

Meeting:	Tiffin City Council Meeting
Place:	Tiffin Fire Station, 211 Main Street, Tiffin, Iowa, 52340
Date/Time:	February 3, 2026 – 7:00 p.m.
Web Page:	www.tiffin-iowa.org
Posted:	January 30, 2026 (website & front entry of City Hall)

Mayor:	Tim Kasperek	City Administrator:	Doug Boldt
Council At Large:	Tim Orris – Mayor Pro-Tem	Asst. City Administrator:	Ashley Platz
Council At Large:	Tony Johnson	City Attorney:	Crystal Raiber
Council At Large:	Skylar Limkemann	City Clerk:	Abigail Hora
Council At Large:	Chris Olney	W/WW Superintendent:	Brett Mehmen
Council At Large:	Eric Schnedler	D. of Public Works:	Brian Detert
		Building Official:	Brian Shay
		Recreation Director:	Grant Weber
		Fire Chief:	Vacant
		City Engineer:	MSA Professional Services

Work Session - Call to Order – 6:30 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, February 3, 2026, at the Tiffin Fire Station. Mayor Kasperek called the meeting to order at 6:33 PM. Upon roll being called the following members were present: Eric Schnedler, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

B. Agenda Additions/Agenda Approval

Motion to approve agenda by Schnedler.
Second by Orris.
All ayes, agenda approved.

C. Discussion of Developer’s Agreement language for Grove Park OPD

Discussion: Jerry Wadilove, Grove Park OPD, was present to discuss the remaining items for the developer’s agreement for the OPD. The alternative to the green space requirement will be accomplished by adding two new trees per lot/front door instead of one, the cost share of the right-turn lane, left-turn lane, entrance to the development and sidewalk will be split 50/50 with the City and the developer will provide a drawing/picture of the emergency access gate on the south portion of the OPD. Additional language for the maintenance of the west property by the HOA will also be added to the agreement.

D. Questions from Council Members regarding items on the Regular City Council Agenda or Reports

E. Other Business

F. Adjournment

Motion to adjourn by Limkemann.
Second by Schnedler.
All ayes, meeting adjourned at 6:55 PM.

A. Regular Session - Call to Order – 7:00 PM

B. Roll Call

The City of Tiffin City Council held a regular session Tuesday, February 3, 2026, at the Tiffin Fire Station. Mayor Kasperek called the meeting to order at 7:00 PM. Upon roll being called the following members were present: Eric Schnedler, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

C. Agenda Additions/Agenda Approval

Motion to approve agenda by Johnson.
Second by Orris.
All ayes, agenda approved.

D. Communications and Reports

1. Unscheduled

This is an opportunity for those wishing to address the City Council on an item NOT on the agenda. If you wish to address the Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached.

If you wish to speak now, please approach the lectern and give your name and address for the public record before discussing your item. As a reminder each speaker is limited to 3 minutes or less. As an additional reminder, in accordance with public meeting laws, the Council may only discuss or act on matters that are presented on this agenda.

Discussion: Ken Greene, peer recovery coach for Unity Point Health. Gave materials for newsletter and City social media outlets.

E. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of January 20, 2026, City Council Minutes
2. Approval of Summary of Receipts Report
3. Approval of Special Event Application – Simply Made Market

Motion to approve Consent Agenda which includes City Council Minutes, Summary of Receipts Report and Special Event Application by Orris.

Second by Johnson.

All ayes, consent agenda approved.

F. Mayoral Proclamation

- 1.

G. Public Hearing

1. Public Hearing for Partial Acquisition & Temporary Easement – Iowa DOT Highway 6 Improvement Project (Parcel 4) & Notice of Proposed Sale and Conveyance

- a. Close Public Hearing and proceed to I-1

Motion to open Public Hearing for Partial Acquisition & Temporary Easement – Iowa DOT Highway 6 Improvement Project (Parcel 4) & Notice of Proposed Sale and Conveyance by Schnedler

Second by Orris.

Roll Call: Orris, Olney, Schnedler, Limkemann, Johnson.

Discussion: Nothing received at City Hall.

Motion to close Public Hearing for Partial Acquisition & Temporary Easement – Iowa DOT Highway 6 Improvement Project (Parcel 4) & Notice of Proposed Sale and Conveyance by Orris.

Second by Schnedler.

Roll Call: Olney, Schnedler, Limkemann, Johnson, Orris.

All ayes, motion carried.

2. Public Hearing on Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa

- a. Close Public Hearing and Proceed to H-1

3. Motion to open Public Hearing on Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa by Olney.

Second by Orris.

Roll Call: Schnedler, Limkemann, Johnson, Orris, Olney.

Discussion: Nothing Received at City Hall.

Motion to close Public Hearing on Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-

Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa by Orris.

Second by Schnedler.

Roll Call: Limkemann, Johnson, Orris, Olney, Schnedler.

All ayes, motion carried.

H. Ordinance Approval/Amendment

1. Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4) for Grove Park, Tiffin, Iowa

- a. Motion to Approve First Reading and Proceed to Second Reading

Motion to approve by Orris.

Second by Limkemann.

Roll Call: Limkemann, Johnson, Orris, Olney, Schnedler.

All ayes, first reading approved.

I. Resolutions for Approval

1. Resolution No. 2026-005 – A Resolution Approving the Partial Acquisition and Temporary Easement Required for the Iowa DOT Highway 6 Improvement Project (STPN--006-7(100)--2J-52). Motion to approve by Orris.

Second by Olney.

Roll Call: Johnson, Orris, Olney, Schnedler, Limkemann.

All ayes, motion carried.

2. Resolution No. 2026-006 – A Resolution Authorizing the Transfer of Funds by Orris.

Second by Johnson.

Roll Call: Orris, Olney, Schnedler, Limkemann, Johnson.

All ayes, motion carried.

3. Resolution No. 2026-007 - A Resolution Approving the Bond Purchase Agreement for the sale of General Obligation Urban Renewal Bonds, Series 2026A. Motion to approve by Limkemann.

Second by Orris.

Roll Call: Olney, Schnedler, Limkemann, Johnson, Orris.

All ayes, motion carried.

J. Old Business

- 1.

K. Motions for Approval

1. Consideration of Payables List – Motion to approve by Orris.

Second by Johnson.

All ayes, motion carried.

2. Discussion and Consideration of Approval of State Revolving Fund (SRF) Reimbursement Request #1 – Water Treatment Facility Upgrade Project – Motion to approve by Orris.

Second by Johnson.

All ayes, motion carried.

3. Consideration of Pay Application #5 – Tricon Construction Group – Water Treatment Plant Upgrades – Motion to approve by Olney.

Second by Orris.

All ayes, motion carried.

4. Discussion and Consideration of Replacement X-Ripper/Grinder (Vogelsang XRC 100-480QD) for the City's Wastewater Collection System. Motion to approve by Schnedler.
Second by Orris.
All ayes, motion carried.
5. Discussion and Consideration of Changing the Agreement for Service for Field Rental in the Parks & Recreation Department – Motion to approve by Orris.
Second by Schnedler.
All ayes, motion carried.

L. Reports to be Received/Filed

1. City Engineer's Report

M. Reports from City Personnel

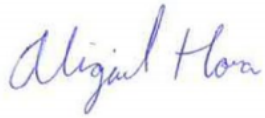
1. Mayor's Report – Discussion: Mayor Tim Kasperek reported the City receiving the Better Together 2030 Growth Award. Episode 2 of Tiffin talk is out.
2. City Council Reports – Discussion: Council Person Limkemann reported attending firefighter day on the hill. Also provided an update from the Capital.
3. Director of Public Work's Report - Discussion: Public Works Director Brian Detert reported staff has constructed seven trail benches that will be placed throughout Tiffin.
4. Building Official's Report – Nothing to Report.
5. Water/Wastewater Superintendent's Report – Nothing to Report.
6. Parks & Recreation Director's Report – Discussion: Parks & Rec Director Grant Weber is working through agreements for sponsorships for the next meeting. Also reviewing recreation software quotes for the recreation center.
7. Fire Department Report – Nothing to Report.
8. Law Enforcement Report – Nothing to Report.
9. City Attorney's Report – Nothing to Report.
10. City Administrator's Report – Included in Packet. Special Meeting for budget workshop on Tuesday, February 10th at 6:00 PM.

N. Adjournment

Motion to adjourn by Schnedler.

Second by Limkemann.

All ayes, meeting adjourned at 7:40 PM.



Abigail Hora, City Clerk

February 9th, 2026