



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 16, 2026

AGENDA ITEM: Resolution No. 2026-002 – Setting Public Hearing for Partial Acquisition & Temporary Easement – Iowa DOT Highway 6 Improvement Project (Parcel 4) & Notice of Proposed Sale and Conveyance

ACTION: Motion

Purpose

The purpose of this agenda item is to request City Council approval of Resolution 2026-002, which sets the date and time for a public hearing regarding the proposed partial acquisition and temporary easement required by the Iowa Department of Transportation (IDOT) for the Highway 6 Improvement Project (Project STPN-006-7(100)--2J-52, Parcel 4).

Additionally, this agenda item acknowledges the filing of a Notice of Public Hearing related to the sale and conveyance of City-owned real property associated with the same IDOT project, involving multiple small parcels identified in the acquisition plats.

Background

The Iowa DOT is proceeding with improvements to U.S. Highway 6 through Tiffin. As part of this project, the DOT requires a partial acquisition and temporary easement across certain City-owned property identified as Parcel 4. Under Iowa law, municipalities must hold a public hearing before conveying any interest in public property.

A separate Notice of Public Hearing has also been filed for the proposed conveyance of multiple parcels of City-owned land located in various parts of the Highway 6 corridor, totaling five distinct parcels (Plats 1–5). These parcels collectively support right-of-way needs for the DOT’s Highway 6 improvements. The associated purchase amount listed for the multi-parcel conveyance is \$6,125.00 and other valuable consideration.

Public Hearing Details

Per Resolution 2026-002, the public hearing for Parcel 4 is proposed as follows:

- **Date:** Tuesday, February 3, 2026
- **Time:** 7:00 p.m.
- **Location:** Tiffin Fire Station, 211 Main Street, Tiffin, Iowa 52340

The public hearing will allow residents to comment on the proposed conveyance, partial acquisition, and temporary easement necessary for IDOT’s project.

A Notice of Public Hearing has also been issued for the sale and conveyance of the additional acquisition parcels described in the accompanying document, with the same hearing date and time.

Property Descriptions

The parcels identified for proposed conveyance include property located in:

- Lot A of Reeve’s Addition Part One
- Auditor’s Parcel 99002
- NE¼ of the SW¼, SW¼, and Outlot B of Tiffin East

- Various segments of right-of-way along Highway 6

Each parcel includes detailed bearings and distances as shown on Acquisition Plats 1–5, which are included in the official file.

Parcel 4, identified separately in Resolution 2026-002, requires a partial acquisition and temporary easement specifically for the Highway 6 Improvement Project.

Fiscal Impact

The Iowa DOT has offered \$6,125.00 for the multi-parcel land conveyance associated with the Highway 6 improvements. Additional compensation, if any, for Parcel 4 will be detailed in subsequent acquisition documents.

Recommendation

Staff recommends that the City Council Approve Resolution 2026-002, thereby setting the public hearing for February 3, 2026 regarding the partial acquisition and temporary easement for Parcel 4

Attachments: Resolution & Public Hearing Notice

RESOLUTION NO. 2026-002

A RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PARTIAL ACQUISITION AND TEMPORARY EASEMENT REQUIRED FOR THE IOWA DOT HIGHWAY 6 IMPROVEMENT PROJECT (PROJECT NO. STPN-006-7(100)--2J-52, PARCEL 4)

WHEREAS, the Iowa Department of Transportation (Iowa DOT) is proceeding with the Highway 6 Improvement Project, identified as STPN--006-7(100)--2J-52; and

WHEREAS, the project requires a partial acquisition and a temporary easement across certain property owned by the City of Tiffin, identified as Parcel 4; and

WHEREAS, pursuant to Iowa law, the City Council must hold a public hearing prior to approval of the conveyance of any interest in City-owned property; and

WHEREAS, it is necessary and appropriate to set the date, time, and location for said public hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Tiffin, Iowa, that a public hearing on the proposed partial acquisition and temporary easement for the Iowa DOT Highway 6 Improvement Project, Parcel 4, is hereby set for Tuesday, February 3, 2026, at 7:00 p.m. at the Tiffin Fire Station located at 211 Main Street, Tiffin, Iowa 52340;

On the 20th day of January, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-002, A RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PARTIAL ACQUISITION AND TEMPORARY EASEMENT REQUIRED FOR THE IOWA DOT HIGHWAY 6 IMPROVEMENT PROJECT (PROJECT NO. STPN-006-7(100)--2J-52, PARCEL 4)**, 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 **RESOLUTION NO. 2026-002, A RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING ON THE PARTIAL ACQUISITION AND TEMPORARY EASEMENT REQUIRED FOR THE IOWA DOT HIGHWAY 6 IMPROVEMENT PROJECT (PROJECT NO. STPN-006-7(100)--2J-52, PARCEL 4)**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 20th day of January, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

Notice of Public Hearing

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that there is now on file in the office of the Clerk of the City of Johnson, Iowa, Sale of Real Property and Delivery of Conveyance **Resolution No. 2026-003** under and by virtue of which it is proposed to sell and convey the following described real estate:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

Five parcels of land located in Lot "A" of Reeve's Addition Part One, an official plat in and forming a part of the City of Tiffin; Auditor's Parcel 99002 and part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; part of the SW $\frac{1}{4}$; and part of Outlot 'B' of Tiffin East an official plat in and forming a part of the City of Tiffin, all in Section 27, Township 80 North, Range 07 West of the 5th P.M., City of Tiffin, Johnson County, Iowa as shown on Acquisition Plat Exhibit "A" Plat 1 of 5, Plat 2 of 5, Plat 3 of 5, Plat 4 of 5, and Plat 5 of 5, attached hereto and by reference made a part hereof and more particularly described as follows:

Parcel A Plat 1 of 5: Commencing at the center of Section 28, Township 80 North, Range 07 West of the 5th P.M.; thence along the West line of the SE $\frac{1}{4}$ of said Section 28, S00°19'23"W, 710.39 feet; thence S89°40'37"E, 1397.06 feet to a point on the Northerly right of way of Primary Road U.S. 6, also being the South line of said Lot "A", also being the Point of Beginning; thence N04°32'37"E, 14.49 feet; thence N78°09'15"E, 17.69 FEET; thence along the East line of said Lot "A" S00°06'38"W, 19.58 feet to a point on said Northerly right of way, also being also being the South line of said Lot "A"; thence along said Northerly right of way and said South line 18.48 feet on a 41355.04 foot radius curve concave South, having a long chord bearing N85°21'09"W, 18.48 feet to the Point of Beginning. described area contains 303 square feet more or less and is subject to easements and restrictions of record.

AND

Parcel B Plat 2 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1586.64 feet; thence N89°23'14"W, 976.56 feet to a point on the North line of said Parcel 99002 also being the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S88°38'25"W, 149.88 feet; thence S57°54'02"W, 20.00 feet; thence N85°13'46"W, 67.00 feet; thence N04°46'14"E, 28.00 feet to a point on said existing Southerly right of way; thence along said existing Southerly right of way, S85°13'48"E, 232.02 feet to the Point of Beginning. Described area contains 3,421 square feet more or less and is subject to easements and restrictions of record.

AND

Parcel C Plat 3 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1621.08 feet; thence N89°23'14"W, 1450.34 feet to a point on the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S15°27'16"E, 20.25 feet; thence N81°32'17"W, 31.06 feet; thence N72°17'29"W, 75.92 feet to said existing Southerly right of way; thence along said existing Southerly right of way,

S85°13'48"E, 98.00 feet to the Point of Beginning. Described area contains 1,120 square feet more or less and is subject to easements and restrictions of record.

AND

Parcel D Plat 4 of 5: Commencing at the S $\frac{1}{4}$ Corner of said Section 27; thence along the East line of said SW $\frac{1}{4}$, N00°36'46"E, 1671.46 feet; thence N89°23'14"W, 2143.52 feet to a point on the existing Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S67°33'16"W, 39.34 feet; thence N71°22'41"W, 75.15 feet to said existing Southerly right of way; thence along said existing Southerly right of way, S85°13'48"E, 107.95 feet to the point of beginning. Described area contains 971 square feet more or less and is subject to easements and restrictions of record.

AND

Plat E Plat 5 of 5: Commencing at the center of Section 28, Township 80 North Range 07 West of the 5th P.M.; thence along the West line of the SE $\frac{1}{4}$ of said Section 28, S00°19'23"W, 863.96 feet; thence S89°40'37"E, 1438.34 feet to the NW Corner of said Outlot 'B', a point on the Southerly right of way of Primary Road U.S. 6 also being the Point of Beginning; thence S85°13'19"E, 100.61 feet along the North line of said Outlot 'B' and said Southerly right of way to the NE Corner of said Outlot 'B'; thence S71°56'59"W, 104.31 feet to the West line of said Outlot 'B'; thence along said West line, N01°31'03"W, 40.72 feet to the Point of Beginning. Described area contains 2,036 square feet more or less and is subject to easements and restrictions of record.

to the STATE OF IOWA for \$6,125.00 and Other Valuable Considerations in connection with its improvement of Primary Road No. U.S. 6.

Said Resolution and proposal to sell and convey said real estate will come up for public hearing before the Council of the City of Tiffin, Iowa, at 7:00 o'clock P.M., on the 3rd day of February, 2026, and said Resolution, and proposed Purchase Agreement and Quitclaim Deed are now on file in the office of the Clerk of the City of Tiffin, Iowa.

For further particulars, see said Resolution, and proposed Purchase Agreement and Quitclaim Deed now on file.

CITY OF TIFFIN, IOWA

By: Abigail Hora, City Clerk