards, storm-water management, and streamlining the approval process.

Subdivision and Board of Adjustment Updates were made to help align minor subdivision requirements with Burlington, standardize submission and review requirements, and create a clearer application and review process.

The proposed updates integrate the sign code back into the zoning code for more cohesive zoning regulations that are similar to other communities.

A matrix of development standards and permitted uses was created to easily identify regulations based on the zoning district. Nonconforming Uses, updated performance standards, storage, and screening regulations were also updated for easier enforcement.

The Commission will review the proposed updates and have an opportunity to return their comments to Bolten and Menk by March 20th.

Following input from the Commission, the next step would be to hold a Public Hearing on the pro-

posed changes on April 10, 2025, at 6:00 p.m.

Moved by Ruther, seconded by Newberry, to set a Public Hearing on the proposed Zoning and Subdivision Update for April 10, 2025 at 6:00 p.m. Motion carried by the following votes:

Ayes: Ruther, Dewey, Newberry, and Storch

Consider waiving the Preliminary Plat and approving the Final Plat for Veterans Subdivision

The Commission reviewed a Final Plat for

the proposed Veterans Subdivision. This is a two-lot Subdivision located on the south side of W. Division Street. Proposed Lot #1 will be used for future development. The existing Veterans Memorial currently sits on proposed Lot #2. Both lots will have access to Division Street, and utilities are also available along Division.

Moved by Ruther, seconded by Newberry, recommending that City Council approve waiving the Preliminary Plat and

approving the Final Plat for Veterans Subdivision. Motion carried by the following votes:

Ayes: Ruther, Dewey, Newberry, and Storch

OLD BUSINESS

ADJOURN

Moved by Newberry, seconded by Storch, to adjourn the meeting at 6:35 p.m. Motion carried by the following votes:

Ayes: Ruther, Dewey, Newberry, and Storch

Kelly D. Fry, City Clerk

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Advertisement for York HVAC Company, featuring a York HVAC unit and contact information for Full Service HVAC Company. The text includes the website www.YourHeatAndAirGuy.com and the address 209 7th Street, West Point.

Advertisement for State Farm Insurance, featuring a woman's portrait and contact information for Jess Sutcliffe LUTCF® Agent. The text includes the website fortmadisoninsurance.com and the address 2623 Avenue L, Fort Madison, IA 52627-3840.

Advertisement for Dodd Printing & Stationery, featuring a printer icon and contact information for your one-stop shop for all things printing. The text includes the website doddprinting.com and the address 621 Ave G • Fort Madison, IA • 319.372.2721.

Advertisement for West First Point Fitness, featuring a gym icon and contact information for 209 7th Street, West Point. The text includes the phone number 319-214-0415 and the website www.WestFirstPointFitness.com.

Advertisement for Kempker's True Value Rental, featuring a True Value logo and contact information for your neighborhood hardware and rental store. The text includes the website kempkerstruevalue.com and the address 1904 Avenue H, Fort Madison.

Lee County News/From the Front

PAID ADVERTISEMENT

LeeComm: The Voices of Calm in a Crisis

BY TONY KEEFE
LeeComm Director

LEE COUNTY - In a small room, inside the Lee County Sheriff’s Office is a team of professionals sitting poised behind computer screens, headsets in place, fingers ready on the keyboard. They aren’t seen by the public, but they are heard—loud and clear—every time someone in Lee County dials 911. They are LeeComm, the emergency communications center serving the entire county, and this week, they’re being celebrated during National Public Safety Telecommunicators Week (NPSTW) 2025.

Behind the Headsets at LeeComm

From Fort Madison to Keokuk, from Donnellson to the rural backroads, LeeComm dispatchers are the first point of contact in any emergency. In any given shift, they might field a call about a motor vehicle accident, walk someone through CPR, coordinate a pursuit, or provide calm, steady instructions during a house fire.

LeeComm telecommunicators dispatch for law enforcement, fire, and EMS agencies throughout Lee County. They monitor multiple radio frequencies, manage mapping systems, and provide life-saving instructions all while keeping responders safe and informed.

Moments That Stay with You

The job can be emotionally exhausting. LeeComm dispatchers have heard it all—screams, silence, confusion, chaos—and yet they’re expected to stay calm, focused, and professional.

I still remember one of my first CPR calls. It was an elderly male. I kept talking, kept giving directions, and the caller was able to get a pulse back before the ambulance arrived. I’ll never forget that. These types of stories happen every day at LeeComm.

But it’s not just the tragedies that stay with us—it’s the small victories too: the “thank

you”, the moments where their voice made the difference, the knowledge that they helped save a life.

This week, during NPSTW, Lee County is saying thank you in a big way. Local departments have stopped by the center with treats, cards, Facebook shoutouts, and kind words.

“We’re usually the voices behind the curtain,” says Amber Roberts, Deputy Director at LeeComm. “But this week reminds us that they’re not forgotten—that their work matters.”

The Heart of Public Safety

As emergency communications continue to evolve with technology like NextGen 911 and real-time location tracking, LeeComm remains at the cutting edge. But no matter how advanced the system becomes; one thing remains constant: the human voice that answers the call.

It’s not just a job, it’s a calling. We’re here for our community—24 hours a day, every single day of the year.

So, this week, if you pass by their building in Montrose or hear sirens in the distance, take a moment to think of the calm, steady voices inside. They may not wear badges, but they are every bit the heroes our community relies on.



Other counties could be looking at Lee County’s ordinance

ORDINANCE - Continued from Page 1

board and property owners.

Lee County Supervisor Chairwoman Denise Fraise forwarded the ordinance to the Center for Rural Affairs. She said she wanted to make sure the ordinance was in line with what that agency has been seeing of late.

The ordinance would go into the county code under Title VI, Property and Land Use - Chapter 13, as Regulations for the Siting and Operations of Wind, Solar, and Battery Energy Systems, the purpose of which is to “establish a set of minimum standards for the siting, placement, construction, installation, operation, maintenance, and decommissioning of utility-scale Wind, Solar, and Battery Energy Systems, in order to protect the public health, safety, and community welfare of the residents of Lee County”.

The jurisdiction of the ordinance would be all lands within the county excluding territorial jurisdictions of cities and incorporated towns within the county.

Supervisor Garry Seyb, who shepherded the project as former chairman, said the county needs some language to help govern future projects as Lee County becomes a focal point for solar and wind projects.

“I don’t want to cause problems for businesses to be able to do business and this seems a little bit cleaner,” he said.

The ordinance contains 13 articles explaining aspects of siting and design standards including setbacks; conditional and final permitting; decommissioning requirements: road use and damages; wildlife management, emergency response plans; and other general provisions.

The ordinance will require three readings before it becomes part of the code.

“But I’ve got a funny feeling this could be one of those cases where Lee County is leading the way,” Seyb said. “You may see a lot of counties say, ‘Hey, they’ve done the work’. I hope everybody realizes, it’s easy to get everything just thrown together and pass it. We didn’t do that. We’ve taken in six months of talk from the public, the industry, our own thoughts.”

One issue that was still being discussed is the county putting out money for consultants on projects that are under consideration.

Supervisor Tim Wondra asked if companies could put good faith money in escrow accounts to offset county costs, as far as consultants, to review projects for consideration. Seyb said with the current climate, industries probably wouldn’t want to put a bunch of money in that account, unless it was reimbursable if the project didn’t get picked up.

Lassiter said that could be added as a resolution that could be added to the ordinance while it’s being reviewed in the interim.

The draft ordinance can be found by clicking here:: <https://www.leecounty.org/files/documents/ProposedOrdinanceDRAFTnews61261478041725-033725PMa.pdf>.



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Snacks (granola bars / Jerky)
Powdered Milk
Canned Juices
Beans (canned and dried)

Rice (Brown/white)
Crackers
Cereal (Ready to Eat)
Pasta
Bottled Water