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

BY CHUCK VANDENBERG
PCC EDITOR

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

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

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

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

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

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

-Kyle Galloway, CFO Barker Financial, Inc.

Avenue and The Bookmark, from local contractor Mark Schickedanz.

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

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

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

“This was kind of new ground for us,” Barker said.

“We are traditionally lenders and apartment investors

See APARTMENTS, page 3

No one injured in Monday apartment fire

Fire Chief says blaze was contained to bedroom area

BY CHUCK VANDENBERG
PCC EDITOR

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

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

Herron said the fire is under investigation.

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

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

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

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/20/2018</td>
<td>10:03 a.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of larceny/theft in the 400 block of Ave. E.</td>
</tr>
<tr>
<td>7/20/2018</td>
<td>3:13 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of larceny/theft in the 800 block of Ave. H.</td>
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<tr>
<td>7/20/2018</td>
<td>4:58 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of a hit and run in the 1000 block of Ave. E.</td>
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<tr>
<td>7/20/2018</td>
<td>5:30 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of larceny/theft in the 1900 block of Ave. G.</td>
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<tr>
<td>7/20/2018</td>
<td>6:02 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of vandalism in the 2600 block of Ave. A.</td>
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<tr>
<td>7/20/2018</td>
<td>6:11 p.m</td>
<td>Fort Madison</td>
<td>Police arrested Michael Reed Randolph, 28, of Fort Madison, in the 1900 block of Ave. J.</td>
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<tr>
<td>7/20/2018</td>
<td>7:28 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of vandalism in the 2800 block of Ave. K.</td>
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<tr>
<td>7/20/2018</td>
<td>7:39 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of a warrant for FTA Driving Under Suspension.</td>
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<td>7/20/2018</td>
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<td>Police responded to a report of larceny/theft in the 2600 block of Ave. G.</td>
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<tr>
<td>7/20/2018</td>
<td>8:15 p.m</td>
<td>Fort Madison</td>
<td>Police arrested Dustin S. Dochtermann, 26, of Kahoka, Mo., in the 2600 block of Ave. L.</td>
</tr>
<tr>
<td>7/20/2018</td>
<td>11:55 p.m</td>
<td>Fort Madison</td>
<td>Police arrested Juston Christopher Hauck, 37, of Fort Madison, in the 1500 block of Ave. H.</td>
</tr>
<tr>
<td>7/20/2018</td>
<td>11:50 p.m</td>
<td>Lee County</td>
<td>Sheriff's deputies arrested Lucas Tyler Bilt, 37, of Burlington, at the sheriff’s office, on a charge of assault with injury.</td>
</tr>
<tr>
<td>7/21/2018</td>
<td>11:00 p.m</td>
<td>Fort Madison</td>
<td>Police arrested Samuel James Meierotto, 18, of Fort Madison, in the 1200 block of Ave. G., on a charge of discharging firearm.</td>
</tr>
<tr>
<td>7/21/2018</td>
<td>1:03 a.m</td>
<td>Fort Madison</td>
<td>Police cited Samuel Michael Blanchard, 36, of Wever, on a warrant for voluntary absence from custody.</td>
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<tr>
<td>7/21/2018</td>
<td>4:52 p.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of a property damage accident in the 600 block of Ave. E.</td>
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<td>7/21/2018</td>
<td>9:48 a.m</td>
<td>Lee County</td>
<td>Sheriff's deputies arrested Andrew Brockman, 36, of Burlington, at the sheriff’s office, on a warrant for sex abuse.</td>
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<td>7/22/2018</td>
<td>2:33 a.m</td>
<td>Fort Madison</td>
<td>Police responded to a report of vandalism in the 2600 block of Ave. K.</td>
</tr>
<tr>
<td>7/22/2018</td>
<td>5:30 a.m</td>
<td>Lee County</td>
<td>Sheriff's deputies arrested Annemieke Anne Steeve, 26, of Mount Pleasant, on a warrant of sex abuse - second victim under 12 years of age.</td>
</tr>
<tr>
<td>7/22/2018</td>
<td>7:26 p.m</td>
<td>Lee County</td>
<td>Sheriff's deputies arrested Shane Michael Blanchard, 36, of Wever, on a warrant for voluntary absence from custody.</td>
</tr>
</tbody>
</table>

### Help GRRWA Keep Your Community Hazard-Free!

**Household Hazardous Waste Unit is open**

- **Monday through Friday**
- **8am - 4pm**

**Call for an appointment** **800-216-2370**

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**Backyard composting improves soil quality & makes for healthier plants!**

1. **Keokuk Christian Academy**
2. **Mount Pleasant High School**
3. **Fort Madison High School**

*These backyard compost bins were made by students at the Keokuk Christian Academy & are now available for purchase.*

[Image of backyard compost bins]
with very little development experience. We decided that this was a little bit riskier, with the buildings in the condition they were in, but it just didn’t feel right leaving them in that shape." Barker, which was on a short timeline with Community Development Block Grants and some historical tax credits on the projects, decided to jump into the project. Galloway said there were remaining funds in a CDBG Disaster Recovery grant and to access those grants, 51% of the apartments have to be for low to moderate income renters.

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

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

“That’s the bigger piece of it, seeing this become a viable option for upper housing downtown,” Goble said. “And they will be move-in ready. People won’t have to worry about moving into a historical place with all that comes with that. It’s ready to go. And they’ve held onto a lot of the original woodwork and some decorative trim and label it and set it aside to be reattached around windows and door frames. Original lead glass windows were pulled out and sent away to be cleaned and then sent back to be reinstalled. The original building had only one staircase that went up the middle of the building, but contractors built two brand new stairwells from scratch on both ends of the building for greater access.

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

“We still need to get a certificate of occupancy from the city, and then the state will be informed we have that, and then we should be able to start leasing the apartments,” Schneider said. “Kyle’s been working with the state economic development people, so that shouldn’t take very long.” City Fire Chief Joey Herron and City Building Director Doug Krogmeier have to inspect the units before the city can generate the certificate of occupancy.

Schneider said contractors are putting the finishing touches on the rest of the apartments. “We just finished putting in and painting the windows,” Schneider said. “Actually we’re just doing some final touches in the apartments and cleaning.” She said the apartments range from 500 to 900 square feet and are one and two-bedroom units. Galloway, who has cautiously hoped that the project would be completed by the end of 2017, said 85% of the project went very smoothly.

“With these historical buildings there always seems to be some difficulties,” he said. “For us it was more preserving the building the right way and that isn’t always the cheapest or easiest, but we were going to do it right. We had to keep the historic integrity of the building.”

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

**5-DAY WEATHER FORECAST**

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<tr>
<th>Date</th>
<th>Conditions</th>
<th>Temp. High/Low</th>
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<tbody>
<tr>
<td>TUE 24 Jul</td>
<td>Partly Cloudy</td>
<td>High – 79.6º F</td>
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<tr>
<td>WED 25 Jul</td>
<td>Clear Skies</td>
<td>High – 81.6º F</td>
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<tr>
<td>THU 26 Jul</td>
<td>Light Rain</td>
<td>High – 76.0º F</td>
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<tr>
<td>FRI 27 Jul</td>
<td>Light Rain</td>
<td>High – 74.2º F</td>
</tr>
<tr>
<td>SAT 28 Jul</td>
<td>Moderate Rain</td>
<td>High – 72.6º F</td>
</tr>
</tbody>
</table>

Pen City Current - Tuesday, July 24, 2018 - 3

**Lunch & Learn**

Dedicated to learning about all dementia types

Held at noon the 4th Tuesday of each month in our private dining room.

Call 319•372•4233 to RSVP or for more information. Click to visit our website.

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P.O. Box 366 | Fort Madison, IA

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PUBLIC NOTICE
Fort Madison Community School District
1930 Avenue M
Minutes of the Regular Meeting
July 16, 2018
I. The meeting was called to order by President Wondra at 6:02 p.m. Directors Hope, Young, Troxel and Ross were present. Absent from the meeting present were Superintendent Slater, Director of Curriculum and Student Services Harmon and Secretary Elmore. Directors Hotop and DiPrima were absent.
II. Recognition of guests. President Wondra welcomed members of the audience in attendance and explained the procedures for the meeting.
III. Reading of Foundation documents. The Board read and reviewed the Foundation documents consisting of the Vision, Mission and Belief statements and the Goals for the Fort Madison Community School District.
IV. Monthly communications
A. Superintendent Goal Report. Superintendent Slater reviewed the Board’s past practice and suggested that the Board continue to receive updates on the indicators of progress towards the Board’s established goals in the same format that was used in the past. The Board agreed to follow the past practice.
   Enter: DiPrima 6:08 p.m.
   B. District Presentations. Rachel Stoffensmeier was introduced to the Board. She will design a template for the agenda as presented. The motion passed on a 6-0 voice vote.
   VI. Consent agenda. It was moved by Young and seconded by Troxel to approve the consent agenda as presented. The consent agenda consisted of minutes from the June 18, 2018 regular meeting and the June 25, 2018 special meeting: financial reports for the monthly balance sheet, revenue summation by activity and activity report, accounts payable for the June weekly payroll, July computer warrants, activity warrants and nutrition fund; resignations from Amy Doherty as varsity tennis coach, Amy Doherty as freshman volleyball coach, Erin Benner as varsity boys track coach, Carrie Burken as 8th grade girls volleyball coach, Jessica Gutzman as special education teacher, Tammy Turner as special education teacher at Richardson Elementary, Roger Kirchner as bus driver, Lisa Orlandini as associate at Lincoln Elementary effective August 19, 2018; employment of Snidhi Foecke as 7/8 social studies teacher, Kristin Arnold, color guard sponsor (1/2), Savannah Heidbreder, color guard sponsor (1/2), Carrie Burken, assistant girls volleyball coach and Justin Menke, assistant boys football coach. The motion passed on a 6-0 voice vote.
   LI. Opening of New Business
   A. Superintendent
   1. Consider approval of the resignation of Jillian Troxel as school board member effective August 1, 2018. The Board expressed their appreciation of Director Troxel’s service on the Board.
   2. It was moved by Ross and seconded by DiPrima to approve the resignation of Jillian Troxel as school board member effective August 1, 2018. The motion passed on a 6-0 voice vote.
   B. Superintendent
   1. Consider approval of the AFSCME Handbook. The Board reviewed the AFSCME Handbook. Discussion followed. It was moved by Ross and seconded by DiPrima to approve the AFSCME Handbook as presented. The motion passed on a 6-0 voice vote.
   2. Teamsters Unit 1 Hand- book. The board reviewed the Teamsters Unit 1 Handbook. Discussion followed. It was moved by Young and seconded by DiPrima to approve the Teamsters Unit 1 Handbook as presented. The motion passed on a 6-0 voice vote.
   3. Teamsters Unit 2 Hand- book. The board reviewed the Teamsters Unit 2 Handbook. Discussion followed. It was moved by Young and seconded by DiPrima to approve the Teamsters Unit 2 Handbook as presented. The motion passed on a 6-0 voice vote.
   4. Supplemental Letters of Assignment. It was moved by Hope and seconded by DiPrima to approve the Supplemental Letters of Assignment as presented. The motion passed on a 6-0 voice vote.
   5. Consider approval of policy changes
   a. 506.1-E5 – Notice of Transfer of Education Records. It was moved by Hope and seconded by DiPrima to approve policy #506.1-E5 as presented. The motion passed on a 6-0 voice vote.
   b. 506.1-E6 – Letter to Parent Regarding Receipt of a Subpoena. It was moved by Troxel and seconded by Ross to approve policy #506.1-E6 as presented. The motion passed on a 6-0 voice vote.
   c. 506.1-E7 – Juvenile Justice Agency Information Sharing Agreement. It was moved by Ross and seconded by Young to approve policy #506.1-E7 as presented. The motion passed on a 6-0 voice vote.
   d. 506.1-E8 – Annual Notice. It was moved by Young and seconded by DiPrima and seconded by Young to approve policy #506.1-E8 as presented. The motion passed on a 6-0 voice vote.
   e. 506.1-R1 – Use of Student Records. It was moved by Hope and seconded by Young to approve policy #506.1-R1 as presented. The motion passed on a 6-0 voice vote.
   g. 506.2-R1 – Use of Student Directory Information. It was moved by Hope and seconded by DiPrima to approve policy #506.2-R1 as presented. The motion passed on a 6-0 voice vote.
   2. Review process of filling a school Board vacancy – Authorization to Publish Notice of Board’s intent to fill Vacancy by Appointment. The Board reviewed the guidance for filling a vacancy as provided by the Iowa Association of School Boards. The Board reached a consensus to fill the vacancy by appointment and directed Secretary Elmore to publish the notice of the Board’s intent to fill the Vacancy by Appointment as required.
   VIII. Discussion of policy
   A. Director of Curriculum and Student Services
   1. Policies for 1st Reading. The Board reviewed policy 507.5 – 508.2 and 710.4. These policies will be brought back at a later meeting for final approval.
   2. Certified Employees Attendance. The certified staff attendance report was reviewed and accepted as presented.
   3. Board Member Attendance. The board reviewed and discussed the board member attendance report.
   4. Board Secretary/Business Manager.
   IX. Comments from the audience. No comments were presented.
   X. Legislative update. No legislative update was available.
   XI. Announcements. August 20, 2018, 8:00 a.m. – All District Meeting, Fort Madison Middle School.
   XII. Adjourn. The meeting adjourned at 7:16 p.m.
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Job Fairs Scheduled:
Wed., July 25 – 10am-2pm, Comfort Inn & Suites, 8159 Revere Court, Hwy 61 & Hwy 2, Fort Madison
Thurs., July 26 – 10am-2pm, IowaWORKS, 1000 N Roosevelt Ave, Suite #9, Burlington

DISASTER RESTORATION $12.00 PPH Starting Rates – Days and Hours Vary
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Applications available at the Fort Madison office or email AmandaK@amcr.com for more information.

Attend our Hiring Extravaganza for on-site interviews. July, Thursday, July 26th 2:00pm - 5:00pm
ServiceMaster Cleaning and Sanitation
1502 Avenue L, Fort Madison, IA 52627
From the Front/Lottery Numbers

Commercial renovations next on the list

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

He said despite the challenges, it was satisfying to see those historic windows get put back in the buildings. He said despite the original design, the windows are tempered and are more resistant to high winds, such as the storm that went through the area in March of 2017 that blew out some of the older windows. “We had long shards of glass that were blown 40 to 50 feet in from the windows. These new windows, although the original design, are made with better glass that won’t happen with these,” Galloway said.

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

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

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

“I would say we are happy. Just from the standpoint that we’re real estate guys and these are amazing buildings that have been around for more than a hundred years and now they will be useful for hopefully another hundred years,” he said.

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

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

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

With regard to the newest purchase, he said some initial planning has been done, but nothing more. “We’ve done some initial plans on what can be done with that building,” he said. “Right now we have some small potential to repurpose that space. It’s a smaller project but we think it can be a start to augmenting some of the buildings around this larger project.”

UPCOMING TOURS

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<thead>
<tr>
<th>JULY</th>
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<tr>
<td>7/25</td>
<td>Cubs vs. Diamondbacks at Wrigley</td>
<td>$155 pp</td>
</tr>
<tr>
<td>7/27-29</td>
<td>Cardinals vs. Cubs at Busch Stadium</td>
<td>$140 pp</td>
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<table>
<thead>
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<tbody>
<tr>
<td>8/1</td>
<td>Mamma Mia at Circa ‘21</td>
<td>$98 pp</td>
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<tr>
<td>8/2</td>
<td>Chicago Museums</td>
<td>$99 pp</td>
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<td>8/4</td>
<td>Cubs vs. Padres at Wrigley</td>
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<tr>
<td>8/7</td>
<td>Strolling Down Broadway</td>
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<tr>
<td>8/11</td>
<td>Cubs vs. Nationals at Wrigley</td>
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<tr>
<td>8/13-16</td>
<td>Quilter’s Escape to Paducah, KY</td>
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<td>Iowa State Fair</td>
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<td>The Henry Ford &amp; Rouge Factory Tour</td>
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<td>Cubs vs. Mets at Wrigley</td>
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<table>
<thead>
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<tbody>
<tr>
<td>9/12</td>
<td>A Comedy of Tenors at Old Creamery</td>
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<tr>
<td>9/16</td>
<td>Legends of Louisville, KY</td>
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<td>9/19</td>
<td>Cubs vs. Reds at Wrigley</td>
<td>$145 pp double</td>
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<td>9/21-30</td>
<td>The Gold of Colorado Trains</td>
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<td>9/26</td>
<td>Mamma Won’t Fly at Circa ‘21</td>
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<td>Dinner on the Boone Scenic Valley RR</td>
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<tr>
<td>9/29</td>
<td>Cubs vs. Cardinals at Wrigley</td>
<td>$155 pp</td>
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IOWA LOTTERY WINNING NUMBERS

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<th>Approx. Drawing Time</th>
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<td>Mon &amp; Thu</td>
<td>8:30 pm</td>
<td>9:28 pm</td>
</tr>
<tr>
<td>Mega Millions®</td>
<td>Tues &amp; Fri</td>
<td>8:59 pm</td>
<td>10:00 pm</td>
</tr>
<tr>
<td>Powerball®</td>
<td>Wed &amp; Sat</td>
<td>8:59 pm</td>
<td>9:59 pm</td>
</tr>
<tr>
<td>Lotto America®</td>
<td>Wed &amp; Sat</td>
<td>8:59 pm</td>
<td>10:00 pm</td>
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<td>Pick 3 - Midday</td>
<td>Daily</td>
<td>Noon</td>
<td>12:20 pm</td>
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<tr>
<td>Pick 3 - Evening</td>
<td>Daily</td>
<td>9:40 pm</td>
<td>10:00 pm</td>
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<td>Daily</td>
<td>Noon</td>
<td>12:20 pm</td>
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<tr>
<td>Pick 4 - Evening</td>
<td>Daily</td>
<td>9:40 pm</td>
<td>10:00 pm</td>
</tr>
</tbody>
</table>

Pen City Current encourages you to play responsibly.