

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**

Painting within the existing treatment plant has been completed. The new RO Building foundation walls have been poured. They are scheduled to replace the media in the existing pressure filters within the next month. They are also scheduled to begin excavating for the new Clear Well Building.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA met with the City on 2/10/26 to discuss the sanitary model construction, preliminary findings, and next steps. MSA will be updating the model to incorporate known planned development (e.g. locations where sanitary connections have already been agreed upon); this will be the new benchmark for “existing” conditions. City staff agreed to completing draw down tests on two lift stations, so that the model will reference the current pumping capacity at these locations. MSA will re-run the sanitary model and provide visual results back to staff. The City will review the findings and select the preferred “level of service” storm event, to be referenced for future development planning. MSA will draft a technical report summarizing the model construction and have a “live” model to reference as new development occurs in Tiffin.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

MSA is coordinating with utilities to work through any potential utility conflicts. MSA also coordinated with Jim Connor on Tiffin-specific signal equipment.

MSA is waiting on a few more equipment cut sheets from Jim Connor and then will submit final plans for City Staff review and move to bid the project.

PROJECT UPDATE

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

At the time of update, a meeting on Wednesday, February 25th took place to discuss some water main changes at Main Street, Kimberlite Street, and the east end of the project.

In the coming weeks, MSA will be sending City public works staff a revised watermain layout for review and comment. Final plans are progressing and adjustments will be made for any water main comments received.

*****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 at the 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:

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

PROJECT UPDATE

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

A meeting between City Staff, MSA, Boomerang, Bishop, Hansen, and Homemakers personnel was held on February 17th to coordinate construction between the North Park Road project and the Homemakers site. Minutes, schedules, and plan sets were provided to participants.

A Change Order for the Olde Town site has been submitted for Council approval, and the Change Order for the Homemakers site is forthcoming.

At the time of this update, Boomerang intends to close North Park Road on Monday, March 9th. All remaining work will be completed during this closure. Notifications to the City and CCACSD officials have been sent. MSA has provided an exhibit illustrating the closure and detour. All school facilities will remain accessible from Highway 6 through project completion.

Until work resumes, 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 as of this update.

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.

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Park Place City Center, Part 1, Lot 3	No further comments	1/29/25
Hunt Club Phase 4	No further comments	4/9/25
Veritas Church Expansion – Phase 2	No further comments	5/15/25
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	No further comments	6/24/25
Prairie Village Part 3, Phase 4	No further comments	7/11/25
301 Main Street Site Plan	No further comments	8/8/25
Park Place City Center, Part 2, Phase 6, Lot 33 – Multipurpose Building	No further comments	10/7/25
Prairie Village Lot 55 – Medical Clinic	No further comments	10/20/25
Park Place City Center, Part 1, Phase 4, Lot 1 OPD – Event Center	No further comments	1/29/26
Homemaker's Site Plan – Phase 1 & 2	Phase 1 is completed (reroute storm coming from I-380). Phase 2 has no further comments. (Onsite Improvements)	Ongoing

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Tiffin West Phase 1B	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	9/24/25
Tiffin Heights West ON Site	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	10/24/25
Village Drive Extension (By water tower)	Currently under construction. Construction began in May 2025. Project walkthrough was completed and several punchlist items were identified.	2/6/26
The States – Anderson Addition OPD	Currently under construction. Construction began May 2025.	Ongoing
Bailey Way Extension	Currently under construction. Construction began October 2025. Awaiting resubmission on Easement exhibit.	Ongoing
Homemaker's Site Plan – Phase 2	Currently under construction. Construction began February 2026.	Ongoing

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
Prairie Village Commercial Part 1, Lot 2	Review comments sent. Awaiting resubmission.	7/25/23
Prairie West	Review comments sent. Awaiting resubmission.	11/13/24
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Review comments sent. Awaiting resubmission.	2/24/25
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	10/29/25
Half Moon Ave Road Extension	Review comments sent. Awaiting resubmission.	1/19/26
Kimberlite North of Hwy 6 Connection	Developer sent study to Iowa DOT. Awaiting comments from IADOT.	1/30/26
Grove Park	Review comments sent. Awaiting resubmission.	2/4/26
Tiffin West – McDonalds	Review comments sent. Awaiting resubmission.	2/5/26
Clear Creek Village	Review comments sent. Awaiting resubmission.	2/16/26
Dollar General	Review comments sent. Awaiting resubmission.	2/18/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Review comments sent. Awaiting resubmission.	2/23/26
CCA HS & MS Addition	Review comments sent. Awaiting resubmission	2/26/26

IN REVIEW

Development Name	Description	Date of last interaction
Lotus Hill North & South	Zoning application submitted. In review.	2/19/26

PROJECT UPDATE

City of Tiffin
February 26, 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.