

City of Tiffin, Iowa

Meeting:	Tiffin City Council Meeting
Place:	Springmier Community Library, 311 West Marengo Road, Tiffin, Iowa 52340
Date/Time:	December 2, 2025 – 7:00 p.m.
Web Page:	www.tiffin-iowa.org
Posted:	November 26, 2025 (website & front entry of City Hall)

Mayor:	Tim Kasperek	City Administrator:	Doug Boldt
Council At Large:	Tim Orris – Mayor Pro-Tem	Asst. City Administrator:	Ashley Platz
Council At Large:	Al Havens	City Attorney:	Crystal Raiber
Council At Large:	Skylar Limkemann	City Clerk:	Abigail Hora
Council At Large:	Chris Olney	W/WW Superintendent:	Brett Mehmen
Council At Large:	Eric Schnedler	D. of Public Works:	Brian Detert
		Building Official:	Brian Shay
		Recreation Director:	Vacant
		Fire Chief:	Brad Hill
		City Engineer:	MSA Professional Services

Work Session - Call to Order – 6:30 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, December 2, 2025, at the Springmier Community Library located inside the Clear Creek Amana Middle School. Mayor Kasperek called the meeting to order at 6:30 PM. Upon roll being called the following members were present: Eric Schnedler, Al Havens, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

B. Agenda Additions/Agenda Approval

Motion to approve agenda by Schnedler.
Second by Orris.
All ayes, agenda approved.

C. Discussion and Review of Potential EV Charging Stations

Discussion: City Administrator Doug Boldt discussed EV charging stations. One at the parking lot across from City Hall along with one (s) at Park Place. Linn County REC meeting in the future. Look at locations and a meeting with Iowa City. Be revenue neutral. Enforcement from the Sheriff's Office with non-EV in those places, ordinance change. Surveillance in the future. Procced researching.

D. Questions from Council Members regarding items on the Regular City Council Agenda or Reports

E. Other Business

F. Adjournment

Motion to adjourn by Orris.
Second by Schnedler.
All ayes, meeting adjourned at 6:58 PM.

A. Regular Session - Call to Order – 7:00 PM

B. Roll Call

The City of Tiffin City Council held a regular session Tuesday, December 2, 2025, at the Springmier Community Library located inside the Clear Creek Amana Middle School. Mayor Kasperek called the meeting to order at 7:01 PM. Upon roll being called the following members were present: Eric Schnedler, Al Havens, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

C. Agenda Additions/Agenda Approval

Motion to approve agenda by Olney.
Second by Orris.
All ayes, agenda approved.

D. Communications and Reports

1. Unscheduled

This is an opportunity for those wishing to address the City Council on an item NOT on the agenda. If you wish to address the Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached.

If you wish to speak now, please approach the lectern and give your name and address for the public record before discussing your item. As a reminder each speaker is limited to 3 minutes or less. As an additional reminder, in accordance with public meeting laws, the Council may only discuss or act on matters that are presented on this agenda.

E. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of the November 18, 2025, City Council Minutes
2. Approval of the November 25, 2025, Special City Council Minutes
3. Approval of Summary of Receipts Report
4. Approval of Tobacco License – Kwik Star

Motion to approve Consent Agenda which includes City Council Minutes, Special City Council Minutes, Summary of Receipts Report and Tobacco License for Kwik Star by Orris.

Second by Limkemann.

All ayes, consent agenda approved.

F. Mayoral Proclamation

- 1.

G. Public Hearing

1. Public Hearing on Ordinance No. 2025-522 – An Ordinance Rezoning Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa, from Neighborhood Business District (C-1B) to a Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B) for Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa

a. Close Public Hearing and Proceed to H-1

Motion to open Public Hearing on Ordinance No. 2025-522 – An Ordinance Rezoning Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa, from Neighborhood Business District (C-1B) to a Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B) for Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa by Olney.

Second by Orris.

Roll Call: Havens, Orris, Olney, Schnedler, Limkemann.

Discussion: Nothing Received at City Hall.

Motion to close Public Hearing on Ordinance No. 2025-522 – An Ordinance Rezoning Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa, from Neighborhood Business District (C-1B) to a Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B) for Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa by Havens.

Second by Orris.

Roll Call: Orris, Olney, Schnedler, Limkemann, Havens.

All ayes, motion carried.

2. Public Hearing on Ordinance No. 2025-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa

b. Close Public Hearing and Proceed to H-2

Motion to open Public Hearing on Ordinance No. 2025-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa by Schnedler.

Second by Orris

Roll Call: Schnedler, Limkemann, Havens, Orris, Olney.

Discussion: Nothing Received at City Hall.

Motion to close Public Hearing on Ordinance No. 2025-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa by Orris.

Second by Schnedler.

Roll Call: Limkemann, Havens, Orris, Olney, Schnedler.

All ayes, motion carried.

H. Ordinance Approval/Amendment

1. Ordinance No. 2025-522 – An Ordinance Rezoning Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa, from Neighborhood Business District (C-1B) to a Planned Development Overlay Site District/Neighborhood Business District (OPD/C-1B) for Lot 1, Park Place City Center Part One, Phase 4, Tiffin, Iowa

- a. Motion to Approve First Reading and Proceed to Second Reading

Motion to approve by Orris.

Second by Limkemann.

Roll Call: Olney, Schnedler, Limkemann, Havens, Orris.

All ayes, first reading approved.

2. Ordinance No. 2025-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa

- a. Motion to Approve Reading and Proceed to Second Reading

Motion to approve by Havens.

Second by Orris.

Discussion: Limkemann expressed concerns regarding the proposed density and asked about the distance between the row of homes and Highway 6. There were also questions about the private drive serving as fire lanes to ensure proper enforcement.

Roll Call: Havens, Orris, Olney, Schnedler, Limkemann.

All ayes, first reading approved.

I. Resolutions for Approval

- 1.

J. Old Business

- 1.

K. Motions for Approval

1. Consideration of Payables List – Motion to approve by Orris.
Second by Olney.
All ayes, motion carried.
2. Discussion and Consideration of Pay Application #9 – Boomerang Corporation, North Park Road Improvements Project – Motion to approve by Limkemann.
Second by Orris.
All ayes, motion carried.
3. Discussion and Consideration of Pay Application #7 – Miron Construction, Recreation Center – Motion to approve by Limkemann.
Second by Orris.

All ayes, motion carried.

4. Discussion and Consideration of Pay Application #2 – Cornerstone Excavating, Inc. – Earth Stockpile Spreading Project – Motion to approve by Orris.
Second by Schnedler.
All ayes, motion carried.
5. Discussion and Consideration of Pay Application #1 – Courts fore Sports, Sand Volleyball Courts Project – Motion to approve by Limkemann.
Second by Havens.
All ayes, motion carried.
6. Discussion and Consideration of Pay Application #4 – Tricon Construction Group, Water Treatment Plant Upgrades Project – Motion to approve by Schnedler.
Second by Limkemann.
All ayes, motion carried.

L. Reports to be Received/Filed

1.

M. Reports from City Personnel

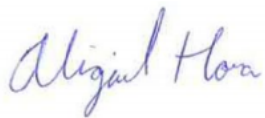
1. Mayor's Report – Nothing to Report.
2. City Council Reports – Discussion: Council Members Olney, Orris, and Schnedler complimented the Public Works Department on their snow removal efforts.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report – Discussion: Building Official Brian Shay will give building permit report at the next meeting.
5. Water/Wastewater Superintendent's Report – Nothing to Report.
6. Recreation Director's Report – Nothing to Report.
7. Fire Chief's Report – Nothing to Report.
8. Law Enforcement Report – Nothing to Report.
9. City Attorney's Report – Nothing to Report.
10. City Administrator's Report – Included in the Packet.

N. Adjournment

Motion to adjourn by Schnedler.

Second by Orris.

All ayes, meeting adjourned at 7:58 PM.



_____, December 8th, 2025
Abigail Hora, City Clerk