

City of Tiffin, IA



CLIENT LIAISON:

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DATE:

May 28, 2026

ON-GOING PROJECTS

REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

The precast walls and ceiling for the RO Building have been installed. Rough-Ins for the underground plumbing and electrical are nearly complete below the RO Building floor slab. The roof trusses for the RO Building have been installed, and the Contractor is continuing with sheathing. They plan to pour the RO Building floor slab in the upcoming weeks. The base slab and wall pours have been completed for the Clearwell. They are planning to have the Clearwell concrete completed by the end of the month. They are also planning to pour the remaining footings and foundation walls for the existing water treatment plant expansion in the next few weeks.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has integrated the Lift Station draw down results into the sanitary model and will be re-running the model with the known development conditions. MSA is also reviewing potential future sites for regional Lift Stations based on topography and potential service areas.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

Project was awarded to Neumiller Electric, Inc on May 19th, 2026. Contractor is working on completing the construction contract and has begun preparing shop drawings for review. A pre-construction meeting will be scheduled for after the construction contract is approved.

PROJECT UPDATE

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

MSA and City met with IaDOT District 6 to discuss staging on April 22, 2026, and again on May 7, 2026. Portions of the road will need to be closed throughout 2027 and 2028 construction seasons for box culvert and road reconstruction with a detour put in a place. A finalized staging layout will be provided at the June 2nd meeting. James Watters will plan to attend to present the final staging plan.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

The new detour route to Robert's Ferry was put up on March 3rd and North Park Road was closed to traffic on March 9th. Construction resumed later the same week.

In early May, Boomerang mobilized off-site and has not yet turned.

Access for homeowners at 300 North Park Road has been established and contact information has been provided to them. Their access will be maintained throughout the remainder of the project and changes will be communicated promptly.

Phase 2 utilities are complete (aside from bus loop storm runs which cannot be completed until school is out). The Contractor has indicated their grading crew is not currently able to return to site and will return when they can. Paving is tentatively planned for May or June. Boomerang plans to pave the sidewalk and trail before they begin road paving. Coordination between the North Park Road project and the Homemakers site is ongoing.

A Change Order for a temporary pipe connection to the Homemaker's detention basin and Payment Application #13 has been submitted for Council approval the week of June 2nd.

FIRE STATION DRAINAGE IMPROVEMENTS – ANDREW INHELDER

Fire station improvements have been completed.

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 4, Lot 1 OPD – Mayfair	No further comments.	4/16/26

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. Low point storm pump information to be provided.	5/14/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	5/14/26
Half Moon Ave Road Extension – Temp paving	Currently under construction.	5/14/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	5/14/26
Clear Creek Village	Currently under construction.	5/14/26
Dollar General	Currently under construction.	5/14/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	5/14/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	5/14/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	5/14/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	5/14/26
Veritas Church Expansion – Phase 2	Currently under construction.	5/14/26
Homemaker’s Site Plan – Phase 2	Currently under construction.	5/20/26
Grove Park	Currently under construction.	5/20/26
Hunt Club Phase 4	Currently under construction.	5/22/26
Bailey Way Extension	Currently under construction.	5/22/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	5/27/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	5/27/26

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	10/29/25
CCA HS & MS Addition	No plans submitted. Drainage report reviewed. Awaiting submission.	4/8/26
Tiffin West – McDonalds	Review comments sent. Awaiting submission.	5/27/26
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	5/27/26
Andersen Addition Part 3 - Lotus Hill	Review comments sent. Awaiting resubmission	5/28/26

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
Andersen Addition Part 3 - Lotus Hill	In review.	4/28/26
Lotus Hill South OPD	In review.	5/19/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	In review.	5/27/26

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