

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**

The media within the existing pressure filters has been replaced and tested for all (4) filters. The Clearwell has been excavated, and the contractor is starting to place rebar for the base slab. Rough-Ins for the underground electrical conduits have been installed within the new MCC room, and they are starting to rough-in the RO Building. Precast walls and planks for the RO Building are scheduled to be delivered the week of April 13th. The erection of the precast is expected to commence upon delivery.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA is updating the land use data, to reflect known (but not yet completed) development in the City to be the new benchmark for existing conditions. The City is completing drawn down tests on the lift stations. Once completed, MSA will integrate the draw down results into the sanitary model, export outputs, and finalize the model construction.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

Project is finalizing the project manual and then ready for city approvals.

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. Signal plans for the intersection of Kimberlite and US Highway 6 / Marengo Road have been added.

*****MSA needs council action on the following*****

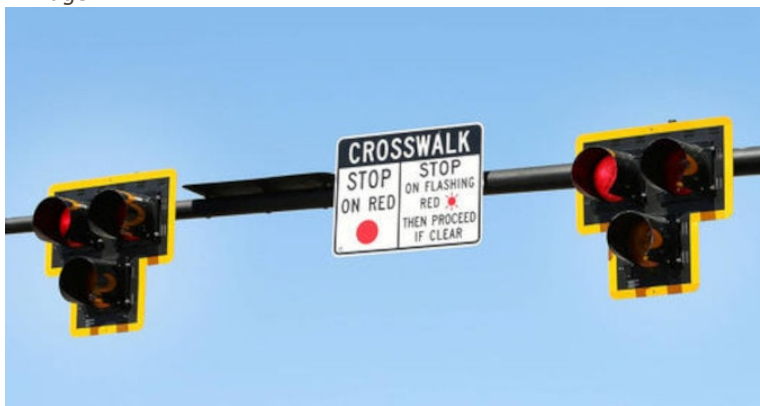
1. Decide whether to fully signalize Croell Ave (Option 4) or install only unground infrastructure and construct offset right turn lane for NB Croell Ave traffic (Option 1). See below for context on previous discussions with council.

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

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.

The primary work item for the month of March was water main. As of the week of March 30th, the majority of the remaining water main on the project is complete with some service connections and small adjustments yet to be finished. A section of unmarked and untraceable water main was discovered on the north side of Mopar Drive approximately 150 feet east of the expected tie-in point. Damage to this section was repaired and the connection installed the week of March 23rd.

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.

Some site access concerns have been reported. Local traffic and construction traffic from adjacent sites have been moving traffic control devices to enter the project site. The Johnson County Sheriff's Office has been kept informed of these incidents and has instructed on-site personnel to collect license plates of trespassers.

Moving forward, storm sewer work began the week of March 30th and paving is tentatively planned for May or June. Coordination between the North Park Road project and the Homemakers site is ongoing.

A Change Order for the Homemakers site has been submitted for Council approval the week of March 30th.

PROJECT UPDATE

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	2/27/26
Prairie Village Lot 55 – Medical Clinic	No further comments	1/15/26
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
Dollar General	No further comments.	3/3/26
Clear Creek Village	No further comments.	3/3/26

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.	4/2/26
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
Grove Park	Currently under construction.	2/4/26

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.	4/2/26
Kimberlite North of Hwy 6 Connection	Developer sent study to Iowa DOT. Awaiting comments from IADOT.	1/30/26
Carew Property Development	Awaiting submission	11/12/24
Tiffin West – McDonalds	Review comments sent. Awaiting resubmission.	2/5/26

IN REVIEW

Development Name	Description	Date of last interaction
Lotus Hill North & South	In review.	4/1/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	In review.	3/18/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	In review.	3/25/26
Tiffin West – Phase 1B	Final Plat in review.	3/26/26
CCA HS & MS Addition	In review.	4/1/26

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>Begin conceptual review of intersection/signals.</p>