



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: August 28, 2025

AGENDA ITEM: Discussion and Consideration to Approved Verified Claim for Lots 1-6, inclusive Outlot A, Outlot B, and Park Place (private), all in Park Ridge, Tiffin, Iowa,

ACTION: Motion

Summary of Verified Claim

The Verified Claim seeks to extend the City's right to require sanitary sewer installation as outlined in the developers agreement along with extending the City's right to accept the dedication, grant, and conveyance of the property as outlined in the Conditional Dedication and Conveyance.

This extension is for an additional ten (10) years, as permitted under Iowa Code Sections 614.17A and 614.24, to preserve the City's rights and interests in the development.

Recommendation

Staff recommends approval of the Verified Claim to ensure the City retains its rights under the Developer's Agreement and Conditional Dedication and Conveyance for the Park Ridge Subdivision.

ATTACHMENTS: Verified Claim

Space above for recording data

By & Return To: Crystal K. Raiber, 321 E Market St. PO Box 2150 Iowa City, IA 52245 (319) 354-1104

VERIFIED CLAIM

1. REAL PROPERTY. This Verified Claim is made with respect to the following described real estate (the Real Estate):

Lots 1 – 6, inclusive, Outlot A, Outlot B, and Park Place (private), all in Park Ridge, Tiffin, Iowa, according to the plat thereof recorded in Book 59, Page 341, Plat Records of Johnson County, Iowa.

2. NATURE OF INTEREST. The nature of the interest for such property is (1) a Developer's Agreement dated October 15, 2015, as part of subdivision documents recorded in Book 5436, Page 374-438 in the records of the recorder of Johnson County, Iowa, and (2) a Conditional Dedication and Conveyance granted to the City of Tiffin, Iowa, dated October 12, 2015, as part of subdivision documents recorded in Book 5436, Page 374-438 in the records of the recorder of Johnson County, Iowa.

3. CLAIMANT. The City of Tiffin, Iowa is a party to the Developer's Agreement, and the holder of the Conditional Dedication and Conveyance.

4. CLAIM FOR EXTENSION. In accordance with Iowa Code Sections 614.17A and 614.24, to the extent such sections apply to municipalities, the undersigned hereby claims for the City of Tiffin, Iowa, the extension of the right to require sanitary sewer installation pursuant to the Developer's Agreement, and the extension of the right to accept the Dedication, Grant, and Conveyance as stated in the Conditional Dedication and Conveyance, all for an additional period of ten years.

Dated this ____ of September, 2025.

CITY OF TIFFIN, IOWA

By: _____
Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

STATE OF IOWA)
)
COUNTY OF JOHNSON) ss:

On this ____ day of September, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tim Kasperek and Abigail Hora, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council; and that Tim Kasperek and Abigail Hora acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and them voluntarily executed.

NOTARY PUBLIC – STATE OF IOWA

I, Tim Kasperek, Mayor of the City of Tiffin, Iowa, being duly sworn, state that I have read the foregoing Verified Claim, I know and understand the contents in it, and the statements and allegations in it are true and correct to the best of my information and belief.

Tim Kasperek

Subscribed and sworn to before me by Tim Kasperek, Mayor of the City of Tiffin, Iowa on September ____, 2025.

Notary Public in and for the State of Iowa

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, being duly sworn, state that I have read the foregoing Verified Claim, I know and understand the contents in it, and the statements and allegations in it are true and correct to the best of my information and belief.

Abigail Hora

Subscribed and sworn to before me by Abigail Hora, City Clerk of the City of Tiffin, Iowa on September ____, 2025.

Notary Public in and for the State of Iowa