



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	October 17, 2025
AGENDA ITEM:	Resolution 2025-080 – A Resolution Authorizing the entering into a Developer’s Agreement with Homemakers Plaza, Inc., for the Final Plat of Homemakers Plat 1
ACTION:	Approval

Purpose

To request Council approval of Resolution 2025-080, which approves the developer’s agreement for Homemakers.

Background

This Developer’s Agreement outlines the terms and conditions under which Homemakers Plaza, Inc. will develop a commercial lot in Tiffin. It includes provisions for plat approval, development standards, sidewalk installation, and stormwater management responsibilities. The Developer agrees to comply with city specifications and ordinances, and to coordinate with adjacent property owners and the school district for water management planning. The agreement is binding on current and future owners and ensures that occupancy certificates will only be issued upon fulfillment of all obligations.

Recommendation

Staff recommends approval of Resolution 2025-080 to approve the Developer’s Agreement for Homemakers.

ATTACHMENTS: Resolution & Agreement

RESOLUTION NO. 2024-080

A RESOLUTION AUTHORIZING THE ENTERING INTO A DEVELOPER'S AGREEMENT WITH HOMEMAKERS PLAZA INC., TIFFIN, IOWA, FOR THE FINAL PLAT OF HOMEMAKERS PLAT 1

Whereas, Bishop Engineering, on behalf of Homemakers Plaza, Inc., has filed with the City of Tiffin a final plat for Homemakers Plat 1, Tiffin, Iowa, and legally described on the attached Exhibit hereby incorporated; and,

Whereas, the Developer's Agreement will include any and all particulars to the final plat for Homemakers Plat 1.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa, that the Attorney representing Homemakers Plaza, Inc., and the City of Tiffin have reviewed and have taken under consideration all requested revisions to be made by the City Council of Tiffin. The City Council now having further reviewed the Developer's Agreement and do now approve the Agreement as printed and authorize the Mayor and City Clerk to enter into an agreement with Homemakers Plaza, Inc., to fully execute the document.

On the 21st day of October, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-080, A RESOLUTION AUTHORIZING THE ENTERING INTO A DEVELOPER'S AGREEMENT WITH HOMEMAKERS PLAZA, INC., TIFFIN, IOWA, FOR THE FINAL PLAT OF HOMEMAKERS PLAT 1**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that **RESOLUTION NO. 2025-080, A RESOLUTION AUTHORIZING THE ENTERING INTO A DEVELOPER'S AGREEMENT WITH HOMEMAKERS PLAZA, INC., TIFFIN, IOWA, FOR THE FINAL PLAT OF HOMEMAKERS PLAT 1**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 21st day of October, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

DEVELOPER'S AGREEMENT

This Developer's Agreement (the "**Agreement**") made by and between the City of Tiffin, Iowa, a municipal corporation (the "**City**"), and Homemakers Plaza, Inc., an Iowa corporation (the "**Developer**").

RECITALS

1. Developer is the owner of certain real estate situated in Tiffin, Johnson County, Iowa legally described as shown on the attached, **Exhibit A** (hereinafter, the "**Subdivision**"), and will soon begin construction of commercial buildings thereon.
2. Pursuant to Section 5.13(U)(ix) of the Subdivision ordinance of the City, the Developer and City desire to memorialize the terms, obligations and benefits regarding the Developer's development of the Subdivision.

REQUEST FOR PLAT APPROVAL

The Developer has requested that the City approve the final plat of Homemakers Plat 1, attached hereto as **Exhibit B**, and incorporated herein by this reference (hereinafter the "**Plat**").

CONDITIONS OF PLAT APPROVAL AND RIGHT TO PROCEED

The City shall approve the Plat of the Subdivision upon the following conditions:

1. The Developer enters into, and abides by, this Agreement.
2. The Developer agrees that this Agreement shall be a covenant running with the land and shall be binding upon the present and future owners of the Subdivision.

DEVELOPMENT REQUIREMENTS AND IMPROVEMENTS

1. Development Standards. The Subdivision shall be developed according to the Plat and the plans and specifications as approved by the City. All construction plans shall be approved before the commencement of any work in accordance with the Plat.
2. Sidewalks. At such time as building construction occurs, but in no event later than five (5) years from the date of the final subdivision plat filing is recorded with the Johnson County, Iowa Recorder's office, the Developer shall install sidewalks along Park Road and Oakdale Blvd pursuant to the sidewalk widths as stated or required by the City, and in accordance with the plans and specifications of the City, and subject to inspections by the City Engineer or designated representative.
3. Stormwater Management. The parties acknowledge that both the City's engineers and the Developer's engineers continue to evaluate the best course of action in addressing stormwater, drainage and runoff within the Subdivision. Following approval of the Plat, and in cooperation with the City's efforts, the Developer shall submit to the City,

for approval by the City Engineer, a water management plan (the “**Water Management Plan**”), which identifies the improvements and/or modifications required with respect to the existing stormwater management facility on the adjacent real estate parcel (hereinafter, the “**PinSeeker’s Pond**”), and other adjacent real estate parcels if necessary. The Water Management Plan shall address the water retention, detention, and drainage of the Subdivision, and specify the manner in which stormwater, drainage and runoff will be accommodated. Developer understands and agrees:

- a. To use reasonable efforts and work in cooperation with the Clear Creek-Amana Community School District (“CCA”), and the other adjacent real property owners, to propose modifications and improvements to any existing facility when creating and implementing the Water Management Plan, and to enter into agreements with CCA and other adjacent real estate parcels that are acceptable to the City;
- b. That the Water Management Plan will outline the plan for drainage of the Subdivision, state the manner in which drainage will be accommodated, and if available, will connect to the existing stormwater sewer systems allowing Developer to dispose of stormwater within the Subdivision through approved stormwater and drainageway system(s); and,
- c. That any modifications and/or improvements as identified within the Water Management Plan shall be implemented and executed at Developer’s cost and expense, regardless of whether such modifications and/or improvements are located upon or within the Subdivision’s boundaries.
- d. All storm sewer improvements shall be installed by the Developer in accordance with the plans, specifications and ordinances of the City, and all applicable state and federal laws and regulations. All required inspections will be performed by the City engineer.

RELEASE

The City hereby agrees that when the facilities and sidewalks required by this Agreement have been installed to the satisfaction of the City, the City shall promptly issue appropriate releases for recording with the Johnson County Recorder’s office.

Developer understands and acknowledges that no Certificate of Occupancy will be issued for the Subdivision unless or until all of Developer’s obligations pursuant to the Water Management Plan are satisfied, and any ongoing agreements relating to the maintenance and upkeep of the PinSeeker’s Pond and any other detention/retention areas on adjacent property, are memorialized in writing and filed with the Johnson County Recorder’s Office.

IN WITNESS WHEREOF, the undersigned hereby agree to the terms of Developer's Agreement as stated herein.

Dated: _____

Homemakers Plaza, Inc.

By: Roger P. Merschman, President

STATE OF IOWA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 20____, by Roger P. Merschman, President of Homemakers Plaza, Inc.

Notary Public in and for the State of Iowa

Dated: _____

City of Tiffin, Iowa

By: _____
Its: _____

STATE OF IOWA)
) ss:
COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____ as _____.

Notary Public in and for the State of Iowa

EXHIBIT A

Legal Description of the Subdivision

Auditor's Parcel 2024036, Tiffin, Johnson County, Iowa, according to the Plat of Survey recorded in Book 68, Page 5, Plat Records of Johnson County, Iowa.

EXHIBIT B

Homemakers Plat 1 – Final Plat