

City of Tiffin, IA

CLIENT LIAISON:

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DATE:

July 31, 2026



ON-GOING PROJECTS

REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

The precast for the pumphouse and east addition on the existing building has been placed and grouted. Trusses and sheathing are beginning to be set in both of these places. The fluoride room on the exiting building has been framed. MCC panels have been set in the new MCC room. Masonry walls have begun to be framed up. The old plant generator has been moved to Well 5. Other work to be completed in the next coming weeks is the completion of masonry walls, driveway paving, and delivery of RO skids.

Substantial Completion date for the project is September 30, 2026.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has updated the modeling to include the Potter Creek interceptor. MSA is supporting ongoing development and coordination for new lift stations to the west of the City limits.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – ANDREW INHELDER

Project was awarded to Neumiller Electric, Inc on May 19th, 2026. Contractor and MSA are working through shop drawing submittal and review. A pre-construction meeting will be scheduled closer to the anticipated project start date.

Substantial Completion date for the project is October 2, 2026.

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

Final plans for letting are due to the DOT on August 4, 2026. The project will open bids for project in mid October

DOT is currently working on the construction agreement with the City and will be submitting to the City for signature when ready. This agreement will put in place construct cost splits between the City and DOT.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

In early July, the builder for the property on the Southwest corner of North Park Road and Mopar Drive asked to verify the location of a sanitary service to the property. City Staff worked to locate the service stub and determined that the stub had not been installed with the sanitary sewer along the east side of North Park Road. A change order to the North Park Road project was approved for the completion of that work before paving began.

This work and all other underground utility work have been completed. The next major construction item planned is the Oak Hill entrance, trail, and sidewalk paving. Roadway paving is scheduled to begin in August. It is not anticipated that the roadway paving will be completed before the start of the school year.

Simon Downs and Thomas Blair will be on-site for the first week of August as substitute inspectors.

ROBERTS FERRY ROAD SHOULDER WIDENING – ANDREW INHELDER

The City has the desire to widen the shoulder on the eastern side of Roberts Ferry Road, from Village Drive to the Trail to the north. The shoulder will narrow at the bridge as no bridge widening is planned as part of the project. MSA has surveyed the area and have begun preliminary design to widen the shoulder.

US 6 AND DEER VIEW AVE TRAFFIC SIGNAL DESIGN – JAMES WATTERS

The City is upgrading the temporary signals at US 6 and Deer View Ave to permanent signals. Survey has been scheduled and will be performed along with a kickoff meeting to be held with the City after survey is completed. Traffic turning movement count will be scheduled for after school starts, likely sometime in September to aid in the design of the improvements. Trail and stormwater improvements are anticipated as part of the design in this area.

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Daytona Estates OPD	No further comments	10/13/23
Lotus Hill South OPD	No further comments.	6/26/26
Tiffin West – McDonalds	No further comments.	7/28/26

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Bailey Way Extension	Currently under construction. Punchlist items remaining.	7/21/26
CCA HS & MS Addition	Currently under construction.	7/21/26
Clear Creek Village	Currently under construction.	7/21/26
Grove Park	Currently under construction.	7/21/26
Homemaker's Site	Currently under construction.	7/21/26
Hunt Club Phase 4	Currently under construction.	7/21/26
Lotus Hill	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 5, Lot 5 – Mayfair	Currently under construction.	7/21/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	7/21/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	7/21/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	7/21/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	6/15/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	7/21/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	7/21/26
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	7/21/26
Veritas Church Expansion – Phase 2	Currently under construction.	7/21/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	7/21/26

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
The States – Andersen Addition OPD	Submitted revised plans. Awaiting resubmission.	5/27/26
State & Croell Development (Retail & Laundry)	Review comments sent. Awaiting resubmission.	6/2/26
Half Moon Ave/Hwy 6 Turn Lanes	Developer corresponding with Iowa DOT	6/8/26
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	7/1/26
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	7/7/26
Veritas Church Phase 3 – Parking Lot	Review comments sent. Awaiting resubmission	7/22/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Review comments sent. Awaiting resubmission.	7/22/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	Review comments sent. Awaiting resubmission	7/28/26
Marvin Gardens OPD	Review comments sent. Awaiting resubmission.	7/28/26

IN REVIEW

Development Name	Description	Date of last interaction
Park Place City Center, Part 2, Phase 10, Lots 1 & 2	In review.	7/27/26

PROJECT UPDATE

City of Tiffin
July 31, 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>Well 6</i>	Due to the City's continued growth and the new water treatment plant, it was noted that Well #6 may need to be brought online within the next 12 months. The only work recommended for the City is the well acidization and test pumping. The testing results will provide the information needed to properly size the pump, watermain, electrical service, and other associated infrastructure.	MSA will solicit quotes from qualified well drilling contractors.
<i>North Park Road & Aster Drive Intersection Improvements</i>	MSA is preparing a PSA for review by the City to signalize this intersection.	MSA is preparing a PSA for review by the City.