

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

With the colder temps, the contractor has primarily been working on painting within the existing treatment plant. They are scheduled to replace the media in the existing pressure filters within the next month. They will also be pouring the foundation walls for the RO Building when they receive the embeds from the precast wall manufacturer.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has completed the dry and wet weather calibration and started preparing documentation for the City. The MSA staff who are completing the modeling will be presented to the City Administrator, focused on the big picture overview the model development, the calibration, and existing conditions evaluation. The focus will be on portions of the sanitary system that have limited capacity and might need to be upsized to accommodate future growth.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – CHAD WAGNER

Iowa DOT had no major comments or concerns regarding the design but want to verify that traffic control details are shared with them for review prior to construction.

MSA is finalizing design and will submit to City Staff for review in early February and then move to bid the project.

PROJECT UPDATE

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

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 underground 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

Plan sheets for adjustments required to accommodate the Homemakers site and the Olde Town site have been issued for construction as of January 22nd. Change orders are currently being drafted, and all quantity changes will be managed separately for each site.

During a meeting to discuss these plan changes, Boomerang project managers indicated that they hoped to resume construction on water main west of North Park Road on February 16th, 2026. This work will eventually require the closure of Mopar Drive for the water main crossing. It is not yet known if this closure will be a temporary closure just for the water main crossing, or if the crossing will be finished when North Park Road is closed in the Spring. When the Mopar closure date is known, MSA will notify the City and provide appropriate exhibits to illustrate alternate routes to residents if required.

Regarding the future closure of North Park Road, per the Suspension of Working Days request from Fall 2025, the closure of North Park Road will be permitted only when the detour to Roberts Ferry can safely accommodate the increase in traffic and roads are clear of snow and ice. When this date is known, MSA will notify the City and CCACSD officials with a minimum of two weeks' notice. MSA will also provide exhibits illustrating the closure and detour. All school facilities will remain accessible from Highway 6 through project completion.

Additionally, a meeting to coordinate construction between the North Park Road project and the Homemakers site is scheduled for February 17th. Topics will include storm and water main connections, work in the right-of-way, site access, and grading. An optional invitation to this meeting has been sent to City personnel and an agenda will be sent prior to the meeting.

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
Park Place City Center, Part 1, Lot 3	No further comments sent on 1/29/25.
Hunt Club Phase 4	No further comments sent on 4/9/25.
Veritas Church Expansion – Phase 2	No further comments sent on 5/15/25
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	No further comments sent on 6/24/25.
Prairie Village Part 3, Phase 4	No further comments sent on 7/11/25.
301 Main Street Site Plan	No further comments sent on 8/8/25.
Homemaker's Site Plan – Phase 1	No further comments sent on 9/24/25.
Park Place City Center, Part 2, Phase 6, Lot 33 – Multipurpose Building	No further comments sent on 10/7/25.
Prairie Village Lot 55 – Medical Clinic	No further comments sent on 10/20/25.
Park Place City Center, Part 1, Phase 4, Lot 1 OPD – Event Center	No further comments sent on 1/29/26.

UNDER CONSTRUCTION

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

AWAITING RESUBMISSION

Development Name	Description
Prairie Village Commercial Part 1, Lot 2	Review comments sent 7/25/23. Awaiting resubmission.
Kimberlite North of Hwy 6 Connection	City, Developer, MSA, and DOT met on 8/22/24 to discuss steps moving forward. Developer to submit proposed improvements for review.
Prairie West	Review comments sent 11/13/24. Awaiting resubmission.
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Review comments sent 2/24/25. Awaiting resubmission.
Clear Creek Village	Review comments sent on 10/28/25. Awaiting resubmission.
Buffalo Ridge Development	MSA responded to initial concept plan provided to City on 10/29/25.
Grove Park	Review comments sent on 1/23/26. Awaiting resubmission.
Half Moon Ave Road Extension	Review comments sent on 1/19/26. Awaiting resubmission.
Tiffin West – Drive thru Restaurant	MSA and City met with Developer on 1/23/26. Awaiting resubmission.

IN REVIEW

Development Name	Description
Homemaker's Site Plan – Phase 2	Submitted on 1/28/26. In review.
CCA HS & MS Addition	Preliminary sanitary design sent on 1/28/26. In review.

PROJECT UPDATE

City of Tiffin
January 29, 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.