

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

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DATE:

August 28, 2026

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

The RO skids have been delivered and assembled. Masonry walls within the RO building have been completed and painted will be completed within the next couple of weeks. Driveway paving has been partially completed. The Clearwell has been properly cleaned, disinfected, and tested for leaks. Work to be completed in the next month includes metal siding and roofing, truss installation on the addition to the existing treatment building, mezzanine construction, and ongoing electrical, plumbing, and HVAC items.

At the construction meeting held on 8/25/2026, Tricon Construction is not anticipating the RO System to be operational until mid to late November. Substantial Completion was identified as 9/30/2026 in the Agreement.

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. The contractor has tentatively planned to begin construction in September. A pre-construction meeting will be scheduled closer to the anticipated project start date.

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

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

Final plans for letting were submitted to the DOT on August 4, 2026. The project will open bids for project in mid-October

The 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

Work on the sanitary service for the property on the Southwest corner of North Park Road and Mopar Drive has been completed and a change order has been processed.

The Oak Hill Elementary entrance was completed Friday, August 21st and was opened to public traffic the following Monday morning for the start of the school year.

Roadway paving on both northbound and southbound lanes has been completed with hand-pours for intersections, median, driveway, and tie-in paving remaining. Paving of sidewalk and trail is set to begin in late August or early September.

Given the amount of anticipated traffic on North Park Road, is not expected that the roadway can be safely opened to the public until construction activities causing traffic disruption can be minimized.

ROBERTS FERRY ROAD SHOULDER WIDENING – ANDREW INHELDER

MSA has surveyed the area and have begun preliminary design to widen the shoulder. We will present the plans and opinion of cost to the City in September.

US 6 AND DEER VIEW AVE TRAFFIC SIGNAL DESIGN – JAMES WATTERS

The City is upgrading the temporary traffic signals at US 6 and Deer View Avenue to permanent signals. The survey was delayed to allow topo collection for this intersection and the North Park Road intersection at the same time. Survey work for both intersections has now been scheduled and will be completed shortly. A kickoff meeting with the City will be held after the survey is completed. Traffic turning movement counts are planned for September and October and will likely be used to support the design of the proposed improvements. Trail and stormwater improvements are also anticipated as part of the overall design effort in this area.

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Daytona Estates OPD	No further comments	10/13/23
Lotus Hill South OPD	No further comments.	7/28/26
Tiffin West – McDonalds	No further comments.	6/15/26
Park Place City Center, Part 1, Phase 5, Lot 5 – Mayfair	No further comments.	5/1/26

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Bailey Way Extension	Currently under construction. Punchlist items remaining.	8/17/26
CCA HS & MS Addition	Currently under construction.	7/21/26
Clear Creek Village	Currently under construction.	8/26/26
Grove Park	Currently under construction.	8/26/26
Homemaker's Site	Currently under construction.	8/26/26
Hunt Club Phase 4	Currently under construction.	8/26/26
Lotus Hill	Currently under construction.	8/27/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	8/26/26
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction.	8/26/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	7/21/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	8/26/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	8/26/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	8/26/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	8/26/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	8/26/26
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	8/26/26
Veritas Church Expansion – Phase 2	Currently under construction.	8/26/26
Veritas Church Expansion – Phase 3	Currently under construction.	8/26/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	7/21/26

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	7/7/26
Half Moon Ave/Hwy 6 Turn Lanes	Developer corresponding with Iowa DOT	6/8/26
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	7/1/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	Review comments sent. Awaiting resubmission	8/12/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Review comments sent. Awaiting resubmission.	7/22/26
State & Croell Development (Retail & Laundry)	Review comments sent. Awaiting resubmission.	6/2/26
The States – Andersen Addition OPD	Submitted revised plans. Awaiting resubmission.	5/27/26

IN REVIEW

Development Name	Description	Date of last interaction
Park Place City Center, Part 1, Phase 7, Lots 9-14 - Marvin Gardens OPD	In review	8/24/26
Park Place City Center, Part 2, Phase 10, Lots 1 & 3	In review.	8/25/26

PROJECT UPDATE

City of Tiffin
August 28, 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>Well 6</i>	Due to the City's continued growth and the new water treatment plant, it was noted that Well #6 may need to be brought online within the next 12 months. The only work recommended for the City is the well acidization and test pumping. The testing results will provide the information needed to properly size the pump, watermain, electrical service, and other associated infrastructure.	MSA will solicit quotes from qualified well drilling contractors.
<i>North Park Road & Aster Drive Intersection Improvements</i>	MSA is preparing a PSA for review by the City to signalize this intersection.	MSA is preparing a PSA for review by the City.