



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	May 15, 2026
AGENDA ITEM:	Resolution No. 2026-038 - A Resolution Approving the Final Plat of Park Place City Center – Part One, Phase Four
ACTION:	Motion

Background

The subdivider, DERS, LLC, has submitted a final plat for Park Place City Center – Part One, Phase Four, located in Tiffin, Johnson County, Iowa.

This plat represents the next phase in the continued development of the Park Place City Center area. The subdivision includes approximately 7.87 acres and establishes lots, outlots, right-of-way, and easements necessary to support future development.

The final plat has been reviewed by the City Engineer, City Attorney, and City Staff, all of whom have completed a final examination and provided recommendations for approval.

The applicant is requesting City Council approval of the final plat through Resolution No. 2026-038.

Approval of the final plat will allow for:

- Legal subdivision of the property
- Dedication of public right-of-way and easements
- Recording of the plat with Johnson County

Recommendation

Staff recommends approval of Resolution No. 2026-038, approving the final plat for Park Place City Center – Part One, Phase Four, subject to the outlined conditions.

ATTACHMENTS: Resolution, Final Plat

RESOLUTION NO. 2026-038

**A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER
– PART ONE, PHASE FOUR**

Whereas, DERS LLC, as Subdivider has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Park Place City Center – Part One, Phase Four, a subdivision of Tiffin, Johnson County, Iowa, which is legally described as follows:

See attached Exhibit that is incorporated into this agreement:

Whereas, The City Engineer, City Attorney and City Staff has done a final examination of the final plat and provided recommendations on approval of the final plat to the Council; and,

Whereas, the City and the Subdivider, their successors and assigns, have reduced to terms a Subdivision Agreement that will be recorded with Johnson County; and,

Whereas, the final plat is found to conform with all of the requirements of the City's Ordinances and Subdivision Agreement.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the City Engineer and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) Execution by the Subdivider and other necessary parties of all other documents required by the Subdivision Ordinance or Subdivision Agreement, including easement agreements; 2) the final plat may not be recorded and no lots may be transferred until this contingency have been completed. The recording of the plat and this resolution will indicate this contingency has been completed.

Be it further resolved, that the Subdivider of this property will bear the cost to record this resolution and subsequent legal documents with the Office of the Johnson County Recorder.

On the 19th day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-038, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-038, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19th day of May, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

Exhibit – Plat and Legal Description

