

**Southeast Iowa Regional Planning Commission
Full Board Minutes
211 N. Gear Avenue, West Burlington, IA 52655
January 22, 2026 Meeting**

Members Present: Dr. Michael Ash, Jim Cary, Hans Trousil, Garry Seyb, Kevin Hardin, Steve Detrick, Jim Ferneau, Kirk Miller, Chad Hudson, Ron Teater, and Laura Liegois; Kenan Todd, Brett Shafer, Cori Milan, and Emily Benjamin via Zoom

Members Absent: Jon Billups and Steven Brimhall

Staff Present: Mike Norris, Zach James, Lori Gilpin, Pat Inrachavongsa, Jarred Lassiter, and Sherri Jones

Guests Present: Adam Sturm (Anderson, Larkin & Co. P.C.), Chris Kukla (IDOT Transportation Planner), Jacob Nye (IBEW Local 13), and Matt and Beth Mohrfeld

Call to order at 12:03 p.m.

Agenda Approval

Motion by Seyb to approve the January 22, 2026 agenda, second by Liegois. All Ayes, motion carried.

Membership Appointments and Introductions:

Motion by Hudson to accept the 2026 slate of board members as presented, second by Teater. All ayes, motion carried.

Presentation of Leland McCosh Award

The 2025 Leland McCosh Award was presented to Matt Mohrfeld of Fort Madison, Iowa. He was nominated by Laura Liegois, Fort Madison City Manager, and Emily Benjamin, Lee County Economic Development Group President and CEO. Mr. Mohrfeld served as Mayor of the City of Fort Madison from 2019 – 2025. During his years of service to the Fort Madison Community, he has shown leadership, forward thinking, and dedication to achieving success by turning visions into reality. He pursued projects including trails, a dog park, and pickleball court, that improved residents' daily experience and improved curb appeal. He was influential in public infrastructure such as highway improvements and continued maintenance of city streets. He finished the Historic Santa Fe Depot Restoration plan, transforming the depot into a fully functioning Amtrak stop while preserving its architectural character. Mohrfeld was part of the team with city staff, city council members, engineers, and architects to advance the construction of the new fire station and consolidating public works. He led a monumental effort to reclaim and reimagine the city's Marina and Riverview Park. He collaborated with civic leaders, boaters, businesses, and nonprofits to craft a visionary plan for a 177-slip marina, state-of-the-art floating docks, a flood-resilient hospitality center, and a fully renewed Riverview Park. His leadership helped secure more than \$14 million in public and private investment, including FEMA support, Enhance Iowa grants, regional philanthropic contributions, and significant local backing, all of which fueled a multi-phase transformation that is restoring the city's riverfront as a premier destination. Fort Madison is experiencing a renewed sense of purpose, pride, and momentum because of Mohrfeld's vision, collaboration, and relentless dedication. The Leland McCosh Award is presented each year in memory of Leland McCosh of Winfield, IA. The award recognizes

outstanding public service by a public official or employee provided by the recipients to citizens of his/her community, county, and the greater area of Southeast Iowa. Leland McCosh was the long-serving mayor from Winfield, IA, and played a key part in establishing SEIRPC in addition to his outstanding service to Winfield. Mohrfeld said he was humbled and appreciated the nominations and award. He said the SEIRPC staff is key to accomplishing goals and finishing projects and thanked everyone. No action necessary.

Election of Officers

Ferneau made a motion to accept the 2026 slate of SEIRPC Executive Committee officers as follows: Dr. Michael Ash, Chair; Garry Seyb, Vice Chair; Jim Cary, Treasurer; Chad Hudson, Secretary; Kevin Hardin, Member at Large; second by Liegois. All ayes, motion carried.

Consent Agenda Approval

Norris said excavation work is nearly complete on the settling pond next to the SEIRPC office building and final grading and seeding along the pond bank will be done in spring. He attended the Iowa DOT Freight Advisory Committee in December, and the Mid-America Port Commission meeting in January. October financials are presented. Norris highlighted the 2025 Annual Report recognizing Brent Schleisman and his many years of service. Department Reports are included for review. Motion by Todd to accept the January 22, 2026 consent agenda, second by Miller. All Ayes, motion carried.

Old Business

1. Regional Priority Projects: James presented the list of recommended regionally significant projects and said staff welcomes additional feedback on any recommendation until the February Executive Board meeting. He said staff plans to incorporate these projects into the regional CEDS document. Motion by Ash to approve the list of regionally significant projects as presented, second by Teater. All Ayes, motion carried.

New Business

1. FY2025 Audit Report: Adam Sturm at Anderson, Larkin, & Co., P.C. of Ottumwa, IA, presented the SEIRPC FY2025 Audit report noting some of the highlights: there were no findings; total assets: \$11,695,582; total liabilities: \$1,667,101; and total net position: \$10,028,481. Sturm added that this was a clean audit with no findings. Ash thanked Sturm and the SEIRPC staff. Seyb made a motion to accept the FY2025 Audit Report, second by Cary. All Ayes, motion carried.
2. FY2027 Per Capita Dues: Norris stated that staff recommends increasing dues by \$0.02 for SEIRPC (a 2.1% increase). SEIRPC does its best to keep costs down and maximize services and member benefits. Dues received by SEIRPC help pay for local match on Iowa DOT and US Economic Development Administration (EDA) planning grants. The amount proposed for SEIBUS per capita dues paid by the four counties is a 2% increase on the per capita base of \$95,935. SEIBUS dues help support general public service in each county and local match for federal capital acquisition grants and state/federal operating grants. Motion by Miller to approve \$0.02 increase for

SEIRPC Per Capita rates and 2% increase in SEIBUS Per Capita rates in FY2027, second by Ferneau. All Ayes, motion carried.

3. TAC Appointments: James said the SEIRPC Technical Advisory Committee (TAC) is responsible for reviewing and scoring our Regional STBG and TAP applications each year. The SEIRPC TAC has vacancies for 6 of its 9 committee members. Recommendations for vacant positions are: Nick MacGregor, Public Works Official; Ryan Lauer, Agricultural Professional; Ben Hull, County Engineer; Garry Seyb, SEIRPC Board at Large; Cori Milan, Economic Development Professional; and Amie Herrick, City Under 5,000. Motion by Liegois to approve SEIRPC Technical Advisory Committee (TAC) members as presented, second by Hudson. All Ayes, motion carried.
4. Official Depositories: Resolution #197-2026: Norris said SEIRPC is recognized as a Chapter 28 organization and should list depository limits for institutions that hold SEIRPC deposits, or could hold SEIRPC deposits, annually. SEIRPC holds deposits for multiple reasons including restricted and unrestricted funds. Limits listed are for best- or worst-case scenarios. SEIRPC currently has approximately \$3 million on deposit, mostly with Two Rivers Bank and Trust, which provides excellent service to SEIRPC and is a long-term financial partner in different programs and services. The approach to the resolution was to list every bank in the region just in case they are needed with plenty of room to cover any potentially imaginable deposit. The resolution is modeled from SEIRPC counterpart COG Regional XII COG. Trousil made a motion to approve Resolution #197-2026: A Resolution Listing Depository Limits for Institutions, second by Ferneau. A roll call vote was taken. Hudson abstained. All Ayes, motion carried.
5. Mount Pleasant SEIBUS Facility Lease Agreement: Norris said Lyle Murray, owner of L&J Products, LLC, the golf business leasing space in the east side of Building A in the Mount Pleasant SEIBUS facility, has requested the following lease amendments: Change responsible party from Lyle Murray to L&J Products, LLC, and Extend duration of the lease to 24 months (from 12 months) at the same lease rate. He said the request was made due to a liquor license application to the State of Iowa for an onsite beer fridge to serve customers. Norris added that staff do not see a conflict with the primary use of the facility and the proposed liquor license. There is locked access between the SEIBUS and lease sides of Building A, and the golf simulator is primarily occupied after daytime business hours. Seyb made a motion to amend the lease agreement with L&J Products, LLC to include changing responsible party from Lyle Murray to L&J Products, LLC, and extending the duration of the lease to 24 months (from 12 months) at the same lease rate, second by Liegois. All Ayes, motion carried.
6. RLF: Cedar & Vine: James said Adrian Wilson, David Gray, Sierra Huggins, and Tyler Huggins have submitted an RLF application for working capital funds as part of their plans to grow their new business, Cedar & Vine. Cedar & Vine will operate the retail side having a selection of premium wines, spirits, and cigars available for purchase. It will add an upscale, dual-purpose lounge offering a full bar with high-end whiskey and bourbon, coffee selection, wine club, wine tastings, a cigar club, private events, and seasonal events. Funds would be used for equipment and working capital, including dishwashing and storage equipment, furnishings, staff wages, and inventory. The project is expected to create 8 new jobs, with the hiring of a house manager,

bartending staff, and wait staff. The SEIRPC Loan Review Committee voted unanimously to recommend the application with terms listed in motion. Ferneau made a motion to approve the RLF application for Cedar & Vine with the following terms: Total loan amount \$40,000 from EDA I; 7-year Term; 4% Interest rate; Collateral: Personal guaranty from Adrian Wilson, David Gray, Sierra Huggins, and Tyler Huggins, general UCC filing, and 2nd position on the mortgage of the building associated with the business located at 423 N 3rd Street, Burlington, IA 52601 (11-33-361-004), second by Cary. All Ayes, motion carried.

MATTERS FROM THE FLOOR: None.

Motion to adjourn meeting by Miller, second by Seyb. All Ayes

Meeting adjourned at 1:11 p.m.

Submitted by Sherri Jones

Mike Norris, Executive Director

Chad Hudson, Secretary

Date: _____

Date: _____