

## City of Tiffin, IA



### CLIENT LIAISON:

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### DATE:

May 1, 2026

## ON-GOING PROJECTS

### REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

The precast walls and ceiling for the RO Building have been installed. Rough-Ins for the underground plumbing and electrical are ongoing below the RO Building floor slab. The Contractor is planning to install the roof trusses for the RO Building in the next couple of weeks and pour the floor slab towards the end of the month. The slab and two (2) wall pours have been completed for the clearwell. They are also planning to have the clearwell concrete completed by the end of the month. They will also be pouring the footings and foundation walls for the existing water treatment plant expansion in the next few weeks.

### SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA is updating the land use data, to reflect known (but not yet completed) development in the City to be the new benchmark for existing conditions. The City is completing drawn down tests on the lift stations. Once completed, MSA will integrate the draw down results into the sanitary model, export outputs, and finalize the model construction.

MSA is creating future growth maps and identifying key infrastructure placement for future development to be discussed with City.

### VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

Project is out to bid with bids due on May 14<sup>th</sup> 2026 at 10AM.

## PROJECT UPDATE

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### **HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS**

MSA and City met with IaDOT District 6 to discuss staging on April 22, 2026. Portions of the road will need to be closed for box culvert and road reconstruction with a detour put in a place. A finalized staging layout can be provided to the City for review later in May to better understand detour routes and locations of road closures.

### **NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS**

The new detour route to Robert's Ferry was put up on March 3<sup>rd</sup> and North Park Road was closed to traffic on March 9<sup>th</sup>. Construction resumed later the same week.

The primary work item for the month of April was storm sewer. As of the week of April 30<sup>th</sup>, water main on the project is complete. Active field tile was found during construction operations and was tied into the storm sewer on Mopar Dr.

Access for homeowners at 300 North Park Road has been established and contact information has been provided to them. Their access will be maintained throughout the remainder of the project and changes will be communicated promptly.

Moving forward, storm sewer work continued the week of March 30<sup>th</sup> and is 95% complete for the project. Paving is tentatively planned for May or June. Coordination between the North Park Road project and the Homemakers site is ongoing.

A Change Order for a temporary pipe connection to the Homemaker's detention basin has been submitted for Council approval the week of April 30<sup>th</sup>.

### **FIRE STATION DRAINAGE IMPROVEMENTS – ANDREW INHELDER**

LL Pelling has begun construction. They tied in the western roof drain to the existing drains and paved portions of the driveway and sidewalk. Anticipating completion of concrete the week of 5/4/26.

**PROJECT UPDATE**

**DEVELOPMENT ASSISTANCE – ANDREW INHELDER**

**NO FURTHER COMMENTS**

Development Name	Description	Date of last interaction
Half Moon Ave Road Extension – Temp paving	No further comments.	4/13/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	No further comments.	4/13/26
Prairie Village Part 3, Phase 4	No further comments	7/11/25
Daytona Estates OPD	No further comments	10/13/23

**UNDER CONSTRUCTION**

Development Name	Description	Date of last interaction
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction. Low point storm pump information to be provided.	4/29/26
Hunt Club Phase 4	Currently under construction.	4/28/26
Homemaker’s Site Plan – Phase 2	Currently under construction.	4/21/26
The States – Anderson Addition OPD	Currently under construction.	4/21/26
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	4/21/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	4/29/26
Park Place City Center, Part 1, Phase 4, Lot 1 OPD – Mayfair	Currently under construction.	4/16/26
Clear Creek Village	Currently under construction.	4/23/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	4/16/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	4/16/26
Veritas Church Expansion – Phase 2	Currently under construction.	4/21/26
Dollar General	Currently under construction.	4/16/26
Grove Park	Currently under construction.	4/16/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	4/21/26
Bailey Way Extension	Currently under construction.	4/21/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	4/21/26
301 Main Street Site Plan	Currently under construction.	4/16/26

## PROJECT UPDATE

### AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
CCA HS & MS Addition	No plans submitted. Drainage report reviewed. Awaiting submission.	4/8/26
Tiffin West – McDonalds	Review comments sent. Awaiting submission.	2/5/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Review comments sent. Awaiting resubmission.	2/24/25
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	10/29/25

### IN REVIEW

Development Name	Description	Date of last interaction
Lotus Hill	In review.	4/28/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	In review.	4/24/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Final Plat in review.	4/1/26
Tiffin West – Phase 1B	Final Plat in review.	3/26/26



Upcoming Infrastructure Project	Description	Next Steps/Schedule
<i>Wastewater Treatment Improvements</i>	<p>The current wastewater treatment facility (WWTF) has a chloride compliance schedule. There is not any wastewater treatment equipment/processes designed to remove chloride so typically source control is the only economical means of meeting compliance. <b>The existing treatment facility is at about 50% capacity. However, if the past growth rate continues an expansion will be required in the next 5-7 years.</b></p> <p><b>From design to construction the process typically takes 3-4 years.</b></p>	<p><b>Final Compliance with NPDES Permit required October 1, 2025.</b></p> <p><b>MSA presented its findings on November 1st, 2022. MSA has prepared a proposed schedule for wastewater treatment, water treatment and water supply improvement projects.</b></p>
<i>Deer View Ave &amp; Tall Grass Ave &amp; Hwy 6 Intersection Improvements</i>	<p>DOT has agreed to continue the existing permit based on the City's plan to replace the signals with a permanent installation in 2026. Scope includes both pedestrian and vehicle accommodations. MSA is reaching out to the DOT to request a time extension and will begin conceptually reviewing the signals and intersection for DOT approval.</p>	<p><b>Begin conceptual review of intersection/signals.</b></p>