

City of Tiffin, IA

CLIENT LIAISON:

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DATE:

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ON-GOING PROJECTS

REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

The footing for the new RO building has been poured, along with the trench drain trough walls in the RO building. Next on the schedule is to install the electrical manholes, complete work in the existing building, and install more storm sewer piping. Regular construction meetings have been scheduled to ensure project progress.

A Water Treatment Financial Assistance Program (WTFAP) grant application in the amount of \$500,000 was submitted to Iowa Finance Authority on October 21st. Anticipated award announcements is in December/January.

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

*****MSA needs council action on the following*****

1. Decide whether to fully signalize Croell Ave (Option 4) or install only unground infrastructure and construct offset right turn lane for NB Croell Ave traffic (Option 1). See below for context on previous discussions with council.

MSA presented costs to Council on November 18th meeting for the following items:

1. *Fully Signalized Intersection - \$400-\$435k per intersection*
2. *Installation of underground equipment for future signalized intersection at Croell Ave = \$80-\$100k*

Council was split as to whether to fully signalize Croell Ave now or wait until future traffic growth warrants signalization. It was brought up that the left turn movement onto EB US 6 would still be present with a non-signalized option at Croell Ave and US 6 and whether public feedback would continue to be received on the safety of this intersection without signalization.

There was also discussion from council as to whether an enhanced pedestrian crossing should be implemented at Stephens St in the form of a High-Intensity Activated Crosswalk system (HAWK Signal). See below image.



MSA is looking for direction on the following:

2. Pursue investigations internally and with IaDOT and suitability for HAWK Signal at Stephens St.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

An MSA surveying team was onsite in early December to survey locations within the sanitary system that had questionable inverts and/or bidirectional flow. The recorded changes were integrated back into the PCSWMM model and documented so that the GIS dataset can also be corrected with the new survey information (not yet completed). The Park Rd and DOT lift stations were also updated based on plans and best available information. Dry weather flow calibration has been completed, and wet weather calibration is underway. Due to the weather patterns this summer, the final deliverable will be slightly delayed and is planned to be provided in early February.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

MSA staff continues to monitor the site. Traffic and erosions control measures remain functioning and in compliance. No new work has been performed on-site.

Design work is currently being done on the adjustments required to accommodate the Homemakers site on the northeast corner of the project. One entrance on the north side of the project will be moved south, an additional entrance will be designed across from Mopar Drive, and several storm sewer changes will be required. Time for this work is being tracked as a separate item, and all quantity changes will be managed with change orders subject to City approval.

Payment Applications will be submitted each month throughout the winter when/if work has been done. If no work is done, the City will be informed that no Payment Application is required.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

MSA has completed a supplementary analysis report evaluating how future development could impact the intersections. The draft plans and both operational analysis reports have been sent to Iowa DOT to notify them of the City's plans. The team is now proceeding with the final design.

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description
Park Place City Center, Part 1, Lot 3	No further comments sent on 1/29/25.
Hunt Club Phase 4	No further comments sent on 4/9/25.
Tiffin West – Kwik Star	No further comments sent on 4/16/25.
Veritas Church Expansion – Phase 2	No further comments sent on 5/15/25
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	No further comments sent on 6/24/25.
Prairie Village Part 3, Phase 4	No further comments sent on 7/11/25.
301 Main Street Site Plan	No further comments sent on 8/8/25.
Homemaker’s Site Plan – Phase 1	No further comments sent on 9/24/25.
Park Place City Center, Part 2, Phase 6, Lot 33 – Multipurpose Building	No further comments sent on 10/7/25.
Prairie Village Lot 55 – Medical Clinic	No further comments sent on 10/20/25.

UNDER CONSTRUCTION

Development Name	Description
Tiffin West Phase 1B	Punchlist walkthrough performed on 9/24/25. Contractor to complete punchlist and notify MSA of completion.
Tiffin Heights West ON Site	Walkthrough performed on 10/24/25. Contractor to complete punchlist and notify MSA of completion.
Village Drive Extension (By water tower)	Currently under construction. Construction began in May 2025.
The States – Anderson Addition OPD	Currently under construction. Construction began May 2025.
Bailey Way Extension	Currently under construction. Construction began October 2025. Awaiting resubmission on Easement exhibit.
Homemaker’s Site Plan – Phase 1	Currently under construction. Construction began October 2025.

AWAITING RESUBMISSION

Development Name	Description
Prairie Village Commercial Part 1, Lot 2	Review comments sent 7/25/23. Awaiting resubmission.
Kimberlite North of Hwy 6 Connection	City, Developer, MSA, and DOT met on 8/22/24 to discuss steps moving forward. Developer to submit proposed improvements for review.
Prairie West	Review comments sent 11/13/24. Awaiting resubmission.
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Review comments sent 2/24/25. Awaiting resubmission.
Park Place City Center, Part 2, Phase 6, Lot 33 – Multipurpose Building	City Staff and MSA met with developer on 9/16/25. Awaiting resubmission.
Clear Creek Village	Review comments sent on 10/28/25. Awaiting resubmission.
Buffalo Ridge Development	MSA responded to initial concept plan provided to City on 10/29/25.
Grove Park	Review comments sent on 11/7/25. Awaiting resubmission.
Park Place City Center, Part 1, Phase 4, Lot 1 OPD – Event Center	Submitted on 11/12/25. Awaiting resubmission.
Homemaker's Site Plan – Phase 2	Review comments stating no additional comments sent on 12/4/25. The developer has informed us that additional revisions are being made and will be sent through for review when complete. Awaiting resubmission.
Half Moon Ave Road Extension	Awaiting submission.
Tiffin West – Drive thru	MSA responded to initial concept plan provided to City on 11/20/25.

IN REVIEW

Development Name	Description

PROJECT UPDATE

City of Tiffin
January 8, 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.	Begin conceptual review of intersection/signals.