

City of Tiffin, IA**CLIENT LIAISON:**

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DATE:

July 2, 2026

**ON-GOING PROJECTS****REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN**

The RO Building floor slab has been completed. All of the concrete has been poured for the Clearwell as well except for housekeeping pads and fillets. The MCC room has been framed and the roof has been installed except for the steel roofing panels. Power has been switched over to the new electrical service. They are planning to have the MCC room insulated, drywalled, and painted within the next few weeks. They are also planning on installing the precast walls for the east addition and Clearwell pump house within the next month. Other work to be completed in the next coming weeks is the overhead door installations, relocation of the old plant generator to Well 5, and delivery of MCC panels.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has run the sanitary model with known development (not yet online, but already approved for connection) and revised LS pumping rates based on the City's testing. Final model outputs are being integrated into a technical memo on model construction. MSA has also reviewed potential future sites for regional Lift Stations. This can support planning for growth areas based on the Comprehensive Plan. Information will be shared back with the City to support ongoing development and coordination for new lift stations to the west of the City limits.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – ANDREW INHELDER

Project was awarded to Neumiller Electric, Inc on May 19th, 2026. Contractor and MSA are working through shop drawing submittal and review. A pre-construction meeting will be scheduled closer to the anticipated project start date.

Substantial Completion date for the project is October 2, 2026.

PROJECT UPDATE

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

James Watters presented the proposed staging for this project for the 2027 and 2028 construction seasons. Both years will have a full closure of US 6 within the project area and a detour posted on N Park Rd, Oakdale Blvd, and Roberts Ferry Rd.

90% plans were submitted to DOT for their review on 6/30/26. Final plans for letting are due to the DOT on August 4, 2026.

DOT is currently working on the construction agreement with the City and will be submitting to the City for signature when ready. This agreement will put in place construct cost splits between the City and DOT.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

Boomerang returned to site the last week of June and resumed clean up and grading operations. The next major construction item planned is trail and sidewalk paving.

A meeting between City, MSA, and Boomerang staff was held on Wednesday, July 1st at 11 am to inspect manhole structure S-06. Homemakers resumed the connection of their 66" pipe on the morning of July 1st and plans to make remaining connections next week.

Boomerang currently plans to have their pipe crew back to site the week of July 6th to finish storm under the Oak Hill Elementary entrance. The CCA School District attended the July 1st construction meeting and has been informed of these plans. Boomerang's proposed plan to provide an emergency entrance to Oak Hill and the Transportation Center is to reinforce the "rock bridge" connecting the bus loop with the Oak Hill entrance. Removal of this reinforcement will be coordinated with the District.

Simon Downs and Andrew Stapleton will be on-site for bulk of July as substitute inspectors. No work is planned for Friday, July 3rd in observance of the 4th of July on Saturday.

PROJECT UPDATE

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Daytona Estates OPD	No further comments	10/13/23
Park Place City Center, Part 1, Phase 5, Lot 5 – Mayfair	No further comments.	4/3/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	No further comments.	5/29/26
Tiffin West – McDonalds	No further comments.	6/15/26

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	4/21/26
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction.	6/15/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	6/15/26
Half Moon Ave Road Extension – Temp paving	Contractor to complete punchlist and notify MSA of completion.	6/15/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	6/15/26
Clear Creek Village	Currently under construction.	6/15/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	6/15/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	6/15/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	6/15/26
CCA HS & MS Addition	Currently under construction.	6/15/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	6/19/26
Hunt Club Phase 4	Currently under construction.	6/23/26
Veritas Church Expansion – Phase 2	Currently under construction.	6/23/26
Dollar General	Currently under construction.	6/26/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	6/29/26
Homemaker's Site	Currently under construction.	6/29/26
Grove Park	Currently under construction.	6/29/26
Bailey Way Extension	Currently under construction.	6/29/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	6/29/26
Andersen Addition Part 3 - Lotus Hill	Currently under construction.	6/29/26

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
The States – Andersen Addition OPD	Submitted revised plans. Awaiting resubmission.	5/27/26
State & Croell Development (Retail & Laundry)	Review comments sent. Awaiting resubmission.	6/2/26
Half Moon Ave/Hwy 6 Turn Lanes	Developer corresponding with Iowa DOT	6/8/26
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	6/17/26
CCA HS & MS Addition	Review comments sent. Awaiting resubmission.	6/15/26
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	7/1/26

IN REVIEW

Development Name	Description	Date of last interaction
Tiffin West – Phase 1B	Final Plat in review.	3/26/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Final Plat in review.	4/1/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Final Plat in review.	4/13/26
Veritas Church Phase 3 – Parking Lot	In review.	6/25/26
Lotus Hill South OPD	In review.	6/26/26

PROJECT UPDATE

City of Tiffin
July 2, 2026

Upcoming Infrastructure Project	Description	Next Steps/Schedule
<i>Wastewater Treatment Improvements</i>	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. 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. From design to construction the process typically takes 3-4 years.	Final Compliance with NPDES Permit required October 1, 2025. MSA presented its findings on November 1st, 2022. MSA has prepared a proposed schedule for wastewater treatment, water treatment and water supply improvement projects.
<i>Deer View Ave & Tall Grass Ave & Hwy 6 Intersection Improvements</i>	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.	MSA submitted a PSA for review by City.