

Tiffin Regular City Council Meeting

Tiffin Regular City Council Meeting

February 03, 2026 07:00 pm



February 3, 2025

7:00 PM

Regular Formal

City Council Meeting

Tiffin Fire Station

211 Main Street, Tiffin, Iowa 52340

www.tiffin-iowa.org

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

A. Call to Order - 7:00PM

File: [Agenda 2-3-2026](#)

B. Roll Call

C. Agenda Additions/Agenda Approval

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

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.

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 1/20 Council Minutes

File: [Attachment](#)

2. Approval of Summary of Receipts Report

File: [Attachment](#)

3. Approval of Special Event Application – Simply Made Market

File: [Attachment](#)

F. Mayoral Proclamation

G. Public Hearing

1. Public Hearing for Partial Acquisition & Temporary Easement - Iowa DOT Highway 6 Improvement Project

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

2. Public Hearing on Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, IA

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

H. Ordinance Approval/Amendment

1. ?Ordinance No. 2026-523 – An Ordinance Rezoning Grove Park Area, Tiffin, Iowa

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

File: [Attachment](#)

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)

File: [Attachment](#)

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

File: [Attachment](#)

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

File: [Attachment](#)

J. Old Business

K. Motions for Approval

1. Consideration of Payables List – Motion to Approve

File: [Attachment](#)

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

File: [Attachment](#)

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

File: [Attachment](#)

4. Discussion and Consideration of Replacement X-Ripper/Grinder (Vogelsang XRC 100-480QD) for the City's Wastewater Collection System - Motion to Approve

File: [Attachment](#)

5. Discussion and Consideration of Changing the Agreement for Service for Field Rental in the Parks & Recreation Department – Motion to Approve

File: [Attachment](#)

L. Reports to be Received/Filed

1. City Engineer's Report

File: [Attachment](#)

M. Reports from City Personnel

1. Mayor's Report
2. City Council Reports
3. Director of Public Work's Report
4. Building Official's Report
5. Water/Wastewater Superintendent's Report
6. Recreation Director's Report
7. Fire Chief's Report
8. Law Enforcement Report
9. City Attorney's Report
10. City Administrator's Report - **Included in Packet**

File: [Report](#)

N. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 319-545-2572 to arrange for accommodations/transportation.

City of Tiffin, Iowa

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

A. Call to Order – 7:00 PM

B. Roll Call

C. Agenda Additions/Agenda Approval

D. Communications and Reports

1. Unscheduled

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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

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
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.

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

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)
2. Resolution No. 2026-006 – A Resolution Authorizing the Transfer of Funds
3. Resolution No. 2026-007 - A Resolution Approving the Bond Purchase Agreement for the sale of General Obligation Urban Renewal Bonds, Series 2026A

J. Old Business

- 1.

K. Motions for Approval

1. Consideration of Payables List – Motion to Approve
2. Discussion and Consideration of Approval of State Revolving Fund (SRF) Reimbursement Request #1 – Water Treatment Facility Upgrade Project – Motion to Approve
3. Consideration of Pay Application #5 – Tricon Construction Group – Water Treatment Plant Upgrades – Motion to Approve
4. Discussion and Consideration of Replacement X-Ripper/Grinder (Vogelsang XRC 100-480QD) for the City's Wastewater Collection System - Motion to Approve
5. Discussion and Consideration of Changing the Agreement for Service for Field Rental in the Parks & Recreation Department – Motion to Approve

L. Reports to be Received/Filed

1. City Engineer's Report

M. Reports from City Personnel

1. Mayor's Report
2. City Council Reports
3. Director of Public Work's Report
4. Building Official's Report
5. Water/Wastewater Superintendent's Report
6. Recreation Director's Report
7. Fire Department Report
8. Law Enforcement Report
9. City Attorney's Report
10. City Administrator's Report – *Included in Packet*

N. Adjournment

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call City Hall at 319-545-2572 to arrange for accommodations/transportation.

Meeting:	Tiffin City Council Meeting
Place:	Tiffin Fire Station, 211 Main Street, Tiffin, Iowa, 52340
Date/Time:	January 20, 2026 – 7:00 p.m.
Web Page:	www.tiffin-iowa.org
Posted:	January 16, 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 – 6:00 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, January 20, 2026, at the Tiffin Fire Station. Mayor Kasperek called the meeting to order at 6:00 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.

B. Agenda Additions/Agenda Approval

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

C. Discussion and Review of City of Tiffin FY 2025 Audit – BerganKDV

Discussion: Nancy Schulzetenberg with BerganKDV present via Microsoft Teams to present a draft of the FY25 audit. Presentation and communication letter were included in the packet.

D. Discussion and Review of the City's participation in the ICSC Annual Conference

Discussion: Council Members Limkemann and Schnedler discussed the City attending the 2026 ICSC Annual Conference. It was noted that economic development efforts typically take three years to show measurable progress. Conference dates and attendee information will be shared at a later time.

E. Discussion and Review of FY 2026-2027 Budget

Discussion: City Administrator Doug Boldt reviewed the first draft of revenues with Council. A special budget meeting will be held the second week of February.

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

G. Other Business

H. Adjournment

Motion to adjourn by Schnedler.
Second by Limkemann.
All ayes, meeting adjourned at 7:03 PM.

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

B. Roll Call

The City of Tiffin City Council held a regular session Tuesday, January 20, 2026, at the Tiffin Fire Station. Mayor Kasperek called the meeting to order at 7:06 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 Schnedler.

All ayes, agenda approved.

D. Communications and Reports

1. Unscheduled

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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 the January 6, 2026, City Council Minutes
2. Approval of the January 9, 2026, Special City Council Minutes
3. Approval of the January 9, 2026, Special City Council Minutes
4. Approval of the January 13, 2026, Special City Council Minutes
5. Approval of Summary of Receipts Report
6. Approval of Clerk's/Treasurers Report
7. Approval of Liquor License Renewal – Bella Sala

Motion to approve Consent Agenda which includes City Council Minutes, Special City Council Minutes, Summary of Receipts Report, Clerk/Treasurer Report and Renewal of Liquor License for Bella Sala by Olney.

Second by Schnedler.

All ayes, consent agenda approved.

F. Mayoral Proclamation

- 1.

G. Public Hearing

1. Public Hearing on Proposal to enter into a General Obligation Urban Renewal Loan Agreement

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

Motion to open Public Hearing on Proposal to enter into a General Obligation Urban Renewal Loan Agreement by Schnedler.

Second by Orris.

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

Discussion: Nothing Received at City Hall.

Motion to close Public Hearing on Proposal to enter into a General Obligation Urban Renewal Loan Agreement by Olney.

Second by Johnson.

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

All ayes, motion carried.

H. Ordinance Approval/Amendment

- 1.

I. Resolutions for Approval

1. Resolution No. 2026-001 – A Resolution Taking Additional Action to Enter into General Obligation Urban Renewal Loan Agreement and Authorizing the Use of a Preliminary Official Statement for the sale of General Obligation Urban Renewal Bonds, Series 2026A. Motion to approve by Orris.

Second by Johnson.

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

All ayes, motion carried.

2. 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 (STPN--006-7(100)--2J-52). Motion to approve by Schnedler.
Second by Orris.
Roll Call: Schnedler, Limkemann, Orris, Olney, Johnson.
All ayes, motion carried.
3. Resolution No. 2026-003 – A Resolution to Proceed with Two Additional Street Lights on Roberts Ferry Road North of Oakdale Boulevard. Motion to approve by Limkemann.
Second by Orris.
Roll Call: Limkemann, Orris, Olney, Johnson, Schnedler.
All ayes, motion carried.
4. Resolution No. 2026-004 – A Resolution Setting the Date of February 3, 2026, for a Public Hearing for Tiffin East, Lot 30, Known as Grove Park Planned Development Overlay Site District. Motion to approve by Limkemann.
Second by Orris.
Roll Call: Orris, Olney, Johnson, Schnedler, Limkemann.
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. Consideration of Pay Application #8 – Miron Construction, Recreation Center – Motion to table by Schnedler.
Second by Limkemann.
All ayes, motion carried.
3. Discussion and Consideration to Purchase NEOGOV Insight and Onboard Modules and Council Action as Needed. Motion to approve by Limkemann.
Second by Schnedler.
All ayes, motion carried.
4. Discussion and Consideration of Adding a Parks & Grounds Specialist to the Wage Study Scale, Approve the New Job Description and Approve the Memorandum of Understanding updating the Wage Scale – Motion to approve by Limkemann.
Second by Schnedler.
All ayes, motion carried.

L. Reports to be Received/Filed

1. City Engineer's Report
2. Johnson County's Sheriff's Report - December
3. Monthly Departmental Budget Reports
4. Tiffin Recreation Center - Project Update

M. Reports from City Personnel

1. Mayor's Report – Nothing to Report.
2. City Council Reports – Discussion: Council Person Limkemann reported the Tiffin Emergency Responders Association pancake breakfast will be Sunday, May 3, 2026. The time is to be determined.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report – Annual Report included in the Packet.

5. Water/Wastewater Superintendent's Report – Nothing to Report.
6. Recreation Director's Report – Nothing to Report.
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 the Packet. Joint School Board meeting on Wednesday, February 4th at 5:30 PM. Fire Department received \$1000 donation from Kwik Star will be added to the Fire Department Savings Account.

N. Adjournment

Motion to adjourn by Schnedler.

Second by Limkemann.

All ayes, meeting adjourned at 8:02 PM.



____ January 21st, 2026
Abigail Hora, City Clerk

City of Tiffin Summary of Receipts

01/16/2025-01/29/2026

001-GENERAL	\$	117,565.78
110-ROAD USE TAX	\$	51,953.81
112-EMPLOYEE BENEFIT	\$	-
119-EMERGENCY FUND	\$	-
121-LOCAL OPTION SALES TAX	\$	106,910.36
125-TIF	\$	-
200-DEBT SERVICE	\$	-
301-DEVELOPER ESCROW	\$	-
307-PARK ROAD PAVING	\$	-
310-TRAIL PROJECT	\$	-
316-GO BONDS	\$	-
320-ROUNDBOUT	\$	-
321-ORIGINAL TOWN URBANIZATION	\$	-
335-FOREVERGREEN RD	\$	-
336-PUBLIC WORKS BUILDING	\$	-
344-PW EQUIPMENT	\$	-
600-WATER	\$	79,950.96
601-WATER SINKING	\$	-
607-SECOND WELL	\$	-
610-SEWER	\$	74,308.97
611-SEWER SINKING	\$	-
617-SANITARY SEWER IMPROVEMENTS	\$	-
618-SEWER MAIN UPSIZE RAILROAD	\$	-
670-RECYCLING/GARBAGE	\$	29,825.74
740-STORM WATER	\$	6,485.80
TOTAL:	\$	467,001.42



City of Tiffin

Special Events Permit Application

APPLICATIONS MUST BE SUBMITTED 30 DAYS PRIOR TO EVENT

EVENT INFORMATION:

Event Name: Simply Made Market

Date of Event: 3/29/26

Description of Event: _____

Time of Event: 10am-3pm (lot needed 9-5)

Vendor market at Bella Sala. Use of Tiffin
Auxiliary Fields lot for overflow parking

Location of Event: Bella Sala

Size of Event: (Attendees) 1000+

CONTACT INFORMATION:

Event Contact Name: Bri Nicholson

Contact Phone: 319-331-8245

Contact Email: simplymademarket@gmail.com

Event ON SITE Contact Name: Bri Nicholson

Contact Phone: 319-331-8245

Contact Email: simplymademarket@gmail.com

LOGISTICS: Please provide maps

Parking & Traffic Plan: Bella Sala lot, Auxiliary Fields lot for overflow, golf cart transport

Plan for Police Protection: (if needed) None

Plan for Restroom Facilities & Locations: Bella Sala

Plan for Setup/Take down: Signs A few yard signs for guests will be put up & taken down after

Temporary Sign Request: (if needed) None

Tents (size, type and purpose of each tent): None

FOOD VENDORS (Required to have active Mobile Food License Permit with City of Tiffin)

N/A

VENDORS (NON-FOOD, RIDES)

N/A

ADDITIONAL LICENSING:

Proof of Insurance (Please attach): N/A

Alcoholic Beverage License, Name License will be under (Please attach): N/A

I certify that I am the person authorized to act on behalf of the event to request this permit and understand and agree to pay on behalf of the City all sums which the City is obligated to pay by reason of any liability imposed upon the City for damages of any kind resulting from use of public property and the public right of way, whether such liability is caused by person or persons, caused by accident or otherwise and shall defend as its own expense and on behalf of the City any claim against the City arising out of the use of public property and the public right of way and agree to follow all other ordinances that shall pertain including Ordinance 2006-277, City of Tiffin, Iowa. I understand that I will be responsible for any temporary signage for the event prior to City Approval of signage.

Bri Nicholson
Signature

1/9/26

Date

For City Use:

Authorized City Signature: _____ Date: _____
Copy to Applicant: _____ Johnson Co. Sheriff Notified: _____ Public Works Notified: _____ Tiffin Fire Notified: _____



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Ordinance 2026-523 – Grove Park Rowhomes OPD & Rezoning

ACTION: Approval

UPDATE

Applicant: Pace Construction, LLC – 1321 Sunset Street, Suite 1, Iowa City, IA 52246

This item is returning to the agenda after the City Council **reset the public hearing at the previous meeting**, requiring the readings to start over. **No changes have been made to the ordinance or the OPD/Developer Agreement.** The applicant continues to request rezoning of Lot 30, Tiffin East (approximately 5.86 acres) from **OPD/R-12** (Planned Development Overlay – Multi-Family 12-Plex Residential) and **OPD/C-1B** (Planned Development Overlay – Mixed-Use Commercial) to **OPD/R-4** (Planned Development Overlay – Multi-Family 4-Plex Residential).

The rezoning would allow development of **Grove Park Rowhomes**, a residential project consisting of **56 attached rowhome units** in 4-, 5-, and 6-plex configurations

Property Information

- **Location:** East Marengo Road / Hwy 6, Tiffin, Iowa
- **Size:** 5.86 acres
- **Current Zoning:** OPD/R-12 and OPD/C-1B
- **Proposed Zoning:** OPD/R-4
- **Surrounding Uses:**
 - West: Duplex residential
 - East: Commercial lots
 - South: Townhomes and condominiums

Project Description

- **Total Units:** 56 rowhome units (184 bedrooms)
- **Building Types:**
 - Type A: 4-bedroom units with detached garages
 - Type B & C: 3-bedroom units with front-loaded garages
- **Parking:**
 - Required: 198 spaces (1 per bedroom + 1 per 4 units)
 - Provided: 212 spaces (garage + driveway + guest)
- **Open Space:** 0.29 acres + public sidewalk along Hwy 6 connecting to Jim Bartels City Park
- **Phasing:**

- Phase 1: 9 units + stormwater basin + initial utilities
- Phase 2: 19 units + looped water main + emergency access
- Phase 3: 15 units + east alley
- Phase 4: 13 units + final street connections

Planned Development Overlay Details

- **Lot Standards (OPD vs. R-4):**
 - Frontage: 27 ft (vs. 80 ft)
 - Depth: 80 ft (vs. 100 ft)
 - Lot Area: 2,200 SF per unit (vs. 16,000 SF)
 - Front Yard: 10 ft (vs. 20 ft)
 - Side Yard: 5 ft (vs. 12 ft)
 - Rear Yard: 15 ft (vs. 30 ft)
- **Max Height:** 2½ stories or 38 ft
- **Design Theme:** Urban-style rowhomes transitioning between commercial and residential areas
- **Infrastructure:** Private streets maintained by HOA; public water/sewer in easements

Comprehensive Plan Consistency

The proposed rezoning supports the City’s vision for mixed-density residential development and provides a transition between commercial and residential areas along Hwy 6.

Conditions of Approval

1. Execution of Developer’s Agreement and OPD Agreement.
2. Compliance with Tiffin Zoning Code – OPD District.
3. Recording of ordinance and easements with Johnson County Recorder.
4. Approval of final landscaping and lighting plans.
5. Construction of public sidewalk along Hwy 6 frontage.

Staff Recommendation

Staff recommends approval of Ordinance No. 2025-523 rezoning Lot 30, Tiffin East from OPD/R-12 and OPD/C-1B to OPD/R-4, subject to the conditions listed above.

ATTACHMENTS: Ordinance, Elevation Drawings, Site Layout Plan, Preliminary Plat, Development Narrative, Grove Park Rowhomes Site District

CITY OF TIFFIN 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

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to rezone property, at the request of the applicant, Pace Construction, LLC, known as LOT 30 of Tiffin East, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 5.86 acres and subject to easements and restrictions of record, 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), consisting of rowhomes totaling 56 units as shown on the attached documents. Such property to be known as Grove Park Rowhomes.

Section 2. Amendment. The following legally described property:

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council

approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 3. Amendment. The following legally described property:

LOT 30 OF TIFFIN EAST, TIFFIN, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 6, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,

EXCEPTING THEREFROM,

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 4. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 7. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the ___ day of February 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ___ introduced Ordinance No. 2026-523, and moved that it be given its first reading. The motion was seconded by Councilperson ____

Ayes:

Nays:

___ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-523, was read the first time, discussed, and placed on record.

On the ___ day of _____ 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-523, and moved that it be given its second reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-523, was read the second time and discussed and placed on record.

On the _____ day of _____ 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-523, and moved that it be given its third and last reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-523 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____ day of _____ 2026 and approved by the Mayor on the _____ day of _____ 2026.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasperek, Mayor

ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled 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, and known as No. 2026-523 was duly passed by the Council on the _____th day of _____ 2026, and signed by the Mayor on the _____th day of _____ 2026, and published on the _____th day of _____ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-523 in the following places:

The Depot, Tiffin, Iowa
Casey's, Tiffin, Iowa
Solon State Bank, Tiffin, Iowa

Abigail Hora, City Clerk



2
A.200
WEST ELEVATION
SCALE: 3/16" = 1'-0"



1
A.200
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

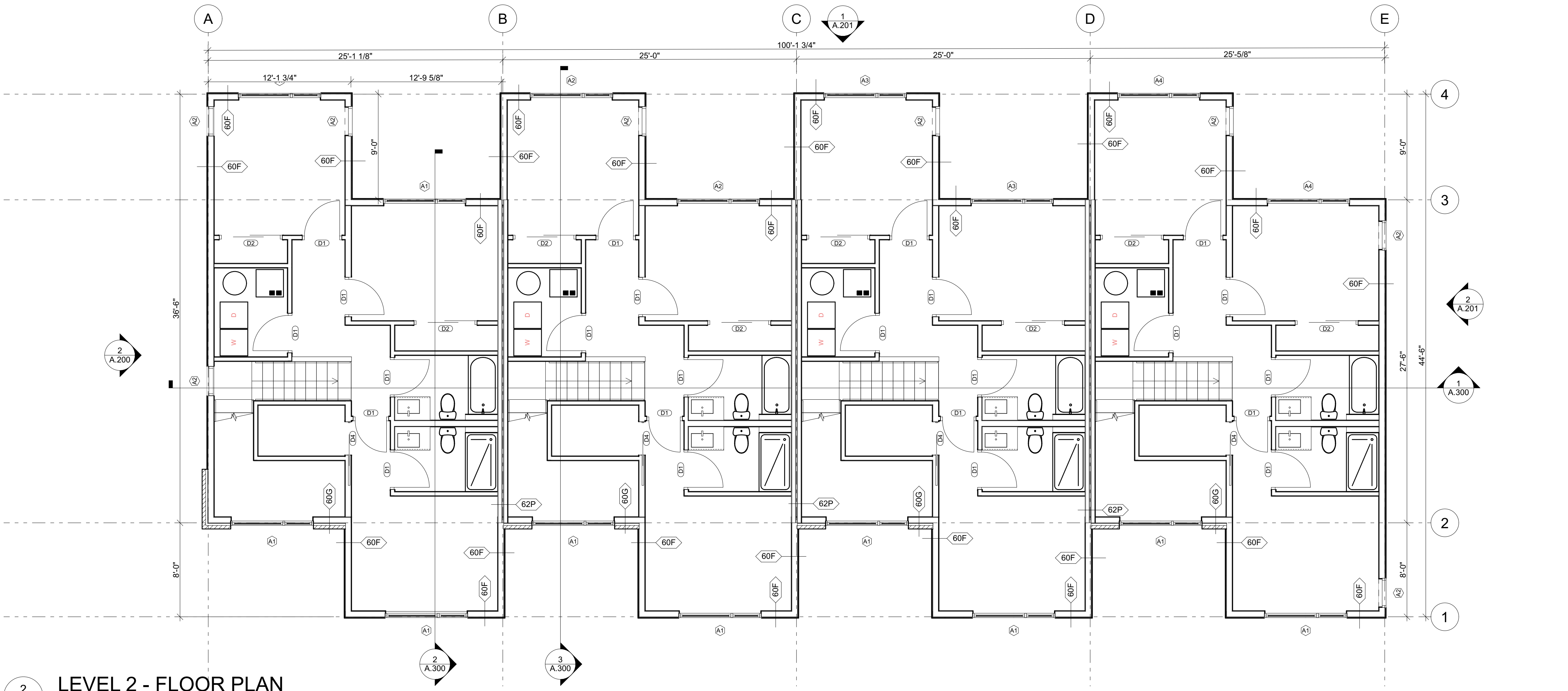
GROVE PARK ROWHOMES - UNIT TYPE A

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

GNITSHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

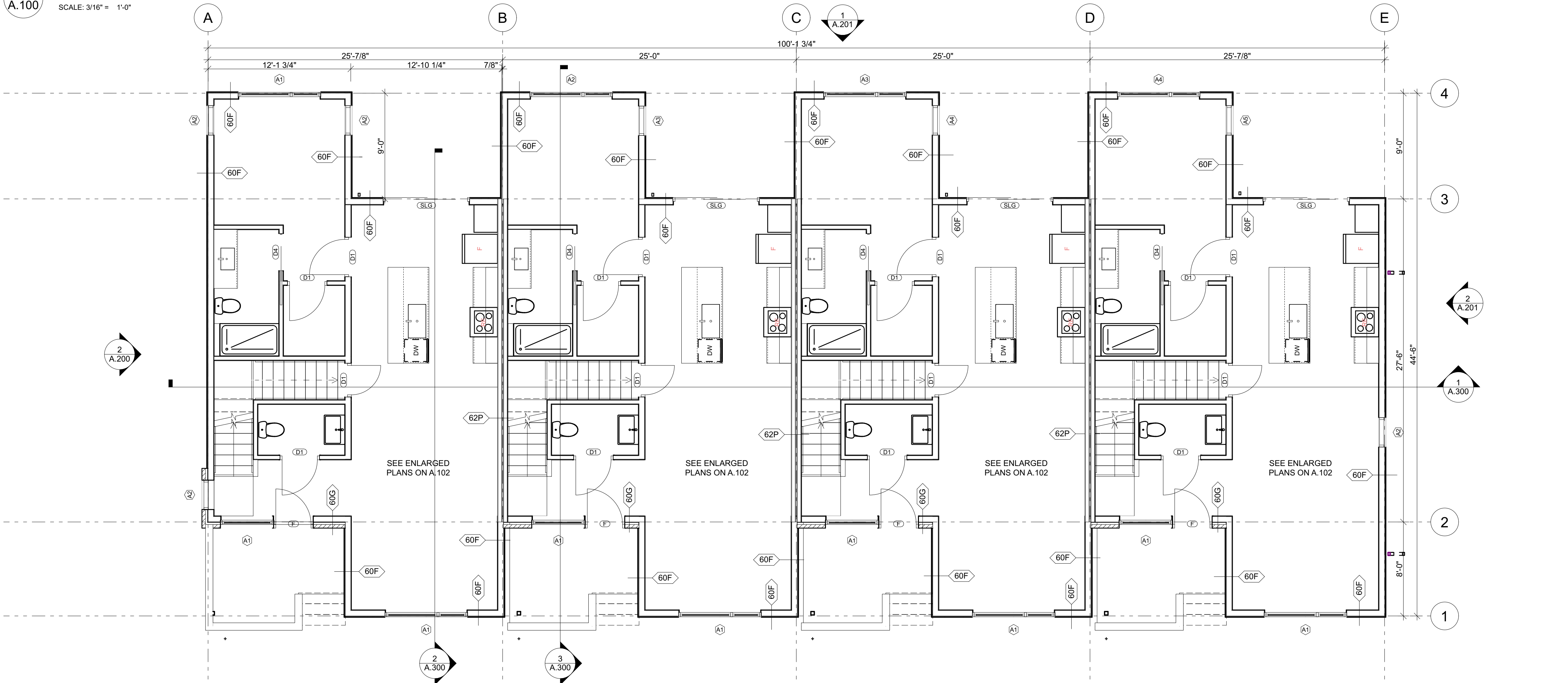
2024.07		
SD CHECKSET 2025.05.28		
NO.	REVISION SCHEDULE DESCRIPTION	DATE
BUILDING ELEVATIONS		
A.200		



2
A.100

LEVEL 2 - FLOOR PLAN

SCALE: 3/16" = 1'-0"



1
A.100

LEVEL 1 - FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE A
443 E MARENGO RD,
TIFFIN, IA 52340

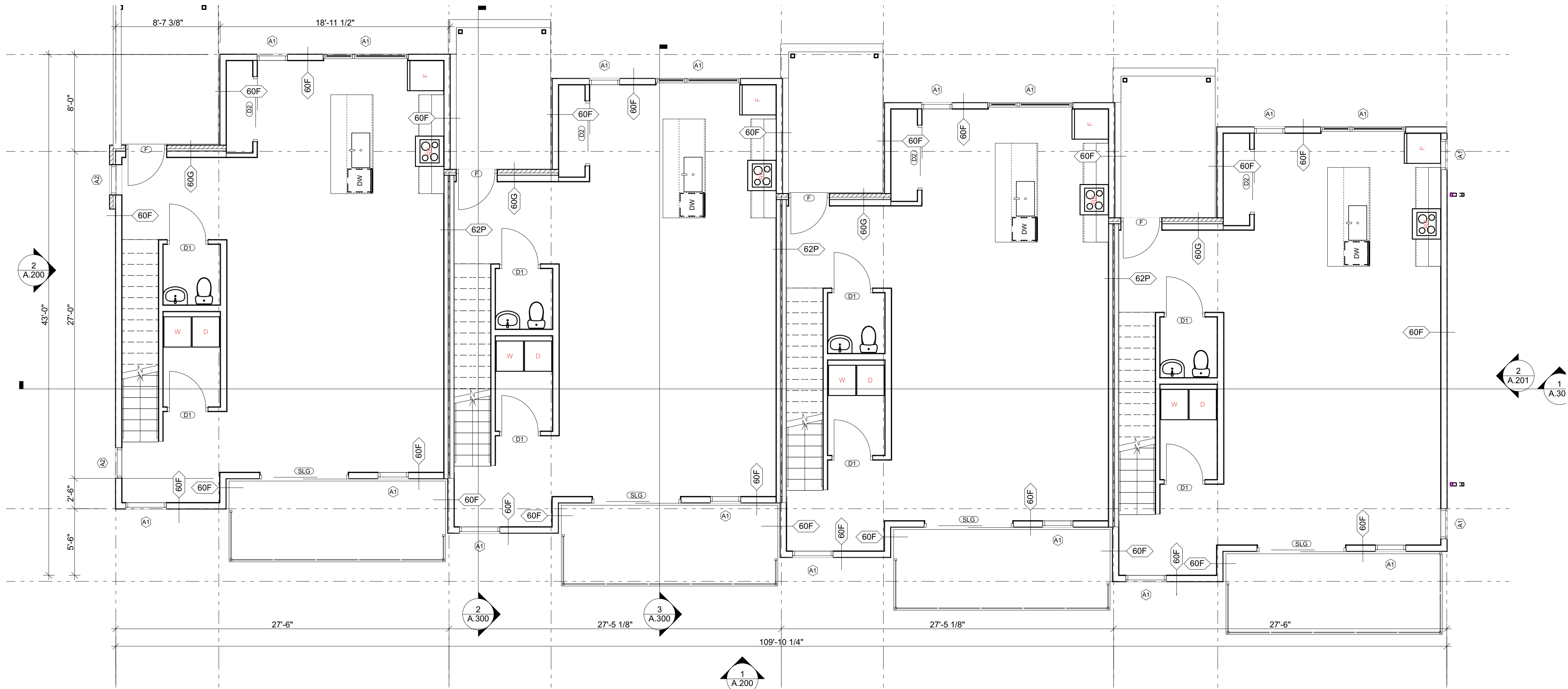
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ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07		
SD CHECKSET		
2025.05.28		
NO.	REVISION SCHEDULE	DATE
	DESCRIPTION	

FLOOR PLANS

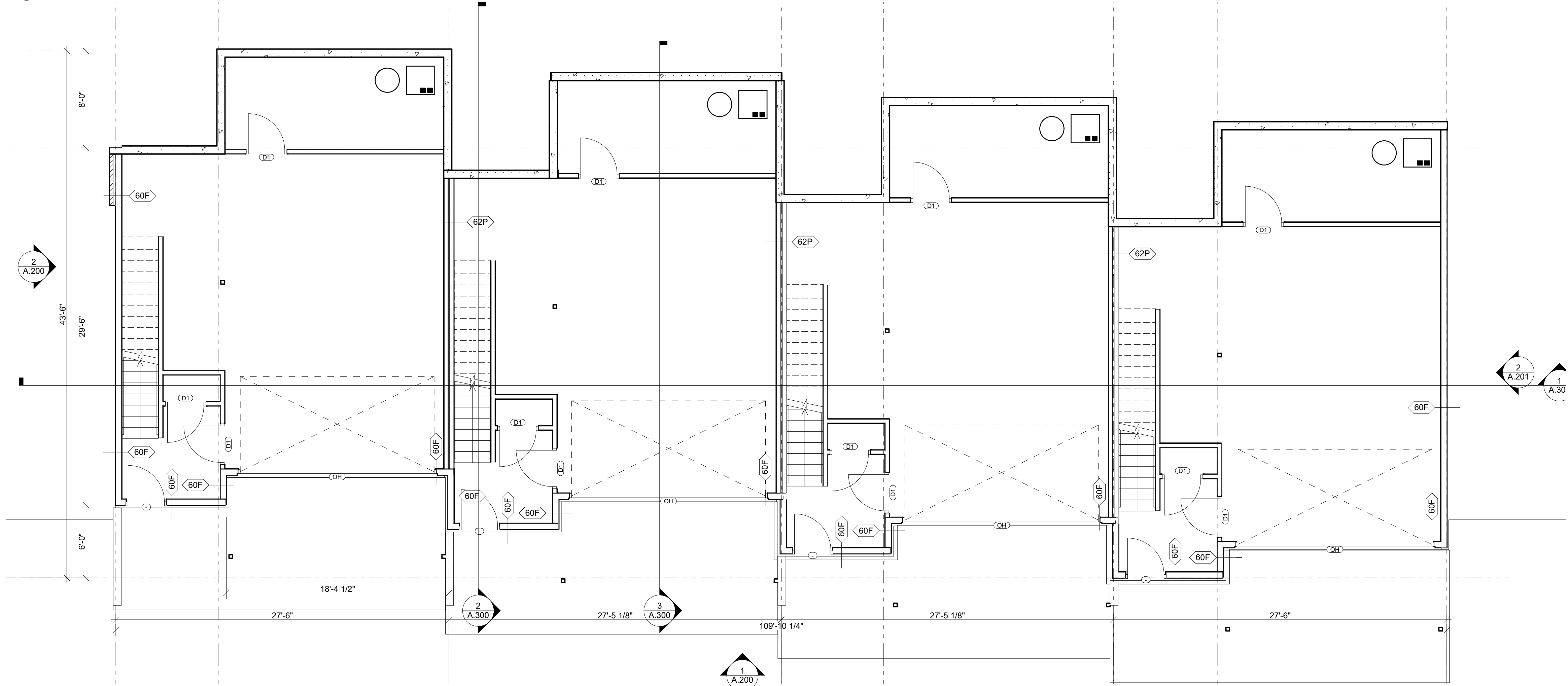
A.100



2
A.100

LEVEL 1 - FLOOR PLAN

SCALE: 3/16" = 1'-0"



1
A.100

BASEMENT - FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE B

443 E MARENGO RD,
TIFFIN, IA 52340

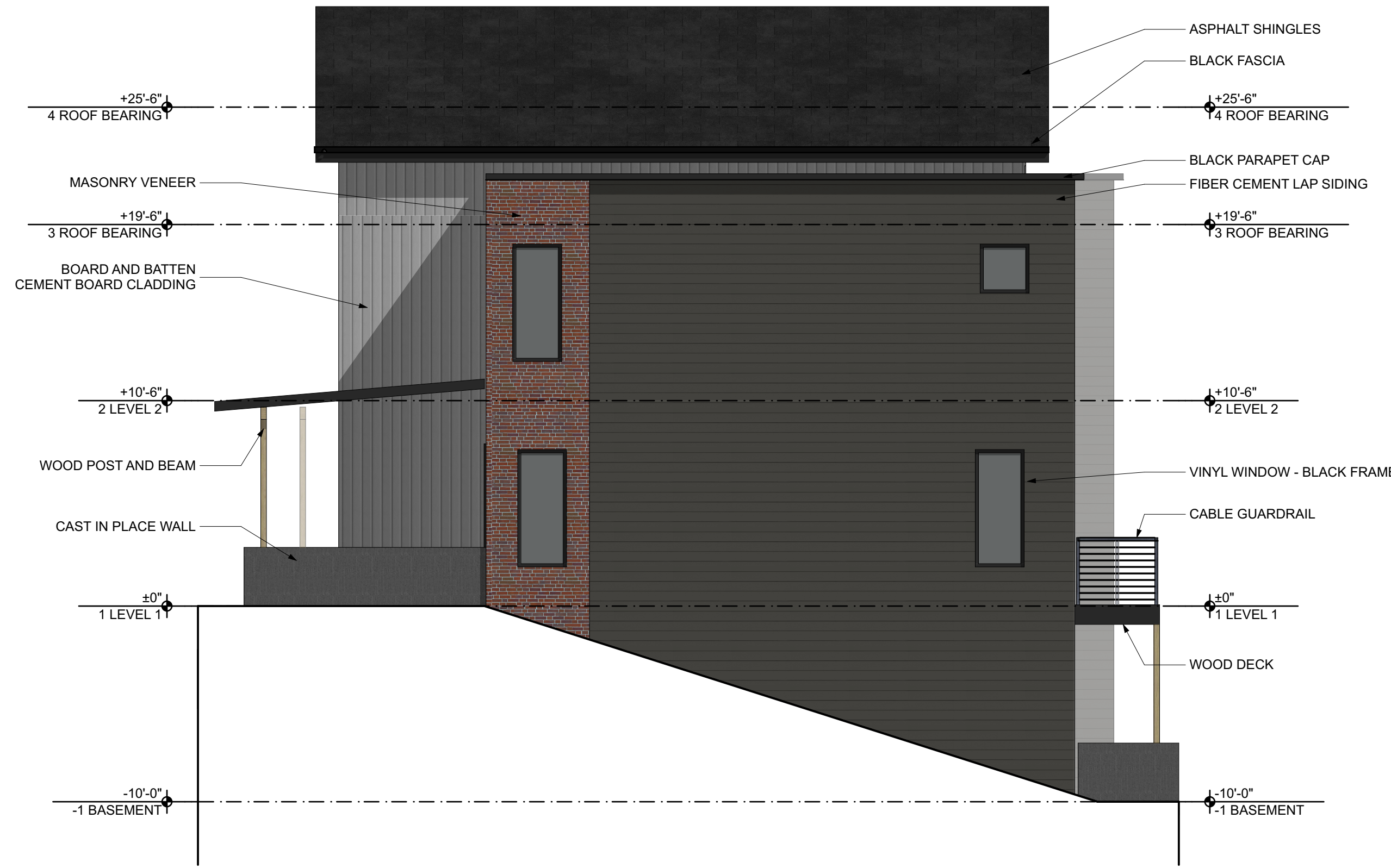
PRELIMINARY - NOT FOR CONSTRUCTION

GNITSHOT
ARCHITECTURE

305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

FLOOR PLANS

A.100



2
A.200 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1
A.200 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE B
443 E MARENGO RD,
TIFFIN, IA 52340

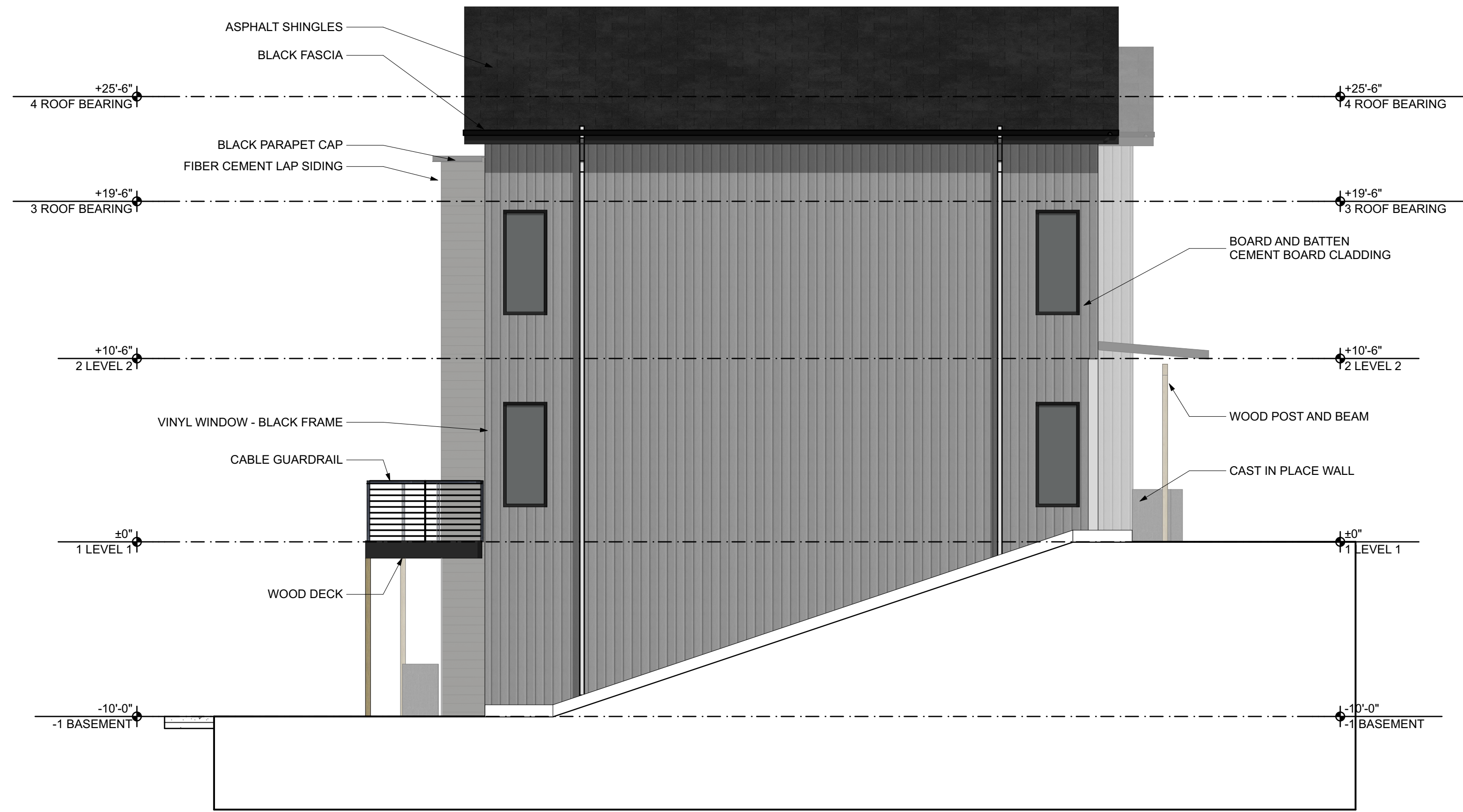
GN17SHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
2024.07	SD CHECKSET	2025.05.28

BUILDING
ELEVATIONS

A.200



2
A.201

EAST ELEVATION

SCALE: 3/16" = 1'-0"



1
A.201

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE B

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07

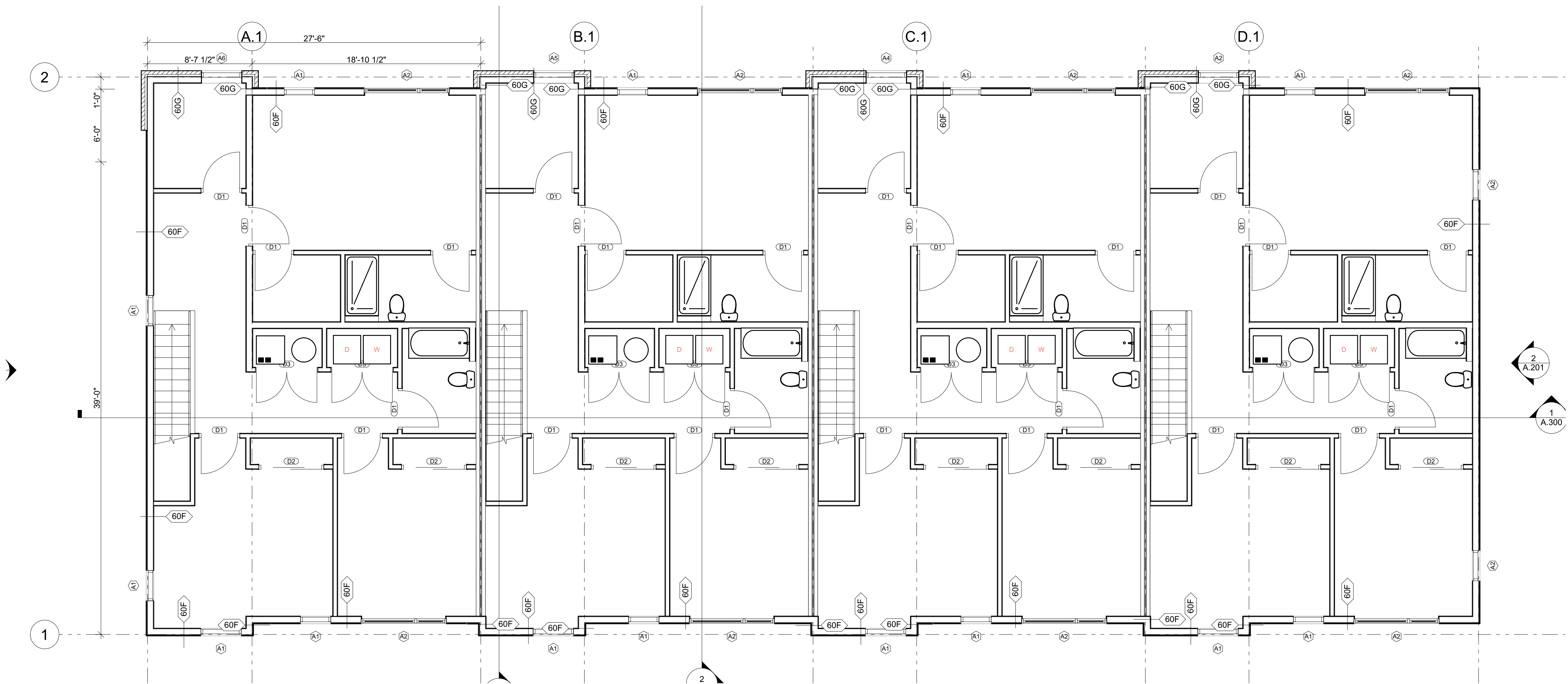
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2025.05.28

NO.	REVISION SCHEDULE	DESCRIPTION	DATE
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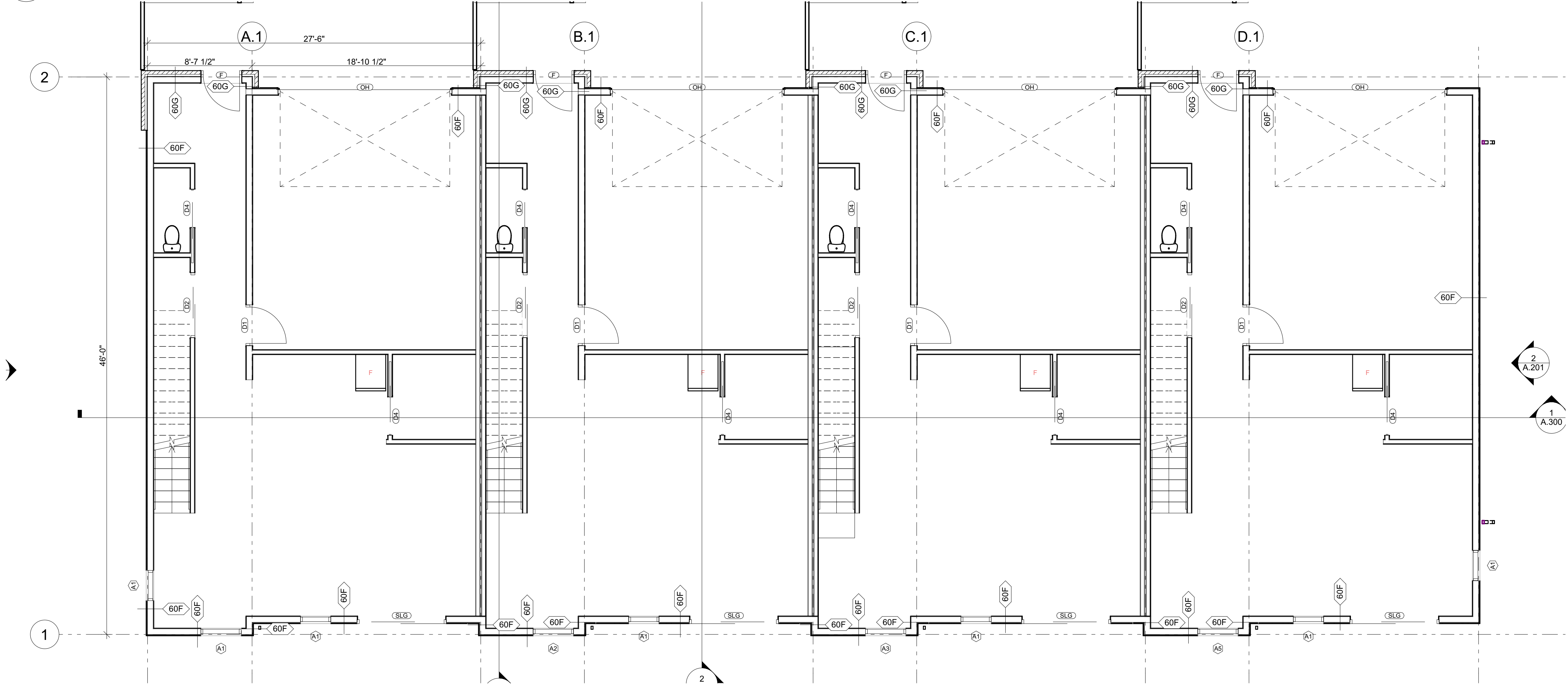
BUILDING
ELEVATIONS

A.201

GN17SHOT
ARCHITECTURE
T 515-243-0074
305 EAST COURT AVENUE, DES MOINES, IA 50309



2
A.100
LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"



1
A.100
LEVEL 1 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE C

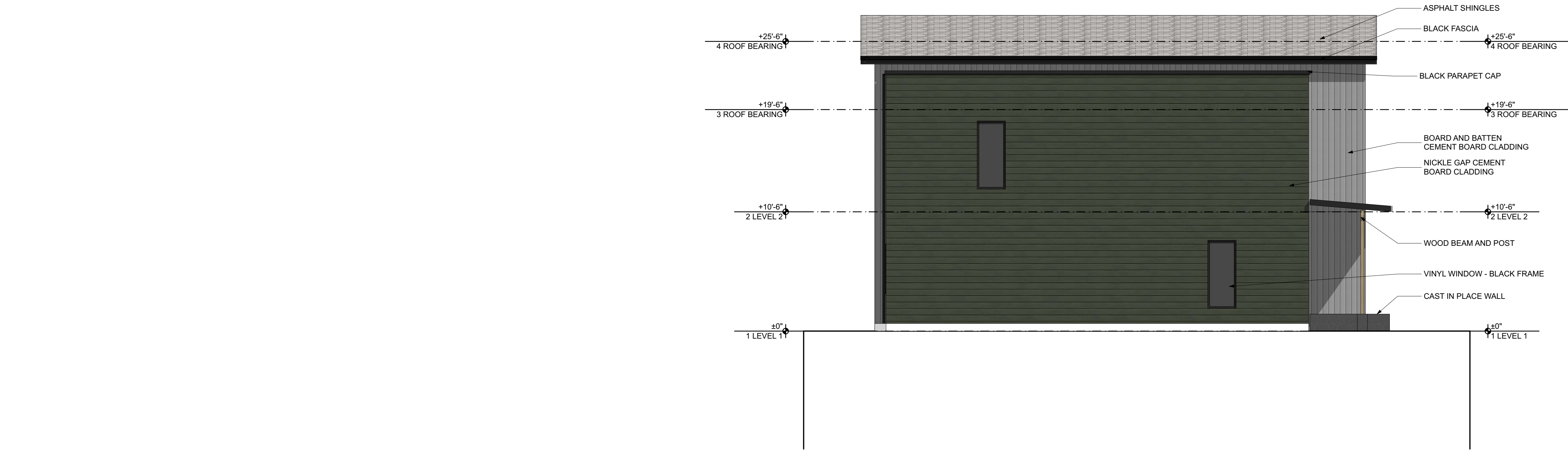
443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

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ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

FLOOR PLANS

A.100



2
A.200

WEST ELEVATION

SCALE: 3/16" = 1'-0"



1
A.200

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07

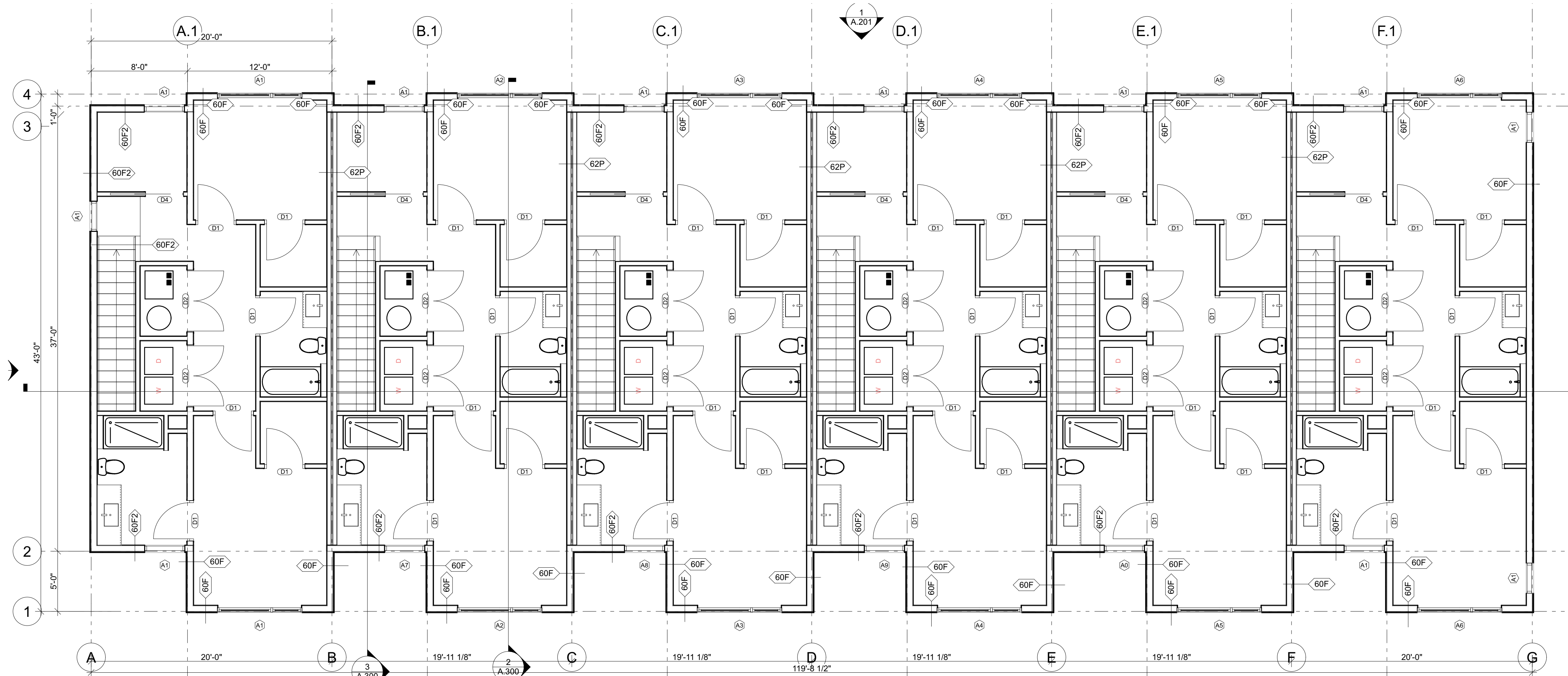
SD CHECKSET
2025.05.28

NO.	REVISION SCHEDULE DESCRIPTION	DATE
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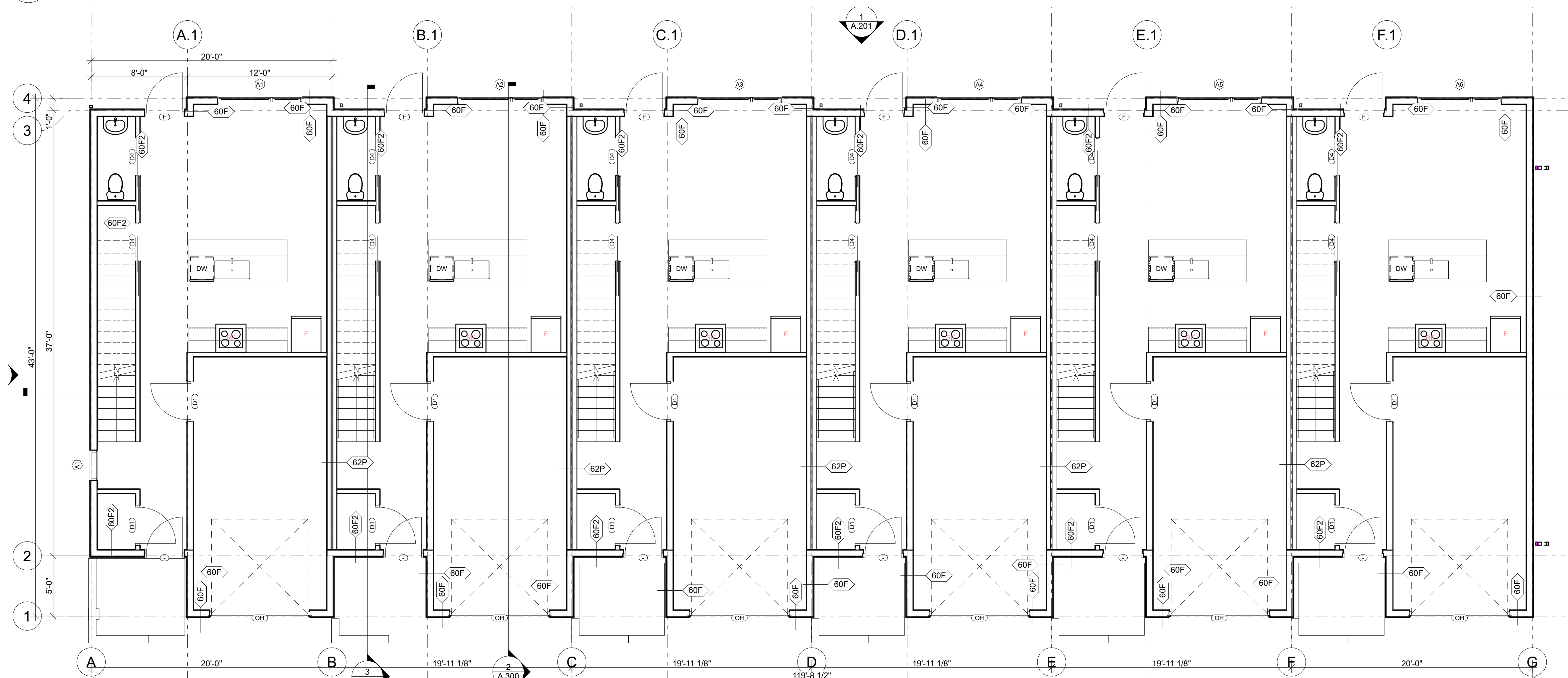
BUILDING
ELEVATIONS

A.200

GNITSHOT
ARCHITECTURE
T 515-243-0074
305 EAST COURT AVENUE, DES MOINES, IA 50309



2
A.100
LEVEL 2 - FLOOR PLAN
SCALE: 3/16" = 1'-0"



1
A.100
LEVEL 1 - FLOOR PLAN
SCALE: 3/16" = 1'-0"

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GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,
TIFFIN, IA 52340

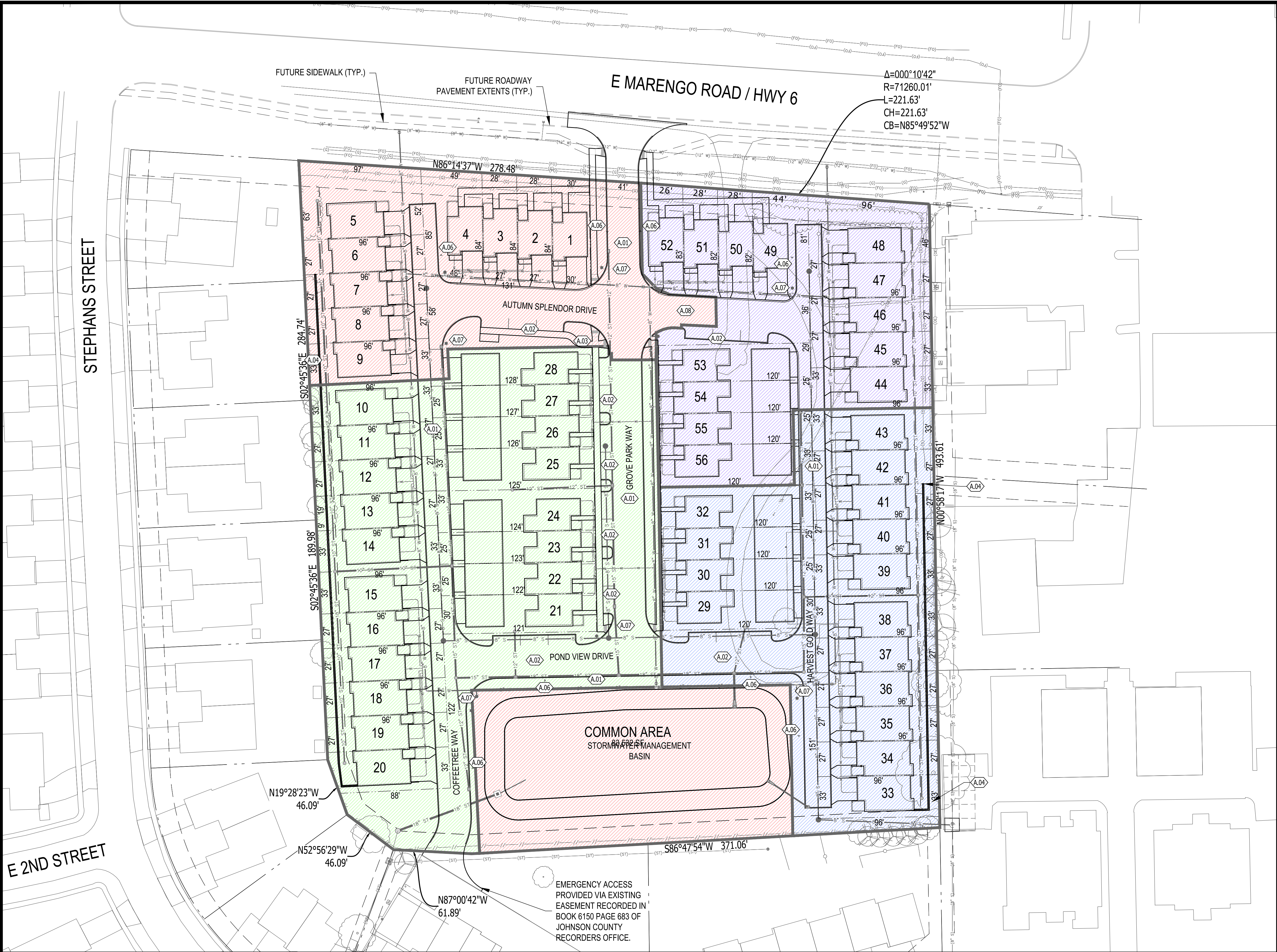
PRELIMINARY - NOT FOR CONSTRUCTION

GN17SHOT
ARCHITECTURE
305 EAST COURT AVENUE, DES MOINES, IA 50309
T 515-243-0074

FLOOR PLANS

A.100

2:02/24/24 17:00 DRAWINGS/24317 C200.DWG, C200, 10/31/2025 8:47:25 PM
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All other text within the space of this document (drawing) shall be the property of the engineer and shall not be reproduced or used in any way without the written consent of the engineer.



- KEYNOTES:
- A.01 PCC ROADWAY PAVEMENT (7")
 - A.02 PCC PARKING LANE PAVEMENT (5")
 - A.03 PCC SIDEWALK
 - A.04 RETAINING WALL. REFER TO SHEET C420.
 - A.05 RETAINING WALL. REFER TO SHEET C421.
 - A.06 "NO PARKING - FIRE LANE" SIGN
 - A.07 STREET LIGHT
 - A.08 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

PHASE	UNITS
PHASE 1	STORM WATER BASIN & 1 - 9
PHASE 2	10 - 28
PHASE 3	29 - 43
PHASE 4	43 - 56

- NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, WORK IN THE RIGHT-OF-WAY PERMIT FROM IOWA DOT. THE DEVELOPER AND CONTRACTOR ACKNOWLEDGE THAT HIGHWAY 6 WILL BE RECONSTRUCTED AT SOME FUTURE TIME. THIS RECONSTRUCTION MAY REQUIRE MODIFICATIONS TO THE ENTRANCE DRIVE PAVEMENT. ADDITIONAL APPROVALS MAY BE REQUIRED BY THE CITY OF TIFFIN FOR DESIGN CHANGES NEEDED TO ACCOMMODATE THIS FUTURE CONSTRUCTION.

H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



CLIENT
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1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

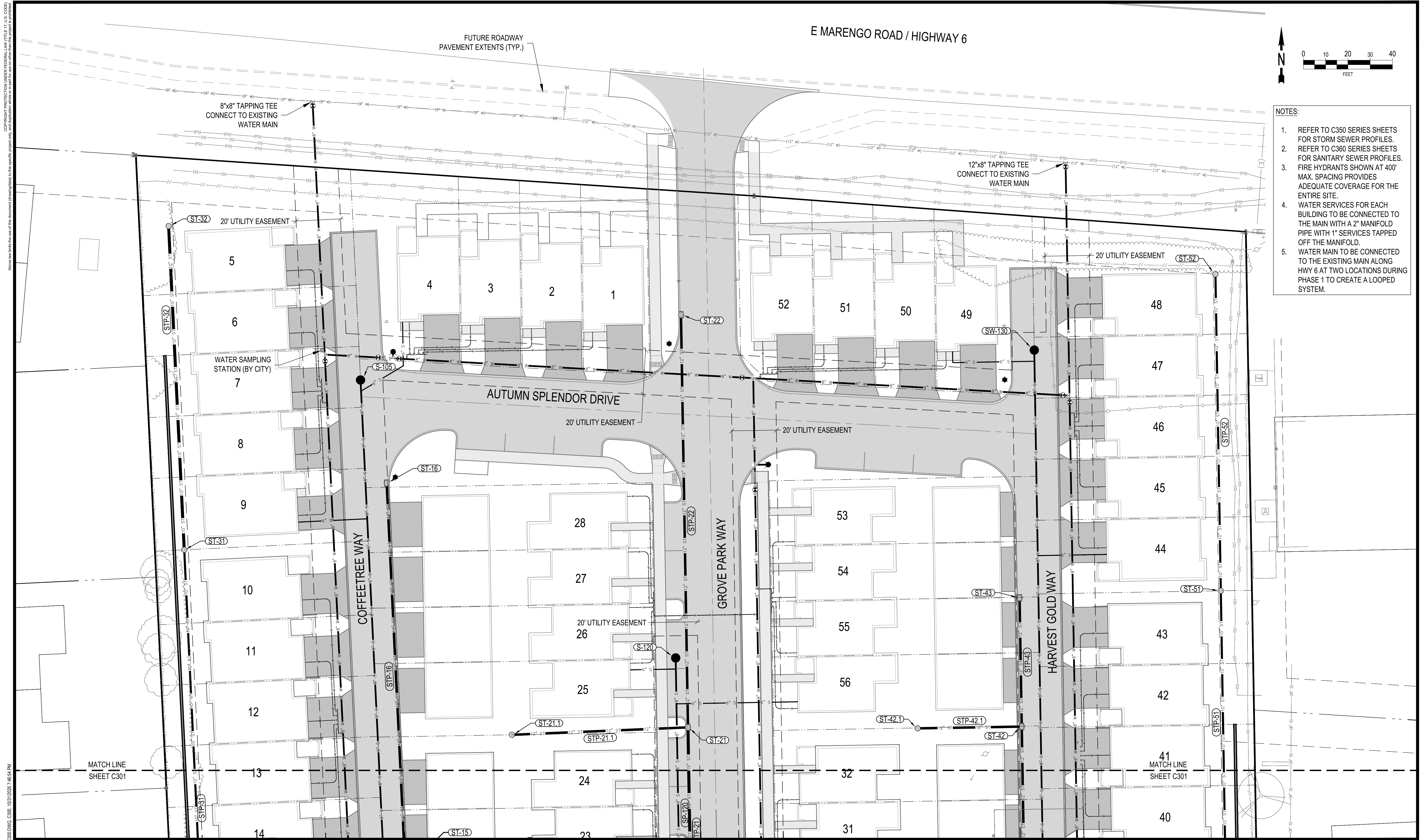
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SITE LAYOUT PLAN

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
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APPROVED BY: MJW

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C200



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- NOTES:
1. REFER TO C350 SERIES SHEETS FOR STORM SEWER PROFILES.
 2. REFER TO C360 SERIES SHEETS FOR SANITARY SEWER PROFILES.
 3. FIRE HYDRANTS SHOWN AT 400' MAX. SPACING PROVIDES ADEQUATE COVERAGE FOR THE ENTIRE SITE.
 4. WATER SERVICES FOR EACH BUILDING TO BE CONNECTED TO THE MAIN WITH A 2" MANIFOLD PIPE WITH 1" SERVICES TAPPED OFF THE MANIFOLD.
 5. WATER MAIN TO BE CONNECTED TO THE EXISTING MAIN ALONG HWY 6 AT TWO LOCATIONS DURING PHASE 1 TO CREATE A LOOPED SYSTEM.

H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PROJECT
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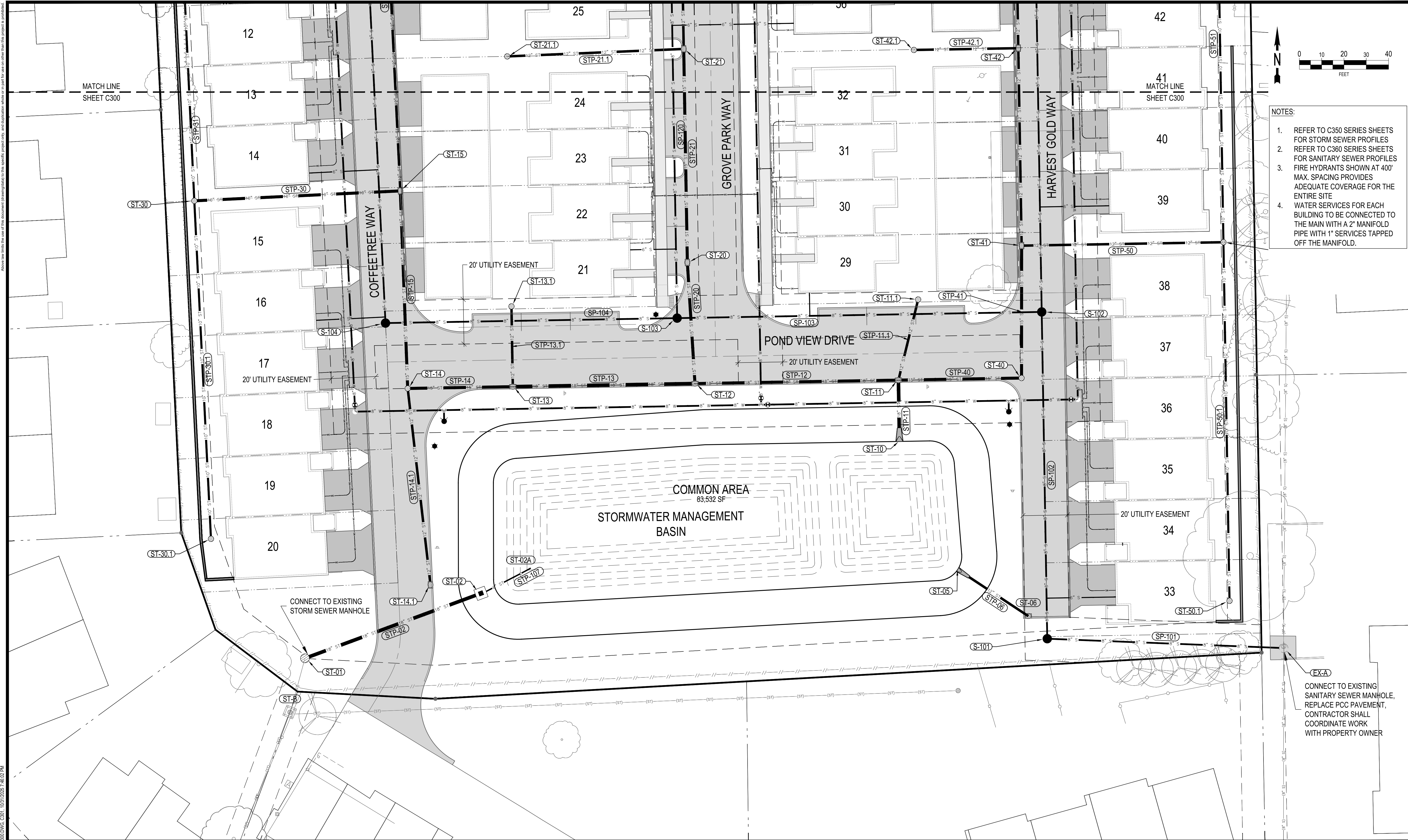
SHEET TITLE
SITE UTILITIES PLAN
NORTH

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
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SHEET NUMBER
C300



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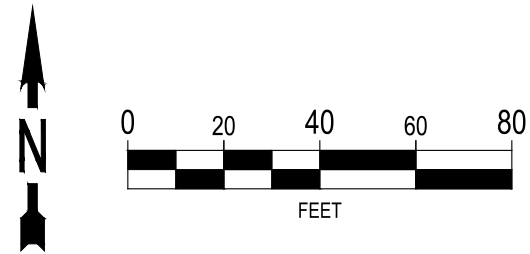
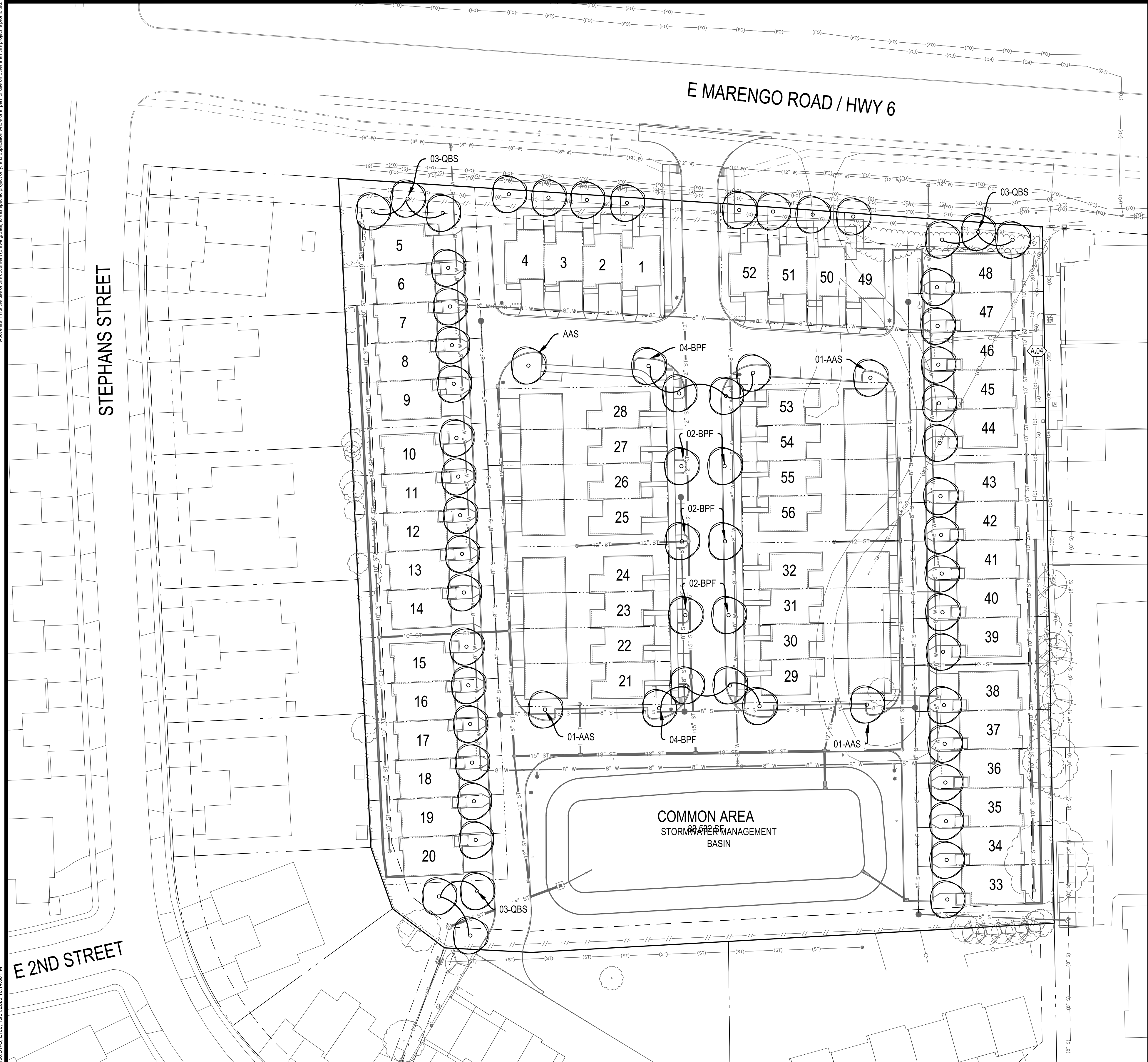
PROJECT
GROVE PARK ROWHOMES

SHEET TITLE
SITE UTILITIES PLAN
SOUTH

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
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NOTES:

1. TREES ON THE PLAN THAT HAVE HAVE A QUANTITY AND TYPE SPECIFIED WILL BE PLANTED BY THE DEVELOPER PRIOR TO OCCUPANCY OF THE ADJACENT UNITS.
2. TREES WITHOUT A QUANTITY AND TYPE SPECIFIED SHALL BE CHOSEN FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW.
3. EACH UNIT SHALL HAVE A TREE PLANTED IN THE FRONT YARD AS SHOWN. THE TREES SHALL BE SELECTED FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW. UNITS 21 - 32 AND 53 - 56 ARE EXEMPT FROM THIS REQUIREMENT BECAUSE THE TREES FOR THESE UNITS WILL BE PLANTED IN THE PARKWAY AS SHOWN BY THE DEVELOPER.

SPECIFIED TREES

ID	QTY	BOTANICAL / COMMON NAME	ROOT	NOTES
AAS	4	Aesculus "Autumn Splendor" AUTUMN SPLENDOR BUCKEYE	BB	30' - 45' H x 30' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
BPF	14	Betula platyphyla "Fargo" DAKOTA PINNACLE DAKOTA PINNACLE BIRCH	BB	30' - 40' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QBS	9	Quercus bicolor SWAMP WHITE OAK	BB	50' - 75' H x 50' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE

HOMEOWNER OPTIONS

ID	BOTANICAL / COMMON NAME	ROOT	NOTES
AAS	Aesculus "Autumn Splendor" AUTUMN SPLENDOR BUCKEYE	BB	30' - 45' H x 30' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
BPF	Betula platyphyla "Fargo" DAKOTA PINNACLE DAKOTA PINNACLE BIRCH	BB	30' - 40' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
CBF	Carpinus betulus "Fastigiata" COMMON HORNBEAM	BB	30' - 40' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
COH	Celtis occidentalis "Prairie Pride" HACKBERRY	BB	40' - 50' H x 40' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
GDE	Gymnocladus dioica "Espresso" KENTUCKY COFFEETREE	BB	40' - 50' H x 25' - 35' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
NSB	Nyssa sylvatica BLACK GUM	BB	30' - 50' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QBS	Quercus bicolor SWAMP WHITE OAK	BB	50' - 75' H x 50' - 60' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QRL	Quercus rubra "Long" RED OAK	BB	60' - 75' H x 45' - 50' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
QXW	Quercus x w arei "Long" REGAL PRINCE REGAL PRINCE OAK	BB	40' - 60' H x 20' - 25' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE
TMH	Tilia mongolica "Harvest Gold" MONGOLIAN LINDEN	BB	25' - 45' H x 20' - 30' W; MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE

H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
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D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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1321 SUNSET STREET, SUITE 51
IOWA CITY, IA 52246

PROJECT
GROVE PARK ROWHOMES

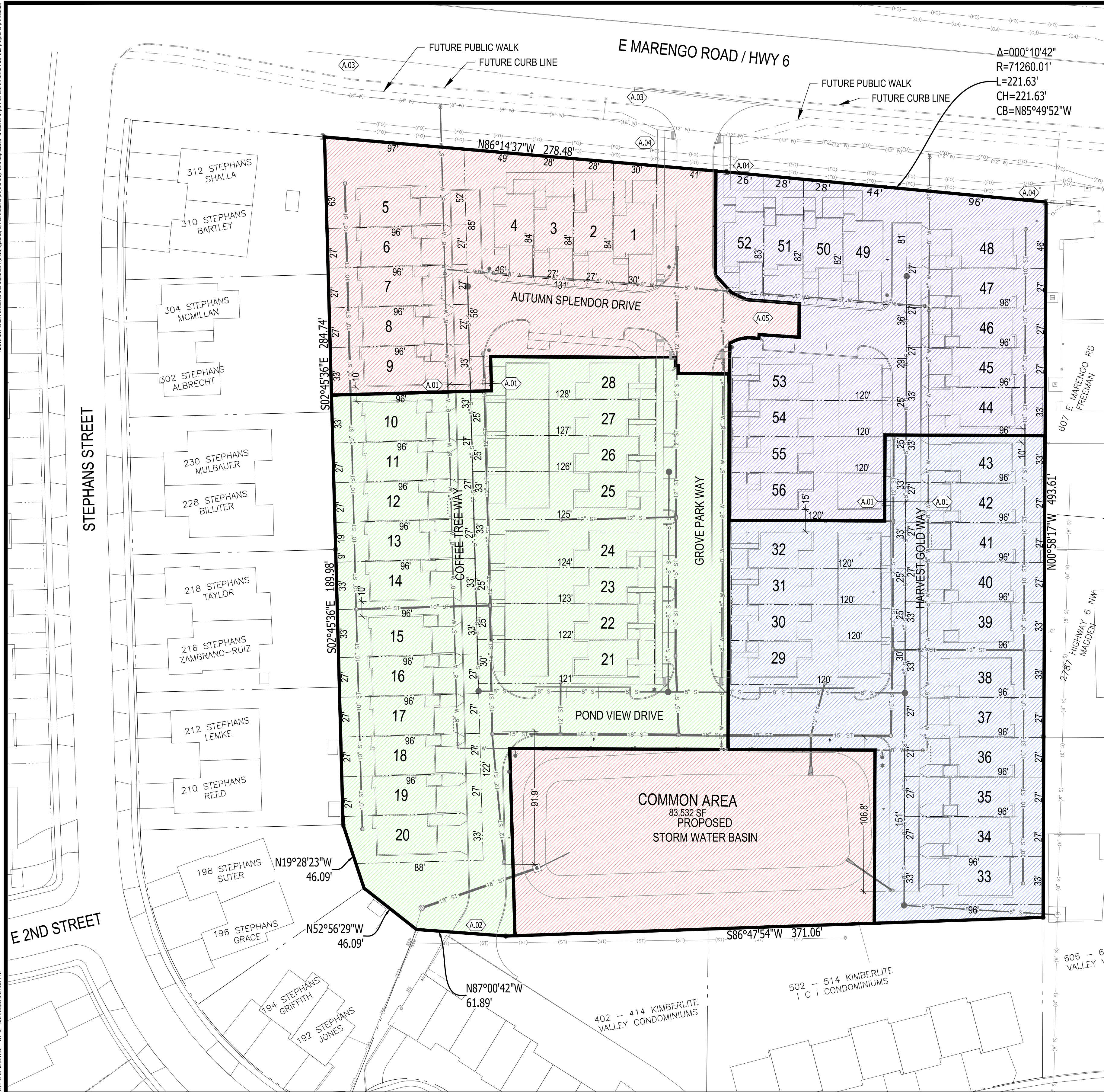
SHEET TITLE
LANDSCAPE PLAN

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
APPROVED BY: MJW

SHEET NUMBER
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LEGAL DESCRIPTION

LOT 30, TIFFIN EAST, TIFFIN, IOWA ACCORDING TO THE PLAT THEREOF
RECORDED IN BOOK 34 PAGE 6, PLAT RECORDS OF JOHNSON COUNTY.

APPLICANT INFORMATION

PROPERTY OWNER
443 MARENGO LC

DEVELOPER
PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
IOWA CITY, IA 52246

CIVIL ENGINEER
SHOEMAKER AND HAALAND
MICHAEL J. WELCH, PE
160 HOLIDAY ROAD
CORALVILLE, IA 52241
319-351-7150

NOTES

- ALL STREETS ARE PRIVATE AND OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ALL STORM SEWER STRUCTURES AND PIPING AREA PRIVATE.
- ALL SANITARY SEWER AND WATER MAIN IS PUBLIC AND LOCATED WITHIN UTILITY EASEMENTS.
- ACCESS EASEMENT PROVIDED OVER ALL PRIVATE STREETS FOR CITY MAINTENANCE ACCESS.
- TEMPORARY TURNAROUNDS TO BE PROVIDED AS REQUIRED DURING EACH PHASE TO MEET FIRE MARSHALL'S REQUIREMENTS.
- STORM WATER BASIN TO BE COMPLETED IN PHASE 1.
- REFER TO PAGE 2 FOR TYPICAL STREET SECTION.
- REFER TO PAGE 2 FOR EXISTING AND PROPOSED CONTOURS.
- REFER TO PAGE 3 FOR ACCESS AND UTILITY EASEMENT INFORMATION.

UNIT AND PARKING INFORMATION

UNIT	PHASE 1			PHASE 2			PHASE 3			PHASE 4			PROJECT TOTALS				LOT NOS.
	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	PARKING GAR	DRV	UNIT QTY	BEDS	PARKING GAR	DRV	
TYPE "A" (4-BED)	0	0	0	8	16	0	4	8	0	4	8	0	16	64	32	0	21 - 32, 53 - 56
TYPE "B" (3-BED)	4	8	8	0	0	0	0	0	0	4	8	8	8	24	16	16	1 - 4, 49 - 52
TYPE "C" (3-BED)	5	10	10	11	22	22	11	22	22	5	10	10	32	96	64	64	5 - 20, 33 - 48
GUEST PARKING	--	0	3	--	0	11	--	0	3	--	0	3	--	--	0	20	--
TOTAL	9	18	21	19	38	33	15	30	25	13	26	21	56	184	112	100	--

GAR = GARAGE
DRV = DRIVEWAY / STREET

PROJECT TOTAL
56 UNITS
184 BEDS
212 PARKING SPACES

PARKING REQUIRED
1 SPACE PER BEDROOM (MIN. 2 PER UNIT) 1 x 184 = 184 SPACES
1 SPACE PER FOUR UNITS 1/4 x 56 = 14 SPACES
TOTAL 198 SPACES

PROPERTY INFORMATION

CURRENT ZONING
NEIGHBORHOOD COMMERCIAL DISTRICT - C1-B

PROPOSED ZONING
PLANNED OVERLAY DISTRICT - OPD
UNDERLYING ZONE - R-5

PROPERTY AREA
255,097 SF 5.86 AC

OPD PROPERTY INFORMATION
MINIMUM DIMENSIONS
LOT AREA 2,200 SF
LOT WIDTH 27 FEET
LOT DEPTH 80 FEET
DRIVEWAY LENGTH (TO BACK OF CURB) 20 FEET
SIDEYARD 10 FEET
BUILDING SETBACK - PRINCIPAL USE 10 FEET
BUILDING SETBACK - ACCESSORY USE 5 FEET
REAR SETBACK 15 FEET

ALL PROPOSED STREETS ARE PRIVATE AND LOCATED IN A COMMON SHARED LOT.
THE ALLEYS ARE LOCATED IN A SHARED ACCESS EASEMENT.

REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION, INCLUDING EXISTING AND PROPOSED TOPOGRAPHY.

KEYNOTES:

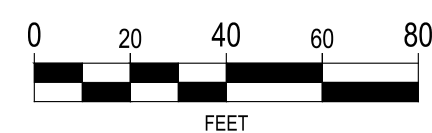
- A.01 14.5' ACCESS EASEMENT
- A.02 EMERGENCY ACCESS VIA EASEMENT (BOOK 6150, PAGE 683)
- A.03 RIGHT-TURN LANE AND PUBLIC SIDEWALK TO BE CONSTRUCTED AS PART OF HWY 6 IMPROVEMENTS.
- A.04 DEVELOPER TO CONSTRUCT SIDEWALK AND DRIVEWAY CROSSING, INCLUDING CURB RAMPS, WITH THIS DEVELOPMENT
- A.05 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

CITY APPROVAL:

APPROVED BY THE CITY OF TIFFIN, IOWA.

CITY CLERK

DATE



H	ADDRESS CITY COMMENTS	10-31-25
G	ADDRESS CITY COMMENTS	10-13-25
F	REVISED SITE PLAN	09-29-25
E	REVISED PHASING & UTILITY LAYOUT	09-29-25
D.1	REVISED PARKING CALCULATIONS	08-14-25
NO.	REVISION	DATE



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PACE CONSTRUCTION, LLC
1321 SUNSET STREET, SUITE 1
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PROJECT
GROVE PARK ROWHOMES

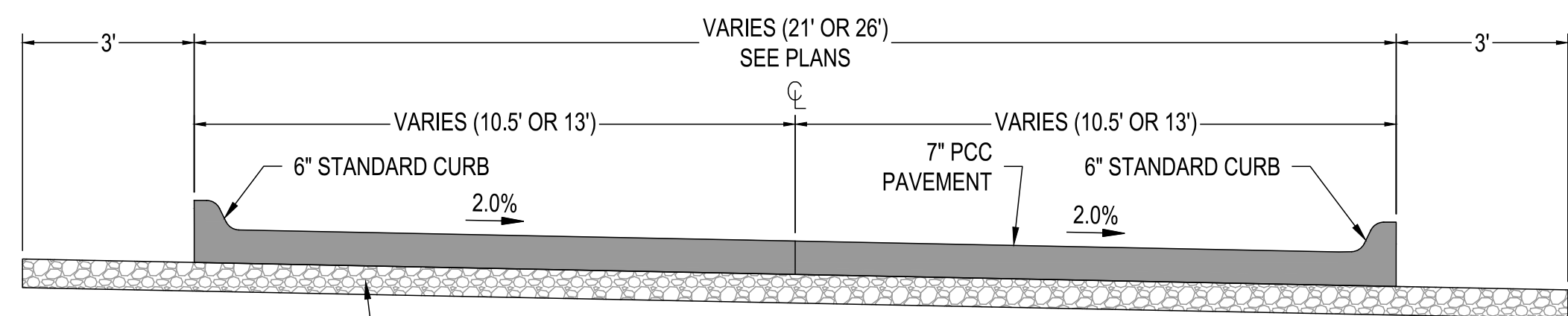
SHEET TITLE
PRELIMINARY PLAT

PROJECT NUMBER:
24317
ISSUED DATE: 10-31-2025
DRAWN BY: KJB
CHECK BY: MJW
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SHEET NUMBER
1 of 3



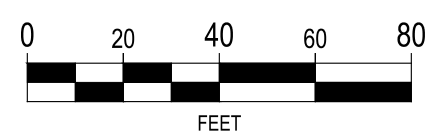
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ROAD TYPICAL SECTION

NOT TO SCALE
CROSS-SLOPE DIRECTION PER PLANS

4
2 of 3



H	ADDRESS CITY COMMENTS	10-31-25
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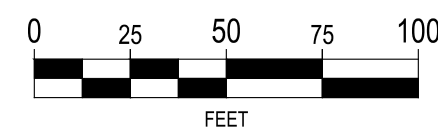
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2 of 3





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3 of 3



Development Narrative

Grove Park Rowhomes Planned Development Overlay District

GENERAL PROJECT DESCRIPTION

This property is currently zoned C-1B (Neighborhood Business District). The proposed development will be using a base-zone of R-4 (Multi-Family 4-Plex) and will include twelve (12) attached, single-family buildings with four (4) to six (6) units per building. All units will have two (2) means of egress. The type “A” units have detached garages with access to the garage from an alley. The Type “B” and “C” units have front-loaded attached garages.

The Grove Park Planned Development Overlay District is being requested, within the underlying R-4 zoning district to 56 dwelling units (184 bedrooms), private streets, open space with a pond,

COMPLIANCE WITH THE PURPOSE OF THE OPD DISTRICT

This proposed development complies with the purpose of the Planned Development Overlay District by incorporating single-family units with a variety of unit types. The two-story, single-family units are compatible with the existing residential uses to the west and south.

DEVIATION FROM DEVELOPMENT STANDARDS

Lot Dimension Standards

Lot Frontage Width

R-4 district =	80 feet
OPD District proposed =	27 feet per unit

Lot Depth

R-4 District =	100 feet
OPD District proposed =	80 feet

Lot Area

R-4 District =	16,000 SF
OPD District proposed =	2,200 SF per unit

Front Yard Depth, Principal Use

R-4 District =	20 feet
OPD District proposed =	10 feet

Side Yard, Two Story	
R-4 District =	12 feet
OPD District proposed =	10 feet
Rear Yard Depth	
R-4 District =	30 feet
OPD District proposed =	15 feet

The “per unit” lot frontage and lot area values allow for rowhouse / townhome units to be built but sold as individual lots. This arrangement allows homebuyers to obtain more favorable financing which would otherwise not be available if they were structured as a condominium.

The above deviations from the base zone are to allow for rowhouse / townhome style development on this transitional property between the duplexes to the west, commercial lots to the east, and townhomes and condominiums to the south. The net density is approximately 11 units/acre which is a significant reduction from the previously approved PAD for this property.

Open Space

The requirements for 5% open space results in approximately 0.29 acres of open space. The developer proposes constructing a public walk within the Highway 6 right-of-way along the entire frontage of the property (500 feet). The streets and walks within the development will be connected to this public walk, creating a safe and efficient route for the residents of the development to access Jim Bartels City Park. The west boundary of the park is located approximately 300 feet east of the development property. The walking time from the center of the ball diamonds at the park to the center of the development is approximately 5 minutes (1,200 feet).

PHASING PLAN

The project will be completed in four phases. The first phase will consist of two buildings containing a total of nine units. The first phase will include the construction of the sanitary sewer from the southeast corner of the site to Phase 1 in the northwest corner. It will also include the construction of the storm water basin. This will ensure that the first phase and all subsequent phases meet the storm water requirements of the site.

Phase 2 will continue to the south of Phase 1 with the extension of the west alley and the Central Drive. This phase will add four additional principal buildings containing 19 units. This phase provides a looped street network and completes a looped water main. Emergency access is also provided at the southwest corner of the site to provide for two means of access.

Phase 3 fills in the southeast corner of the site with the addition of three principal buildings containing fifteen units. This phase adds the east alley. Temporary emergency turn arounds will be constructed where the alley length exceeds 150 feet.

Phase 4 completes the development by adding the last three principal buildings and 13 units. Upon its completion, the water main will be a true looped system with two connections to the main located along Highway 6. Further, the streets will be connected with no dead ends longer than 150 feet.

DESCRIPTION OF DESIGN THEMES AND STANDARDS

The design theme of the single-family rowhomes utilizes an urban feel and residential scale that creates a natural transition from the commercial properties to the east to the residential properties to the west. The north units are designed to front on Highway 6 which is appropriate for an urban highway.

RESTRICTIVE AND PROTECTIVE COVENANTS

Being a planned development the developer will oversee all infrastructure and building construction within the proposed district eliminating the need for covenants.

LEGAL DESCRIPTION AND LOCAL ADDRESS

Legal Description: The 5.86 acres described is that of Lot 30, Tiffin East as recorded on the final plat.

Addresses will be Grove Park Drive designations with each building having an address number and each unit within the buildings having an additional number or letter designation. The developer will work with the city and emergency services to properly designate all addresses within the proposed district.

GROVE PARK ROWHOMES

LOT 30, TIFFIN EAST

SITE DISTRICT

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.01 INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a Single-Family district providing fifty-six (56), attached units in the form of 4-plex, five-plex, and six-plex buildings with attached and detached garages.

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.02 PRINCIPAL USES AND STRUCTURES PERMITTED

- A.** Attached Single-Family Dwellings (6-units maximum)

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.03 ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05 of the Tiffin Zoning Ordinance

- A.** Outdoor patios or decks associated with individual units
- B.** Accessory uses or structures according to Section 9.05 of the Tiffin Zoning Ordinance
- C.** Temporary uses or structures used in conjunction with construction work, provided, such buildings comply with provisions of Section 9.21 of the Tiffin Zoning Ordinance.

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.04 SPECIAL EXCEPTION USES

Special exceptions, as listed in Table C of the Commercial Districts Business, Office, Specialized section of the Tiffin Zoning Ordinance, may be allowed subject to the issuance of special use permits in accordance with the provisions of section 11.07 of the Tiffin Zoning Ordinance

Grove Park Rowhomes, Lot 30, Tiffin East Site District

.05 AREA REQUIREMENTS

- A.** Minimum Lot Size Requirements:
 - 1. Frontage: 27 feet per unit
 - 2. Depth: 80 feet
 - 3. Area: 2,200 square feet per unit

- B. Minimum Yard Requirements:**
 - 1. Front Yard Setback: 10 feet
 - 2. Side Yard Setback: 5 feet
 - 3. Rear Yard Setback: 15 feet
- C. Maximum Building Height:** 2-1/2 stories or 38 feet

Grove Park, Lot 30, Tiffin East Site District

.06 SIGN REGULATIONS

Signs are permitted according to the provisions of Section 6 of the Tiffin Zoning Ordinance

Grove Park, Lot 30, Tiffin East Site District

.07 PARKING REGULATIONS

Parking requirements shall be provided according to the provisions of Section 7 of the Tiffin Zoning Ordinance unless further specified below.

A. Single-Family Residential

- 1. **Dwellings:** One space per bedroom (minimum two (2) per unit) plus one (1) additional parking space per four (4) units

Grove Park, Lot 30, Tiffin East Site District

.08 LIGHTING REGULATIONS

Exterior lighting is regulated according to the provisions of Section 8 of the Tiffin Zoning Ordinance unless further specified below.

A. All exterior lighting shall comply with the following:

- 1. Height and Glare Control
 - i. Light fixtures must be mounted no higher than fifteen feet (15") above grade.
 - ii. All bulbs that exceed two thousand (2,000) lumens must be fully shielded as installed.
 - iii. Bulbs used for flood lights must not exceed two thousand (2,000) lumens.
- 2. Light Trespass Standards
 - i. Any floodlights that are visible from any neighboring residential property must be aimed downward at an angle no higher than forty five (45) degrees from vertical.
 - ii. Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must have a narrow cone of light that does not extend beyond the illuminated object.
 - iii. Bulbs must be shielded from view of abutting properties and the street.

Grove Park, Lot 30, Tiffin East Site District

.09 LANDSCAPE REGULATIONS

The landscaping plan shall follow approved landscaping plans.

Grove Park, Lot 30, Tiffin East Site District

.10 SCREENING AND BUFFERING REGULATIONS

Screening and Buffering shall follow approved screening and buffering plans.

Grove Park, Lot 30, Tiffin East Site District

.11 SITE PLAN REGULATIONS

Site plan shall follow approved site plan.

Grove Park, Lot 30, Tiffin East Site District

.12 SPECIAL REGULATIONS

- A.** Each residential unit may be owned by third parties other than the developer after Certificate of Occupancy has been issued.
- B.** Storage of commercial vehicles, including, but not limited to the “party bus”, shall not be permitted upon issuance of a Certificate of Occupancy for the first unit constructed.
- C.** The existing building on the property may remain and be used for construction purposes related to the development of the property.
- D.** The existing granular-surfaced parking area at the northeast corner of the property is for the benefit of the property located at 607 E Marengo Road, Tiffin, IA 52340. This area may remain in use until the commencement of construction for Phase 4. Access to said area shall only be permitted from 607 E Marengo Road.
- E.** There may be additional guidelines covered in the covenants provided by the Developer subject to review and approval



AGENDA INFORMATION TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Discussion of Drainage Improvement at the Fire Station

ACTION: Motion

Overview

Resolution 2026-005 authorizes the **sale and conveyance of certain City-owned real property** to the State of Iowa / Iowa Department of Transportation (IDOT) for use in the U.S. Highway 6 Reconstruction Project (Project No. STPN-006-7(100)-2J-52, Parcel No. 4). The land acquisition includes five small parcels located within various platted areas of the City (Reeve's Addition Part One, Auditor's Parcel 99002, parts of the NE¼ of the SW¼, parts of the SW¼, and Outlot B of Tiffin East). The total compensation to the City for this acquisition is **\$6,125.00**, plus **additional severance damages of \$1,265.00** associated with the remaining property.

Background

The Iowa DOT is acquiring right-of-way and temporary easements associated with the Highway 6 reconstruction project in Tiffin. As part of that project, IDOT requires small portions of City-owned parcels and temporary easements related to grading, shaping, sidewalk work, and entrance construction. As required by the Iowa Code:

- Notice of the proposed sale was published at least once, not less than 4 nor more than 20 days prior to the public hearing.
- A public hearing was held on the proposed sale.
- A Purchase Agreement and Quitclaim Deed have been prepared by the IDOT Right-of-Way Bureau.

The resolution formally authorizes execution and delivery of the conveyance documents.

Property Included in the Conveyance

The acquisition includes **five (5) individual parcels**, described in detail in the Acquisition Plats and the Quitclaim Deed. Parcels include small sections of City property needed for highway widening, right-of-way alignment, and associated improvements.

Parcel sizes include:

- **Parcel A:** 303 sq. ft.
- **Parcel B:** 3,421 sq. ft.
- **Parcel C:** 1,120 sq. ft.
- **Parcel D:** 971 sq. ft.
- **Parcel E:** 2,036 sq. ft.

Total permanent acquisition: **7,851 sq. ft.**

Temporary easements associated with shaping, sidewalk, and entrance construction are also included.

Action Required

Adopt **Resolution 2026-005**, which approves the sale of City property to the State of Iowa for the Highway 6 reconstruction project. Approves the Purchase Agreement and Quitclaim Deed. Authorizes the

Mayor and City Clerk to execute all required conveyance documents. Directs the City Clerk to deliver executed documents to the Iowa DOT Right-of-Way Bureau in exchange for the approved compensation.

Staff Recommendation

Staff recommends **approval of Resolution 2026-005**. The property acquisition is necessary to support the Highway 6 reconstruction project and has been reviewed and processed consistent with state law.

ATTACHMENTS: Resolution, Project Map, Offer to Purchase, Purchase Agreement, Quitclaim Deed

CITIES AND TOWNS
CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

Parcel No. STPN-006-7(100)-2J-52
Project No. 4

Johnson County
Primary Road No. U.S. 6

I, the undersigned, Abigail Hora, City Clerk of the City of Tiffin, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Tiffin, Johnson County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20____, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for \$6,125.00 and other certain benefitts, terms and conditions as set forth in a Purchase Agreement to be signed by Tim Kasperek, Mayor, and Abigail Hora, City Clerk, relating to Johnson County Project No. STPN-006-7(100)-2J-52, Parcel No. 4, regarding certain real estate in 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 NE¼ of the SW¼; part of the SW¼; 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 the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Tim Kasperek, Mayor, and Abigail Hora, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Abigail Hora, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of \$6,125.00 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council		
Yeas	Nays	Absent or Not Voting
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20____.

Abigail Hora, City Clerk (Sign in Ink)

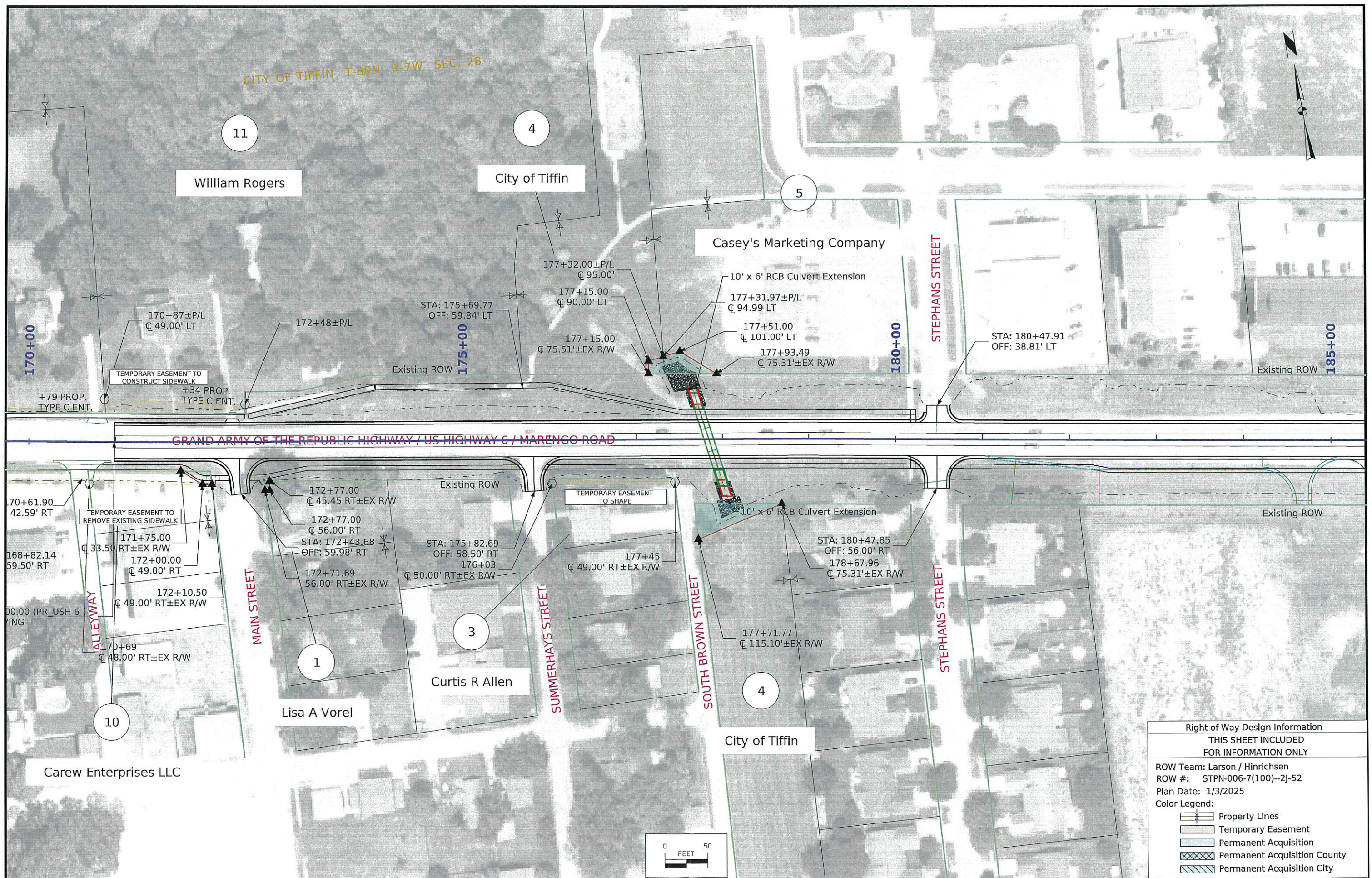
(AFFIX CITY SEAL ABOVE▲)

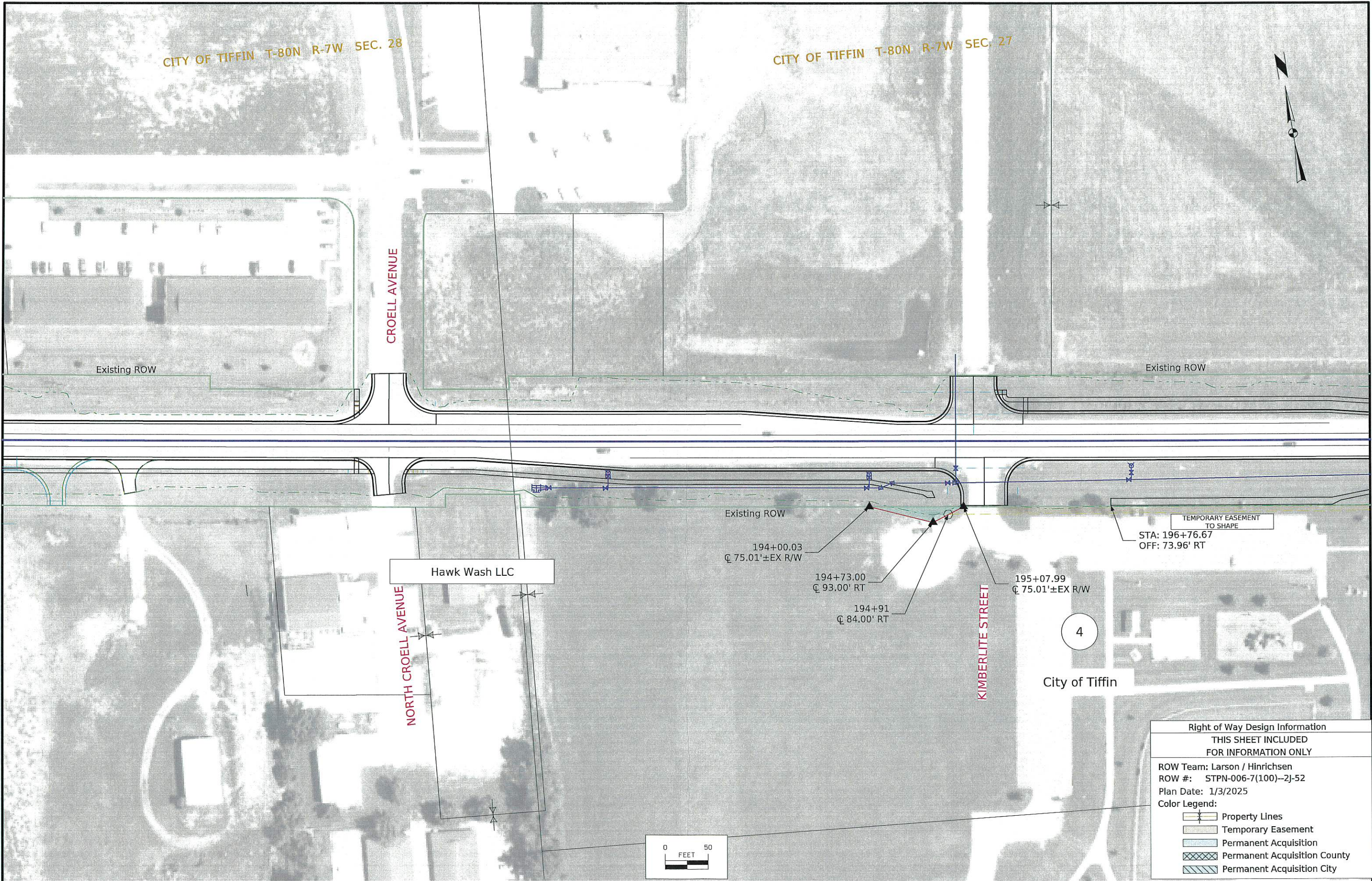
STATE OF _____, COUNTY OF _____, ss:

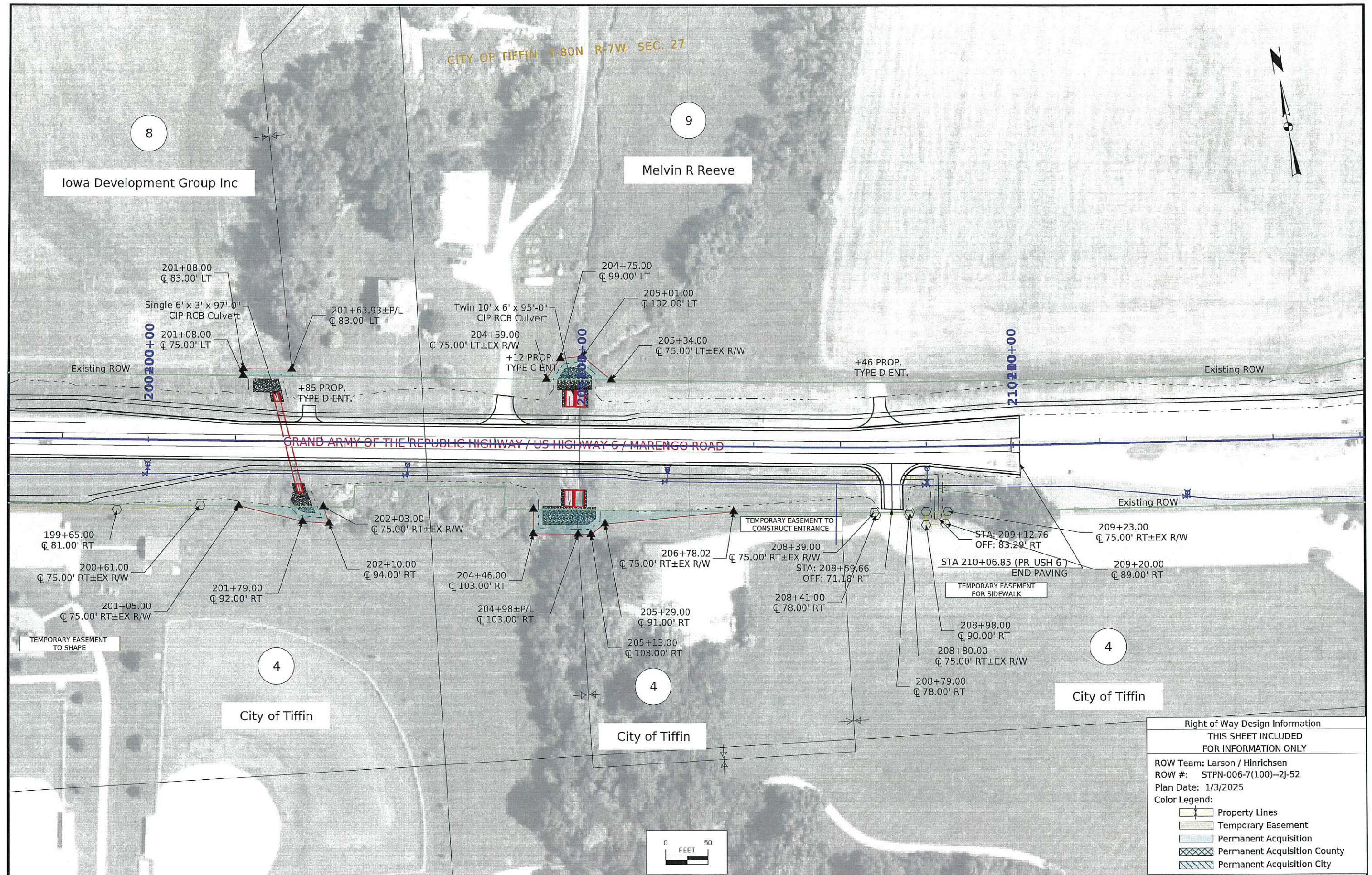
Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE▲)
Johnson County Project No. STPN-006-7(100)-2J-52
City of Tiffin (Parcel No. 4)







Right of Way Design Information	
THIS SHEET INCLUDED FOR INFORMATION ONLY	
ROW Team: Larson / Hinrichsen	
ROW #: STPN-006-7(100)--2J-52	
Plan Date: 1/3/2025	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition
	Permanent Acquisition County
	Permanent Acquisition City



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Tom H: 515-290-3192
Fax: 515-239-1247
E-mail: tom.herrick@iowadot.us
www.iowadot.gov

DATE 10/31/2025

COUNTY Johnson
PROJECT STPN-006-7(100)--2J-52
PARCEL 4

OFFER TO PURCHASE and NOTICE OF EARLIEST MOVE DATE

OWNER City of Tiffin, Iowa
ADDRESS PO Box 259, Tiffin, IA 52340

Pursuant to federal and state regulations, the Iowa Department of Transportation (Iowa DOT) presents to you the pamphlet Highways and Your Land and submits an offer of \$6,125.00, which represents the approved appraisal of the right of way needed from your property.

You will not be required to move from your dwelling or move your business, farm, non-profit organization or personal property sooner than 90 days from the date of this notice. ~~If you must move from your dwelling, this notice is based on a potential replacement property being currently available to you. If no property is shown on the accompanying Offer of Relocation Assistance, you will not have to move any sooner than , which is at least 90 days after information on a currently available property is provided to you.~~

~~If you must move, or move your personal property from your property, you will receive a written notice at least 30 days prior to the specific date by when you must move. The 30-day written notice will not be issued until you have received payment from the State of Iowa, as agreed, or until the money has been deposited by the State of Iowa, as prescribed by law.~~

~~You and the Iowa DOT may agree to a date by when you will move that varies from the possible dates discussed in the previous paragraphs. If such an agreement is reached, it will be specified in the Purchase Agreement that you sign with the Iowa DOT, and your agreement will constitute a waiver of the provisions of this notice.~~

By Tom Herrick
Tom Herrick, Right of Way Agent

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation,
800 Lincoln Way, Ames, IA 50010, 515-233-7867



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809
FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 4 County: Johnson
Project Number: STPN-006-7(100)-2J-52 Route Number: U.S. 6
Seller: City of Tiffin, Iowa

THIS AGREEMENT entered into this _____ day of _____,
by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

1. The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following:

(Parcel A): Lot "A" of Reeve's Addition Part One, an official plat in and forming a part of the City of Tiffin, as shown on Acquisition Plat Exhibit "A" Plat 1 of 5, attached hereto,
(Parcel B): Auditor's Parcel 99002 and part of the NE1/4 of the SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M, in and forming a part of the City of Tiffin. As shown on Acquisition Plat Exhibit "A" Plat 2 of 5, attached hereto,
(Parcel C): A parcel of land located in SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M., in and forming a part of the City of Tiffin, Iowa. As shown on Acquisition Plat "A" 3 of 5, attached hereto,
(Parcel D): A parcel of land located in SW1/4 of Section 27, Township 80 North, Range 07 West of the 5th P.M., in and forming a part of the City of Tiffin, Iowa. As shown on Acquisition Plat "A" 4 of 5 attached hereto,
(Parcel E): A parcel of land located in Outlot 'B' of Tiffin East, an official plat in and forming a part of the City of Tiffin. As shown on Acquisition Plat "A" 5 of 5, attached hereto,
all in County of Johnson, State of Iowa, and more particularly described on pages 5-9, Acquisition Plats Exhibits "A", (plats labled 1,2,3,4,5), including the following buildings, improvements and other property:
All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein

2. The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

Payment Amount	Agreed Performance	Date of Performance
	On conveyance of title	
	On surrender of possession	
\$6,125.00	On possession and conveyance	90 days after Buyer approval
\$6,125.00	Total Lump-Sum Amount	

Breakdown		Ac/Sq. Ft.			
Land by fee title to State	7,851	sq. ft.	Fence	na	rods woven
			Fence	na	rods barbed

3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.
4. The Seller warrants that there are no tenants on the premises holding under lease, except (none)
5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the Iowa Code section 427.2 and agrees to warrant good and sufficient title.
6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay \$0.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.
8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.
10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.
11. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
12. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
13. Buyer agrees to construct a type C entrance at Sta.208+60, right side (mainline)

It is understood and agreed all other entrances within the construction limits not listed or allowed in this agreement will be eliminated.
14. The Sellers grant to the Buyer temporary easement for the purpose to shape, construct entrance and for sidewalk. The Right-of-Way Design Plot Plans, attached as pages 10-11 of this agreement, graphically illustrates the proposed temporary easement area being granted. The temporary easement shall terminate on completion of this highway project.

15. Included in the total lump-sum payment amount shown on page 1 of this agreement is payment in full of \$1,000.00 for water/seed maintenance.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

By **X**

Tim Kasperek, Mayor

X

Abigail Hora, City Clerk

This section to be completed by a Notary Public.

STATE OF IOWA

COUNTY OF JOHNSON

ss:

On this ____ day of _____, _____, before me, the undersigned, a notary public in and for said the State of Iowa, personally appeared Tim Kasperek, Mayor and Abigail Hora, City Clerk, to me personally known, who being by me duly sworn, did say that they are the mayor and city clerk, respectively, of the city of Tiffin, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation by authority of its city council _____, as contained in ordinance number _____, passed (the resolution adopted) by the city council under roll call number _____ of the city council on the ____ day of _____, _____ and that Tim Kasperek, Mayor and Abigail Hora, City Clerk acknowledged the execution of the instrument to be their voluntary act and deed, and the voluntary act and deed of the corporation, by it voluntarily executed.

(AFFIX NOTARIAL SEAL BELOW)

(Sign in ink)

(Print/type name)

Notary Public in and for the State of Iowa

BUYER'S APPROVAL

Recommended by

(Sign in ink): **X**

(Date)

(Printed Name):

Project Agent
Jessica Birchmier

Approved by

(Sign in ink): **X**

(Date)

(Printed Name):

Right of Way Director
Brad Hofer

BUYER'S ACKNOWLEDGEMENT

STATE OF IOWA

}

COUNTY OF STORY

}

ss:

On this _____ day of _____, _____, before me, the undersigned, personally appeared ROW Director, Brad Hofer known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.

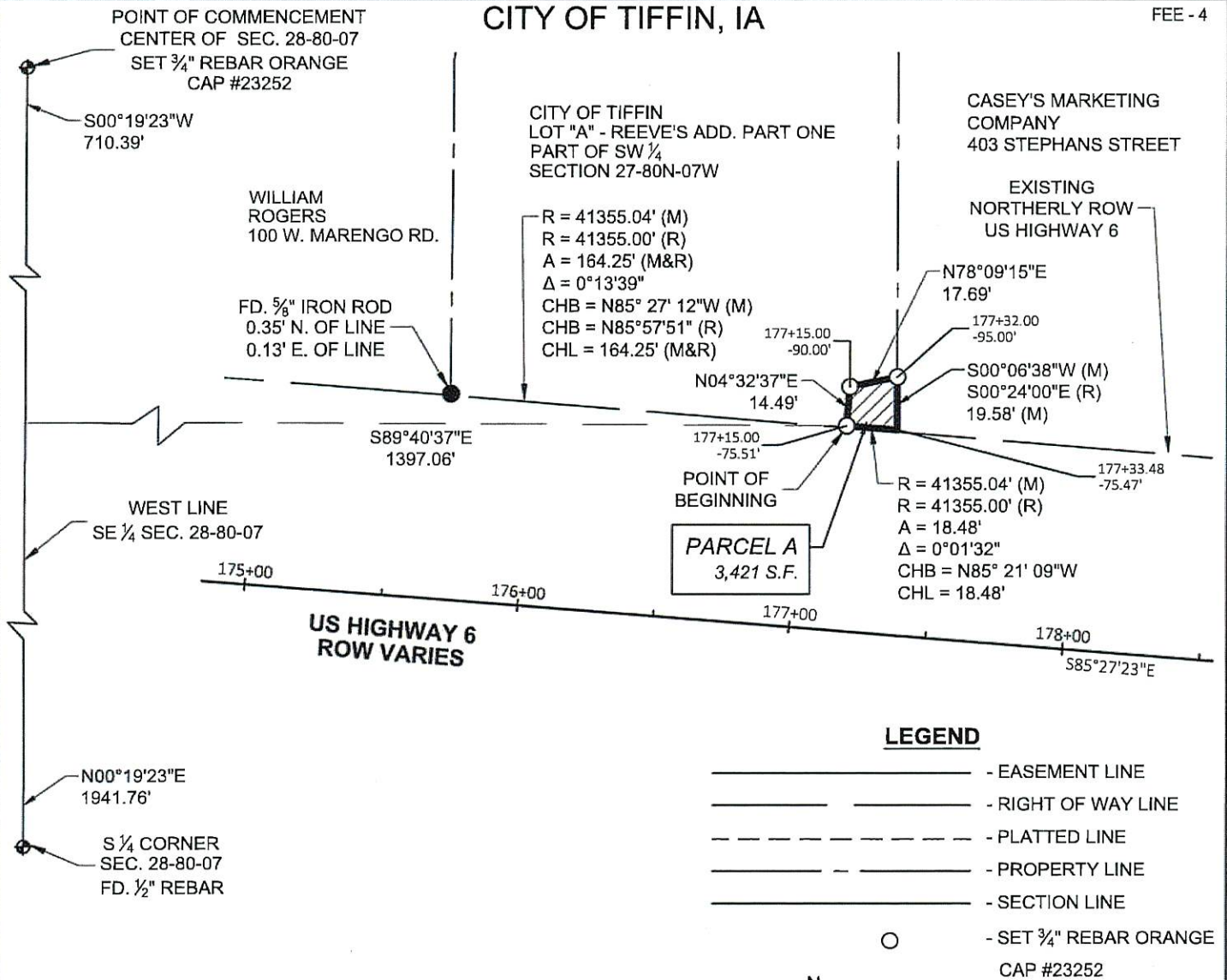
(NOTARIAL SEAL)

Notary Public in and for the State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 1 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 303 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



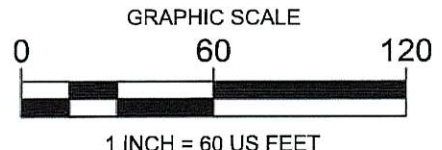
LEGAL DESCRIPTION:

A PARCEL 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, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHEAST QUARTER 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 US HIGHWAY 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.



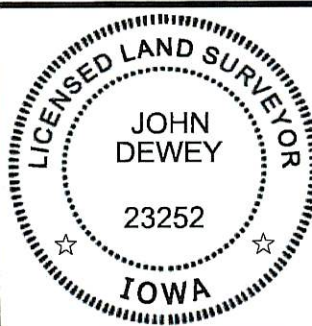
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

PROJECT NO.: 13803014 F.B.: FILE
PROJECT DATE: PLOT DATE: 05/02/25
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING
DOCUMENT WAS PREPARED AND THE RELATED
SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE
6/16/25

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 2 OF 5

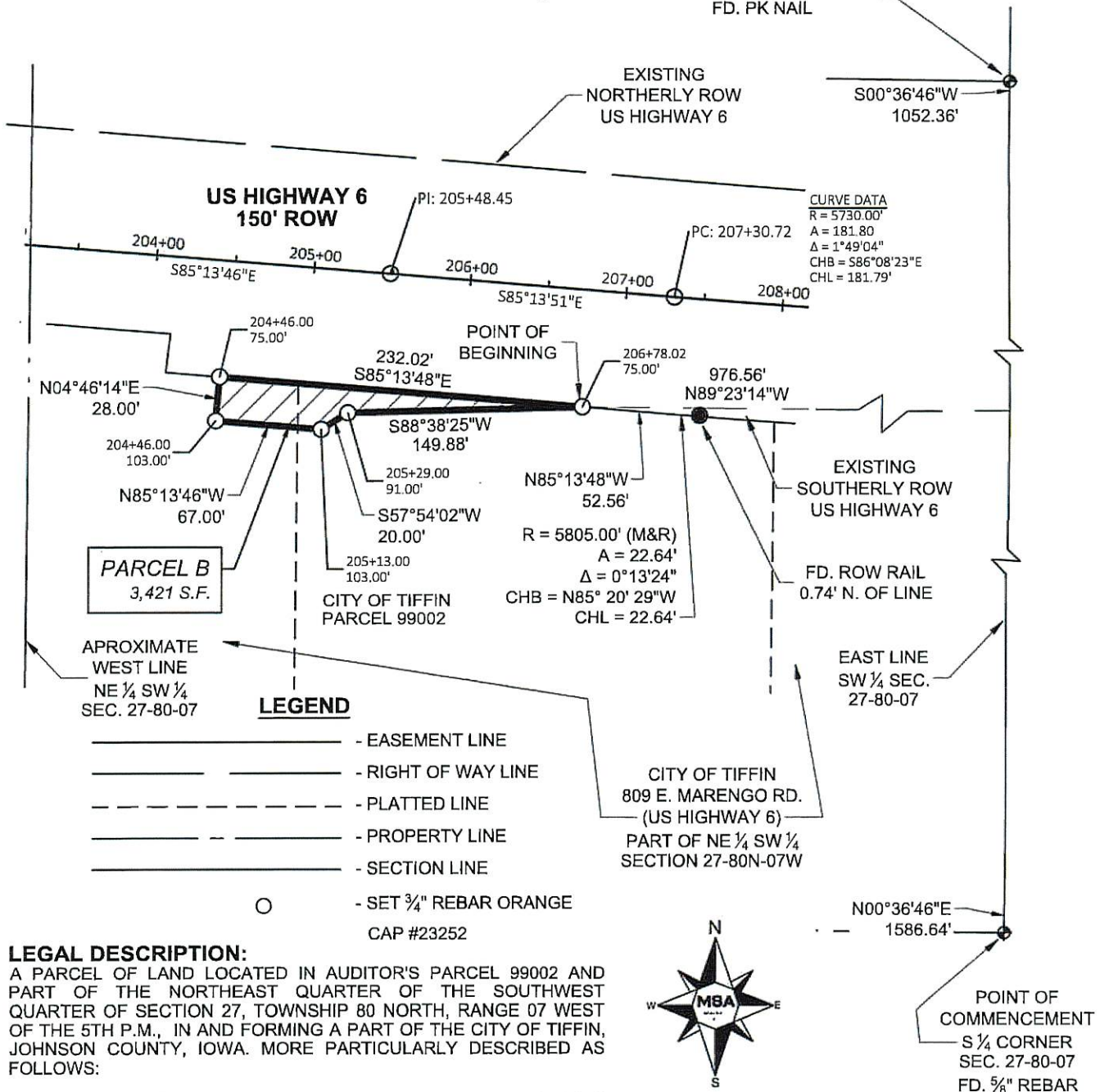
COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)--2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 3,421 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

CENTER OF SEC. 27-80-07
FD. PK NAIL

FEE - 4

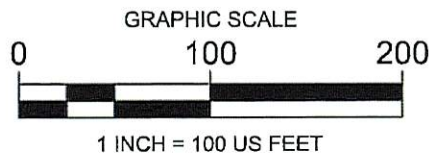


LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN AUDITOR'S PARCEL 99002 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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, 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.

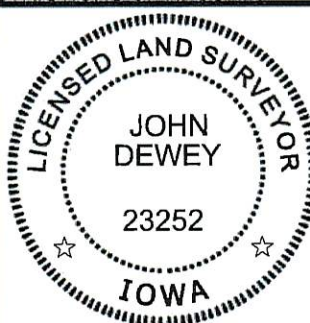
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO.: 13603014 F.B.: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING
DOCUMENT WAS PREPARED AND THE RELATED
SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE

6/11/25

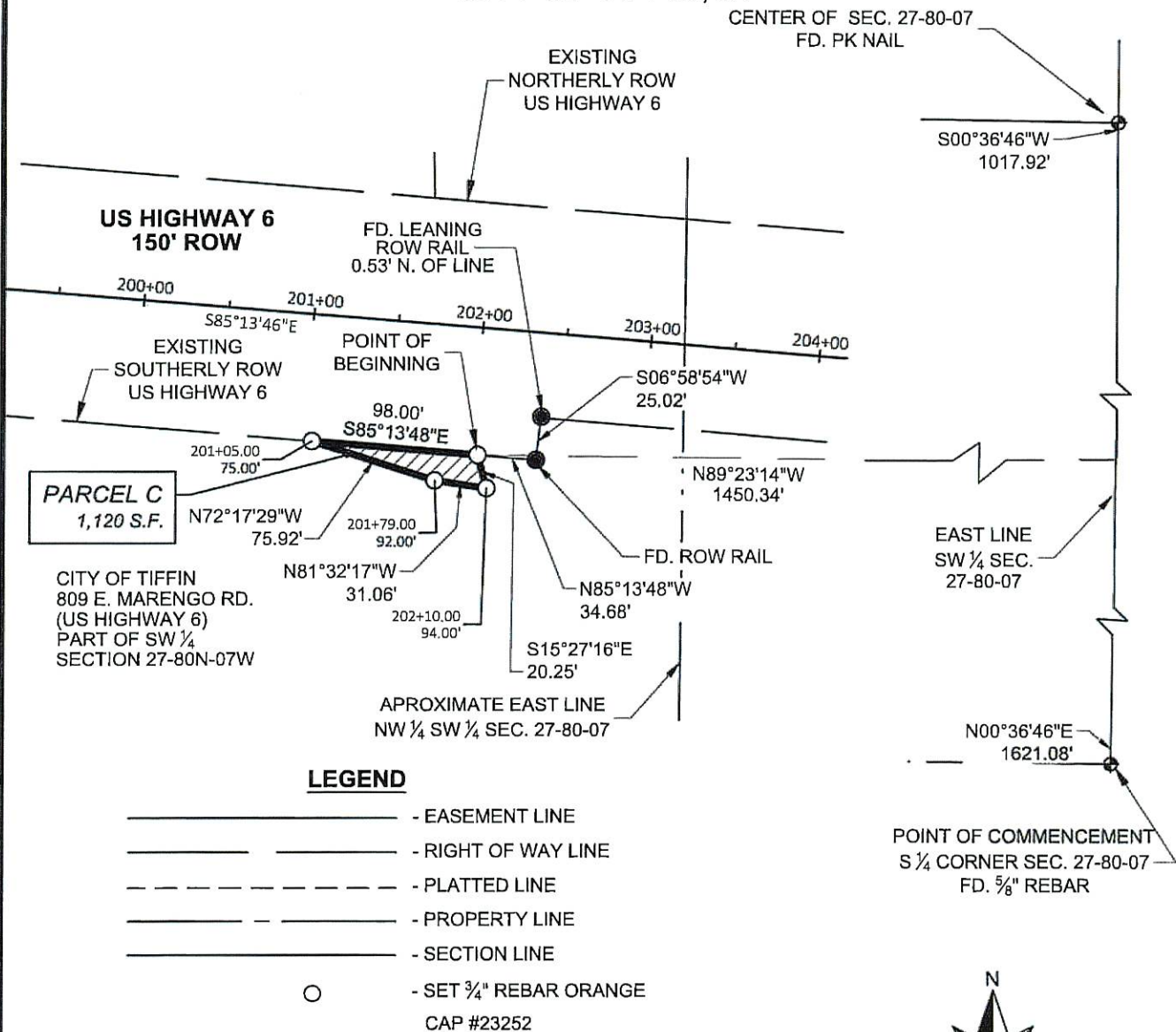
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 3 OF 5

COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)--2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 1,120 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4

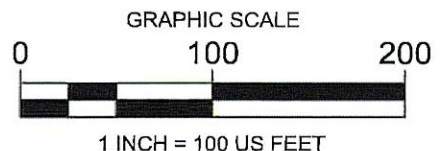


LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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.

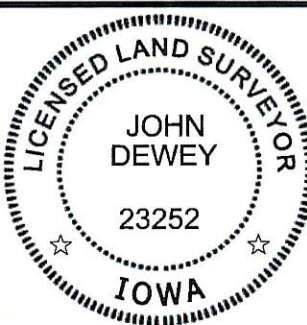
BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
LICENSE NO 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE
6/16/25

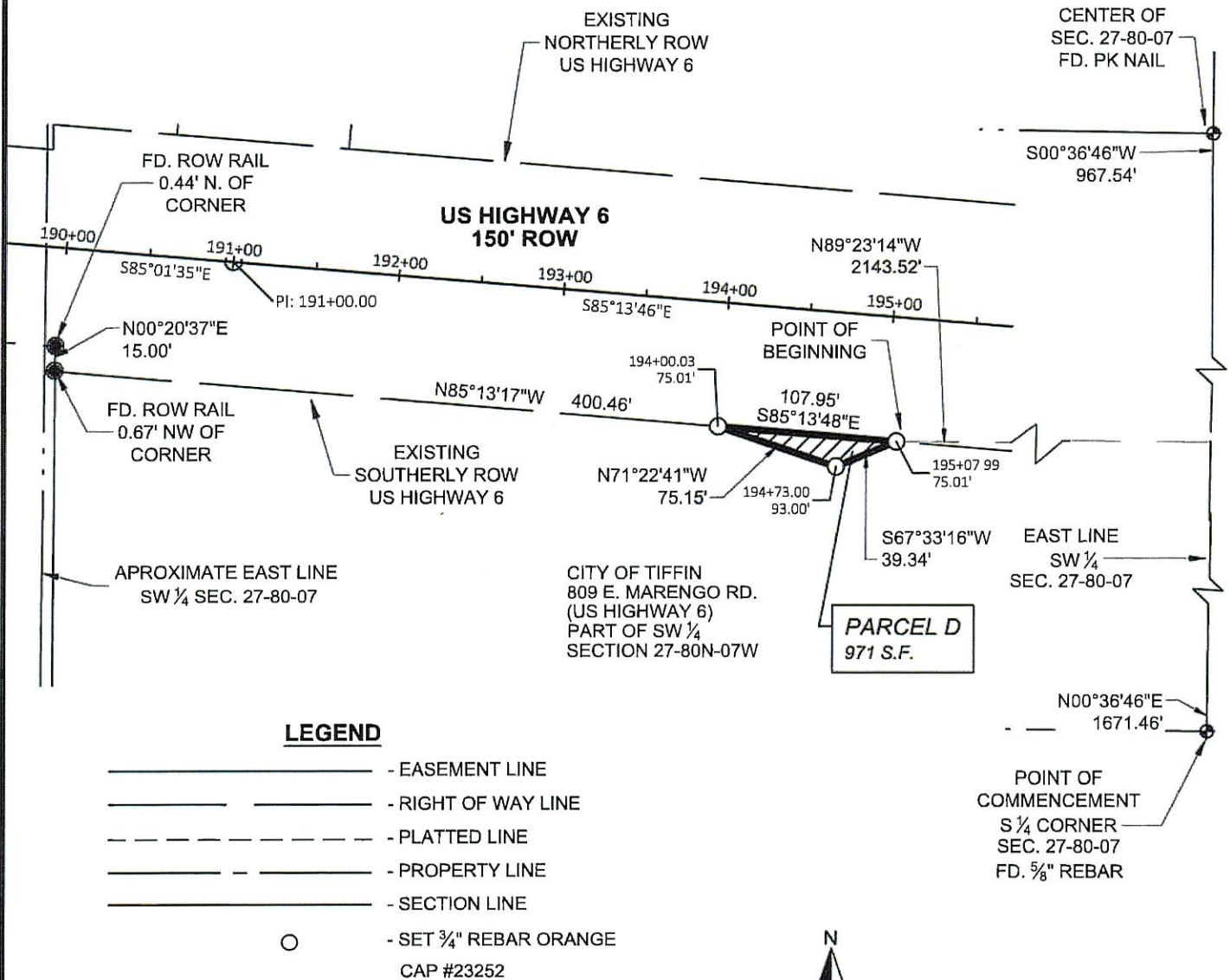
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 4 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 971 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



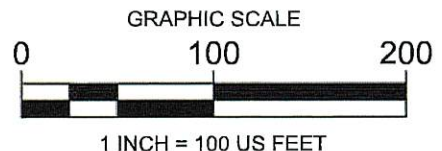
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SAID SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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.



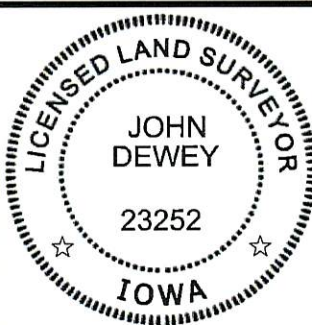
BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
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DATE
6/16/25

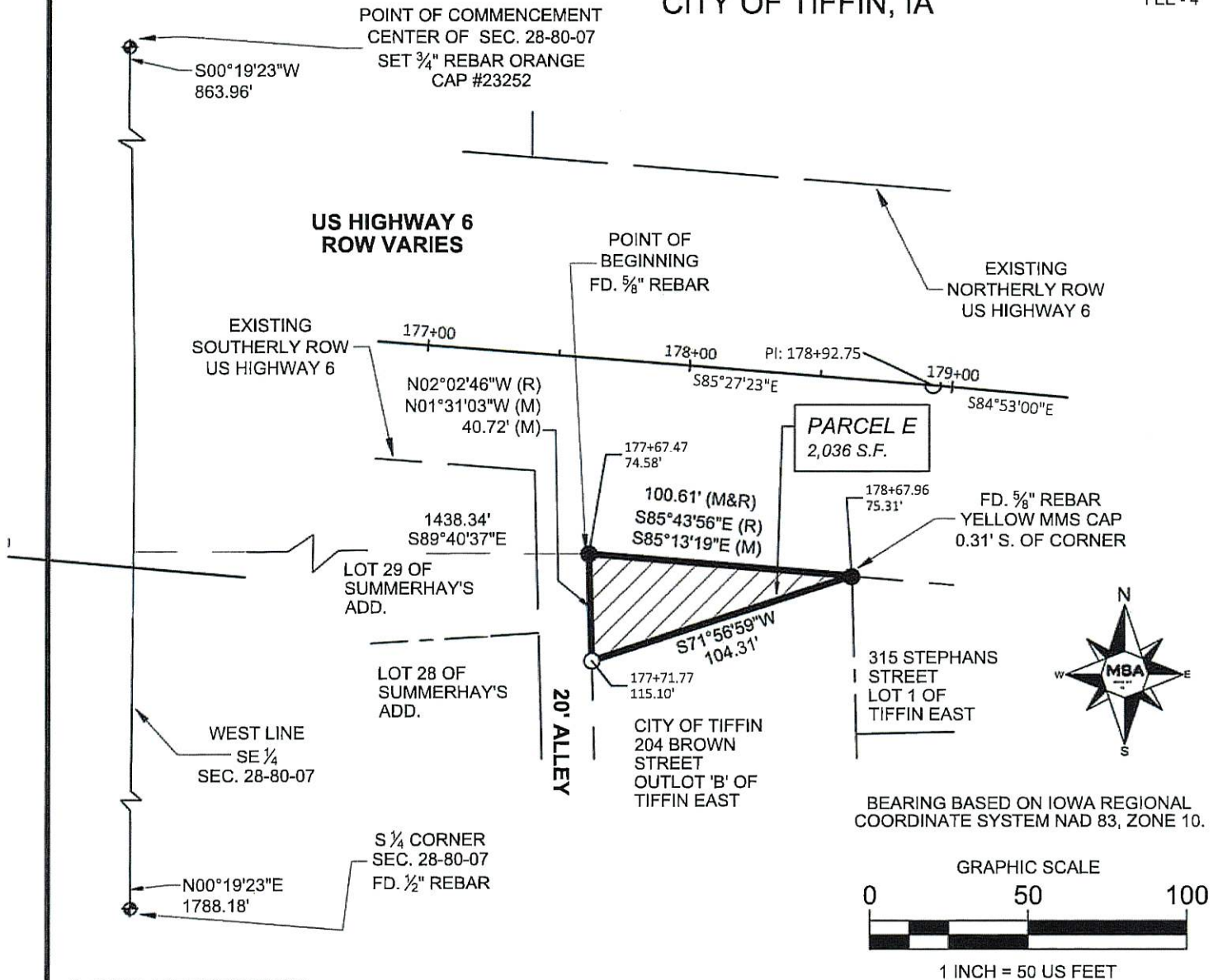
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 5 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 04
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 2,036 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN OUTLOT 'B' OF TIFFIN EAST AN
OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN,
JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

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 SOUTHEAST QUARTER OF SAID SECTION 28,
S00°19'23"W, 863.96 FEET; THENCE S89°40'37"E, 1438.34 FEET TO THE
NORTHWEST CORNER OF SAID OUTLOT 'B', A POINT ON THE
SOUTHERLY RIGHT OF WAY OF US HIGHWAY 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 NORTHEAST 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.

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- - SET 3/4" REBAR ORANGE
CAP #23252

ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 08/30/23 PLOT DATE: 08/30/23
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING
DOCUMENT WAS PREPARED AND THE RELATED
SURVEY WORK WAS PERFORMED BY ME OR UNDER MY
DIRECT PERSONAL SUPERVISION AND THAT I AM DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

6/16/25
DATE

IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN

PARCEL NO.: 4

OWNER: City of Tiffin

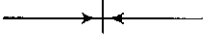
SECTION: 27 T 80 N-R 7 W.

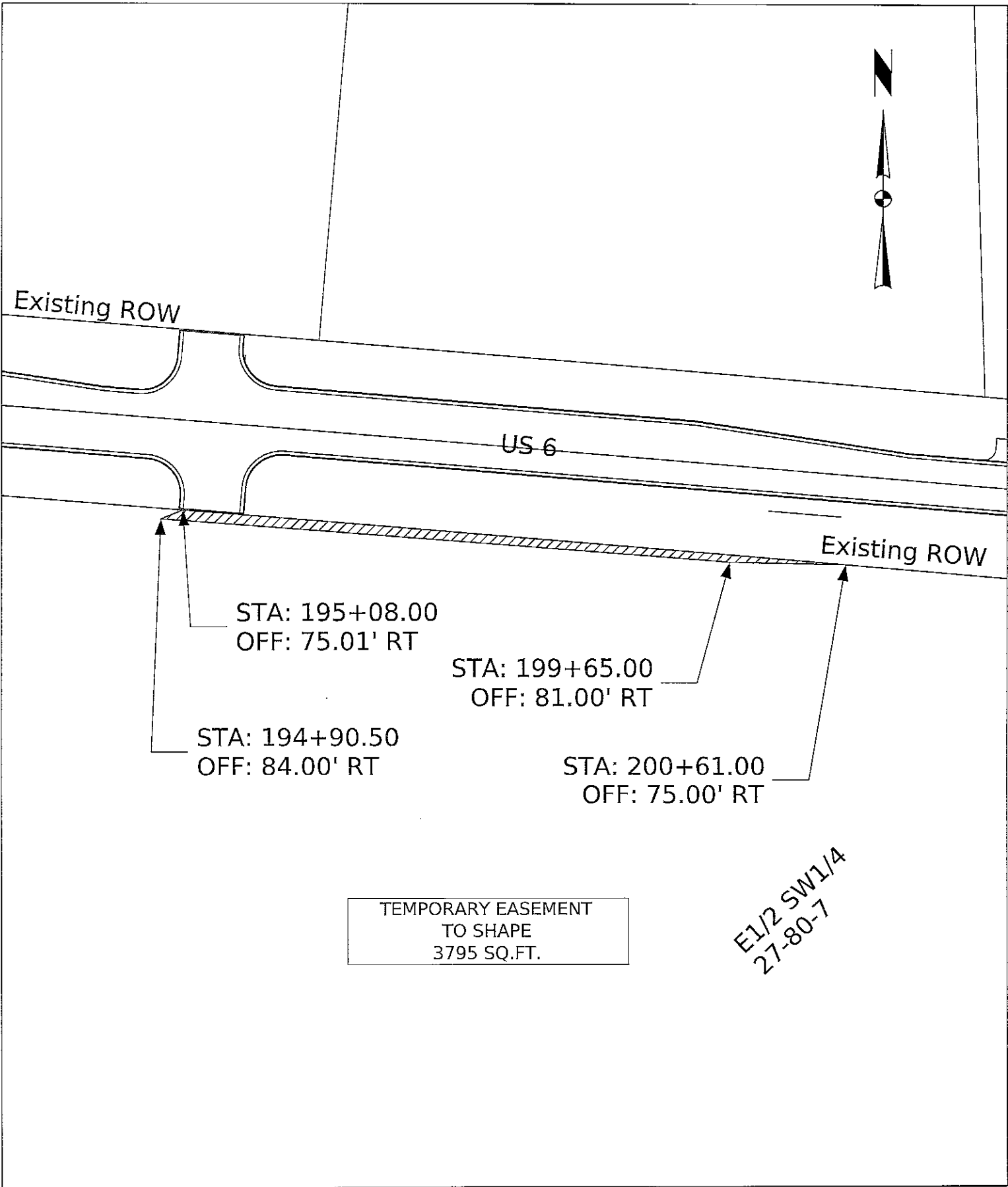
SCALE: 1"= 100'

LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 



IOWA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY BUREAU
PLOT PLAN

PARCEL NO.: 4

OWNER: City of Tiffin

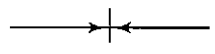
SECTION: 27 T 80 N-R 7 W.

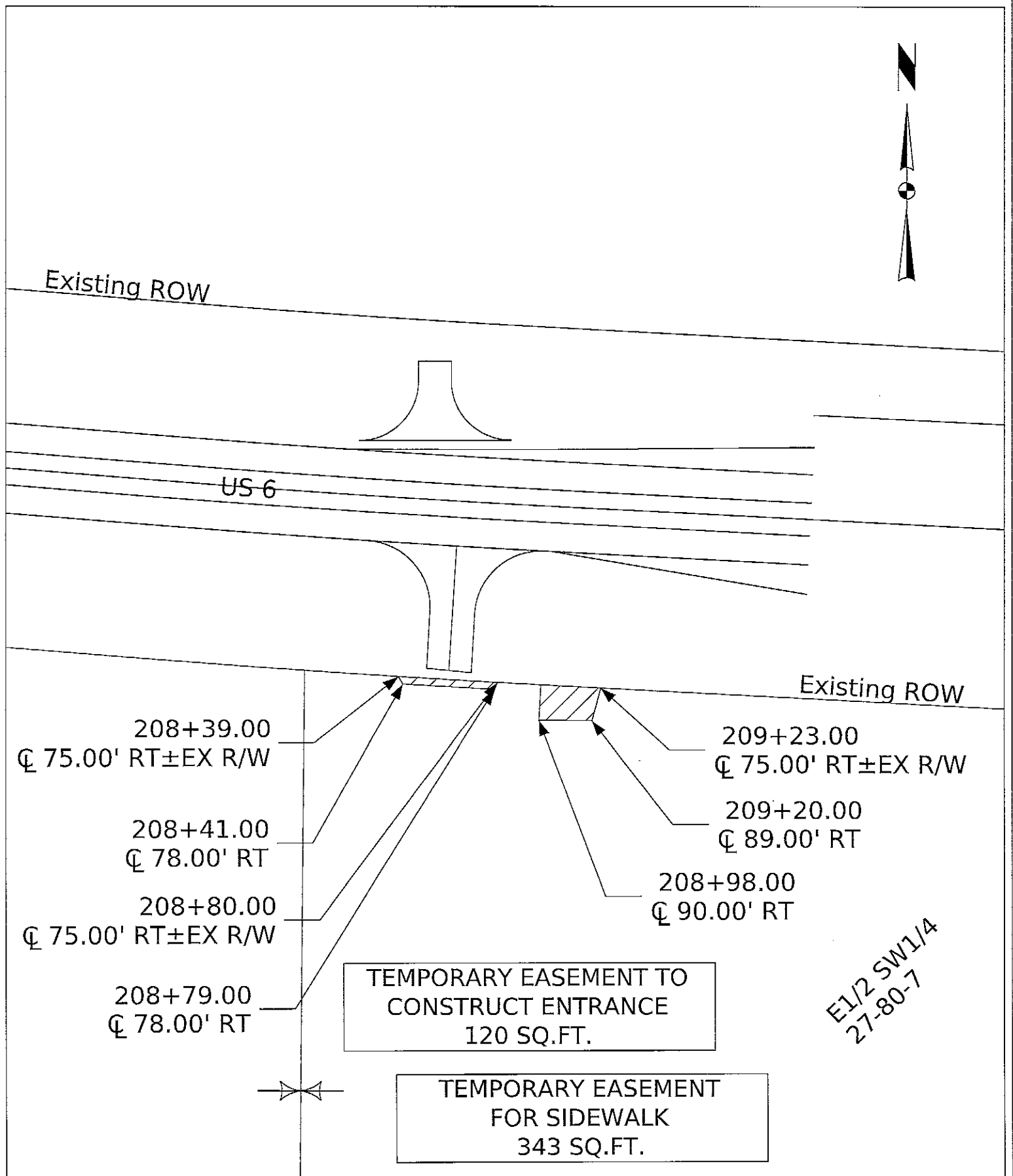
SCALE: 1" = 50'

LEGEND

W.D. OR EASEMENT LINE: ————

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: Johnson

PROJECT NO.: STPN-006-7(100)--2J-52

IOWA | DOT

Prepared by & Return To: Danielle Minde, Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1566
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** Iowa DOT, ROW-Property Management,
800 Lincoln Way, Ames, IA 50010

QUITCLAIM DEED

For the consideration of \$ 4,860.00 AND
NO/100—(\$)—DOLLARS and other valuable consideration in
hand paid by Iowa Department of Transportation, the **CITY OF TIFFIN, IOWA**, a
municipal corporation organized and existing under the laws of the State of Iowa, does
hereby convey to the **STATE OF IOWA** the following described real estate in Johnson
County, Iowa:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, 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 NE¼ of the SW¼; part of the SW¼; 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
SE¼ 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 S¼ Corner of said Section 27; thence along the East line of said SW¼, 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 S¼ Corner of said Section 27; thence along the East line of said SW¼, 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 S¼ Corner of said Section 27; thence along the East line of said SW¼, 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 SE¼ 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.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20____, and signed by the grantee on _____, 20____, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

The additional amount of \$ 1,265.00, as agreed to by the aforesaid Agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

This deed and transfer is exempt from transfer tax as the grantor is a political subdivision of the State of Iowa. Iowa Code Sec. 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20__

CITY OF TIFFIN, IOWA

By: _____ (Sign in Ink)
Tim Kasperek, Mayor

(AFFIX CITY SEAL ABOVE) By: _____ (Sign in Ink)
Abigail Hora, City Clerk

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for said State, personally appeared Tim Kasperek and Abigail Hora, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa; that the seal affixed to the foregoing instrument is the seal of the city, and that the instrument was signed and sealed on behalf of the city, by authority of its City Council, as contained in the Resolution No. _____, adopted by the City Council on the _____ day of _____, 20__, and that Tim Kasperek and Abigail Hora acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it voluntarily executed.

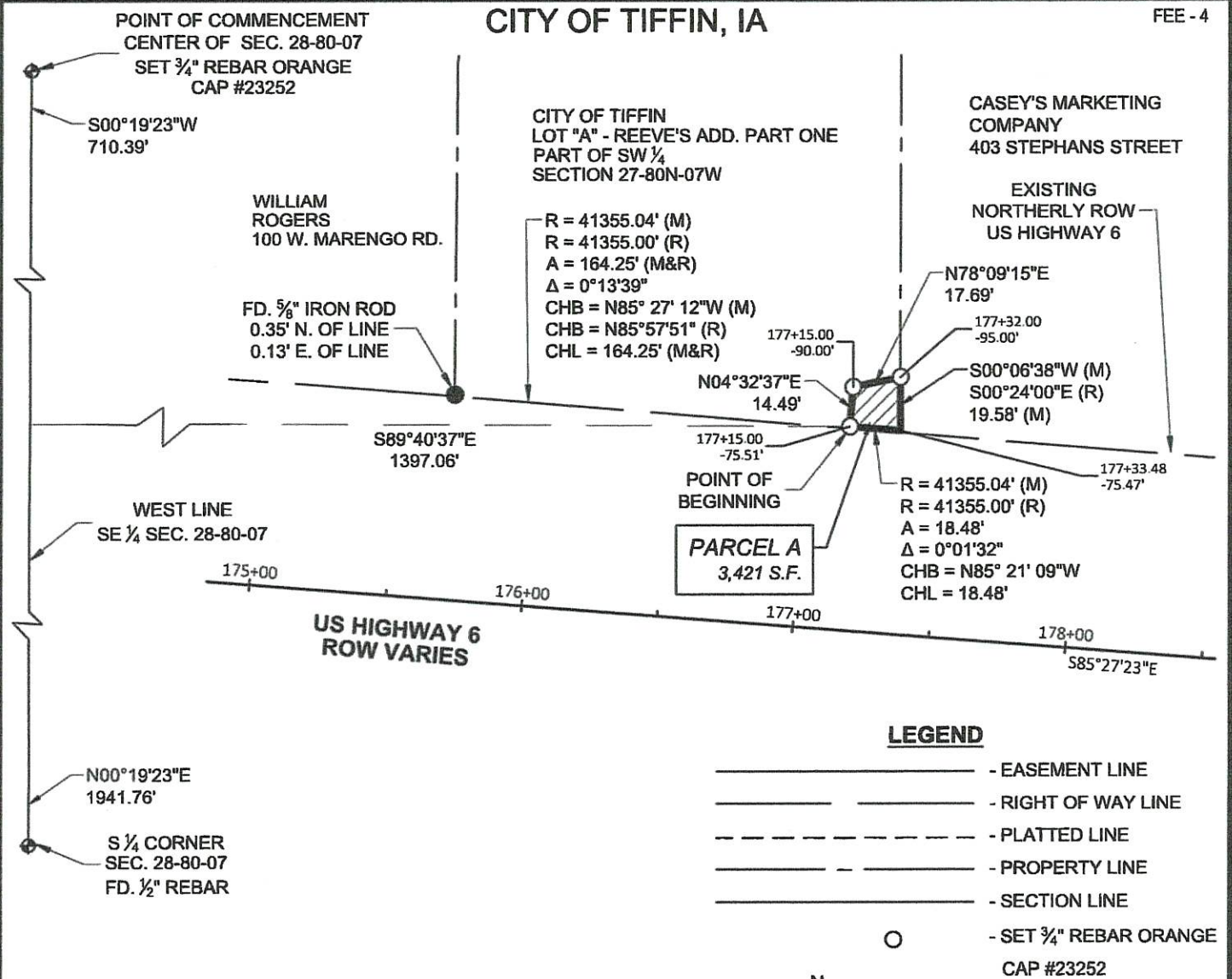
Notary Public. (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 1 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 303 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



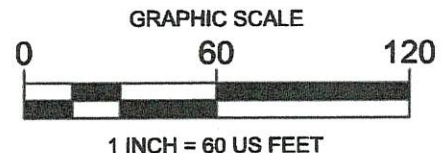
LEGAL DESCRIPTION:

A PARCEL 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, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHEAST QUARTER 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 US HIGHWAY 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.



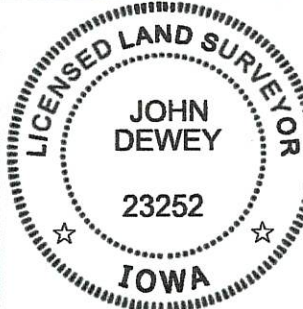
BEARING BASED ON IOWA REGIONAL
COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13803014 F.B: FILE
PROJECT DATE: PLOT DATE: 05/02/25
DRAWN BY: JGD CHECKED BY: JGD



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JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
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IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 2 OF 5

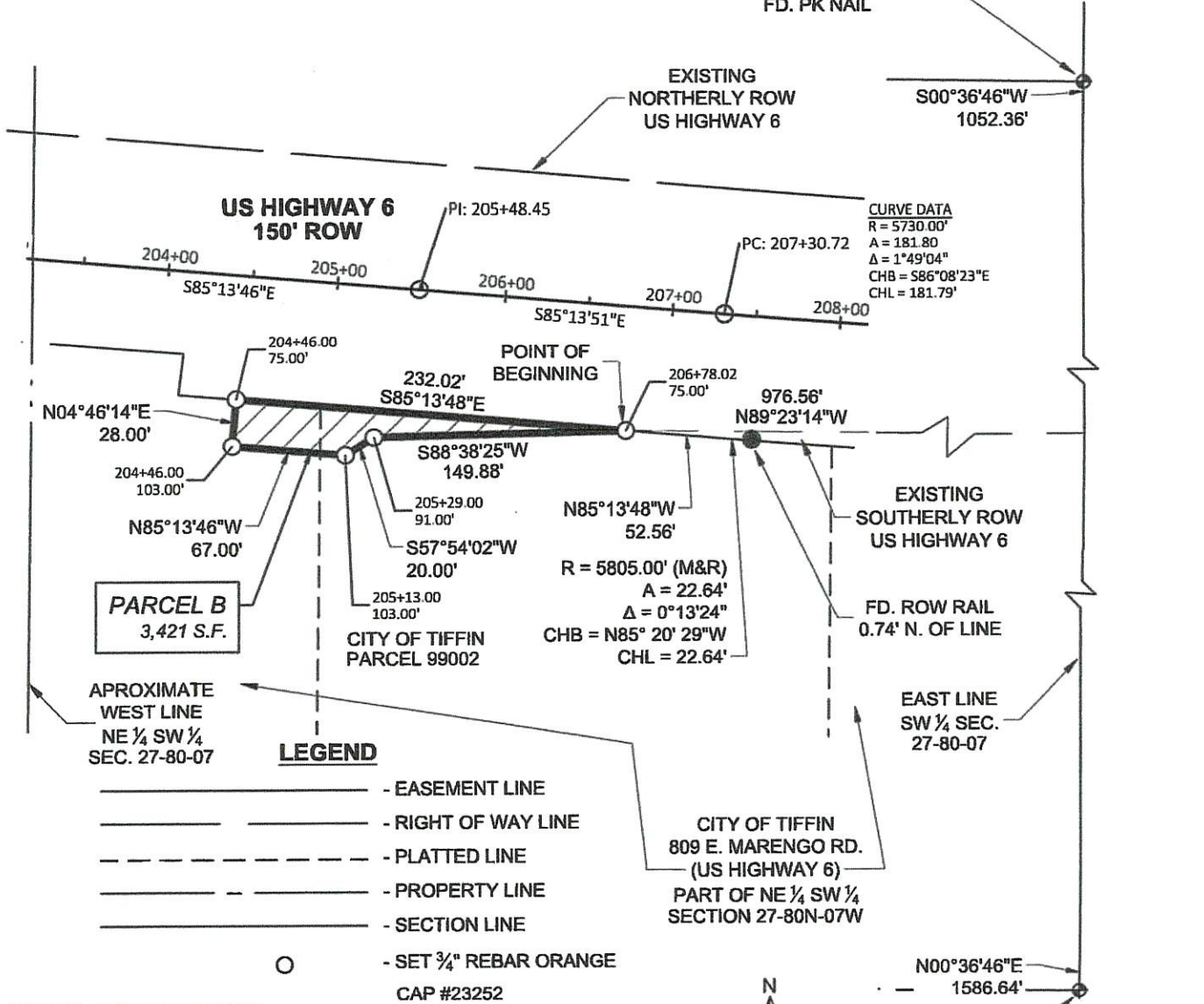
COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 3,421 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

CENTER OF SEC. 27-80-07
FD. PK NAIL

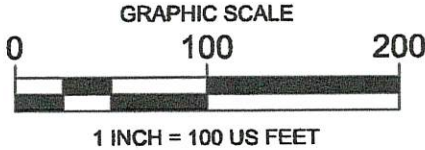
FEE - 4



LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN AUDITOR'S PARCEL 99002 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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, 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.

BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

PROJECT NO: 13603014	F.B: FILE
PROJECT DATE: 05/02/25	PLOT DATE: 6/10/25
DRAWN BY: JGD	CHECKED BY: JGD

1 OF 1

LICENSED LAND SURVEYOR

JOHN DEWEY

23252

IOWA

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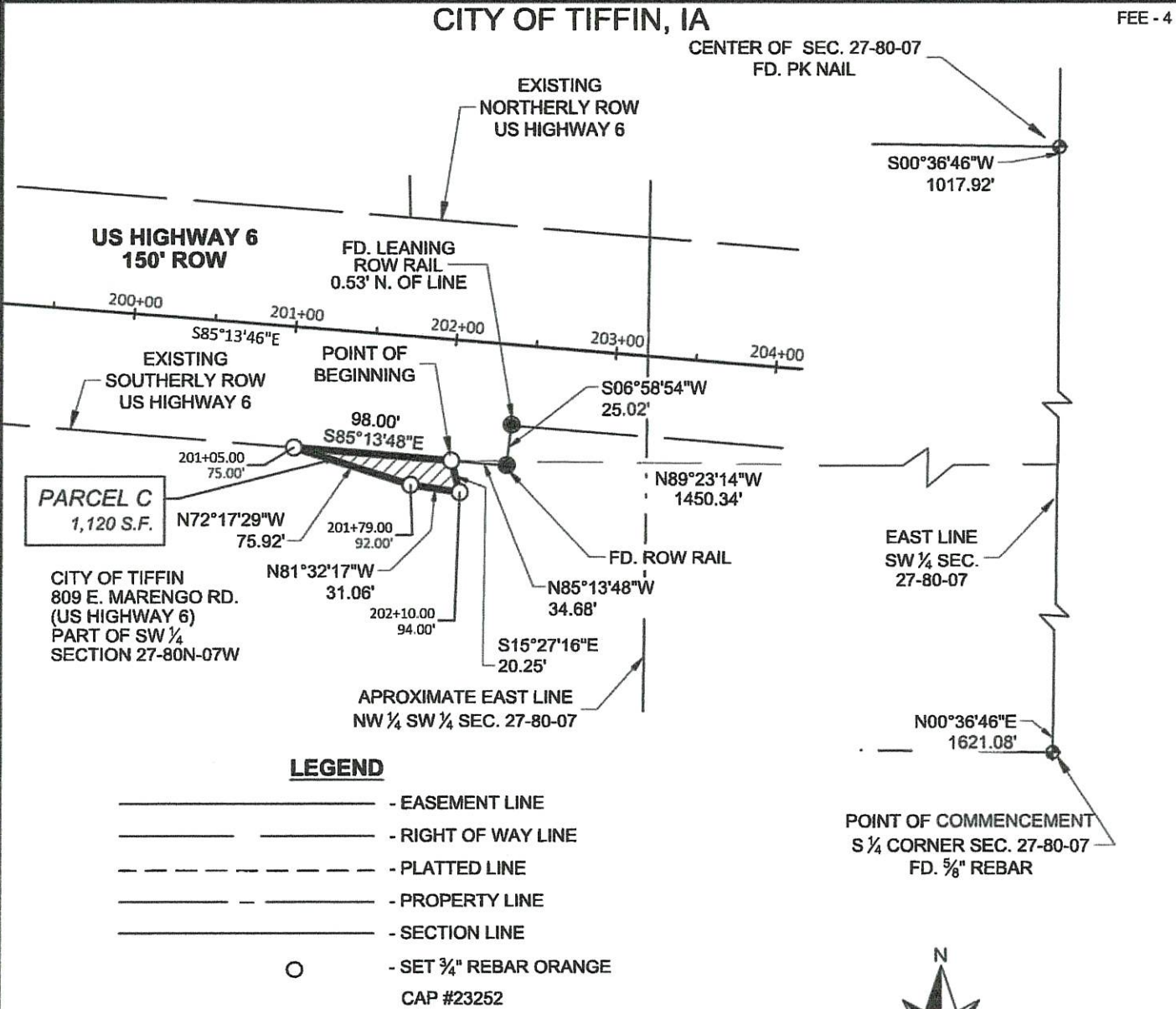
JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
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DATE: 6/16/25

IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 3 OF 5

COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 1,120 SQ. FT., EASE: _____ SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197



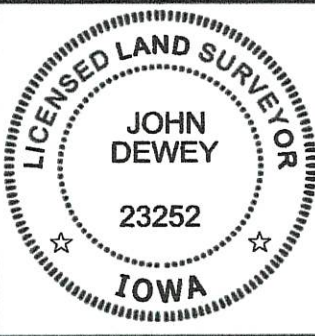
LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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.

ACQUISITION PLAT	
US HIGHWAY 6 RECONSTRUCTION TIFFIN, IOWA	
PROJECT NO: 13603014	F.B.: FILE
PROJECT DATE: 05/02/25	PLOT DATE: 6/10/25
DRAWN BY: JGD	CHECKED BY: JGD

1 OF 1

MSA



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PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE 6/16/25

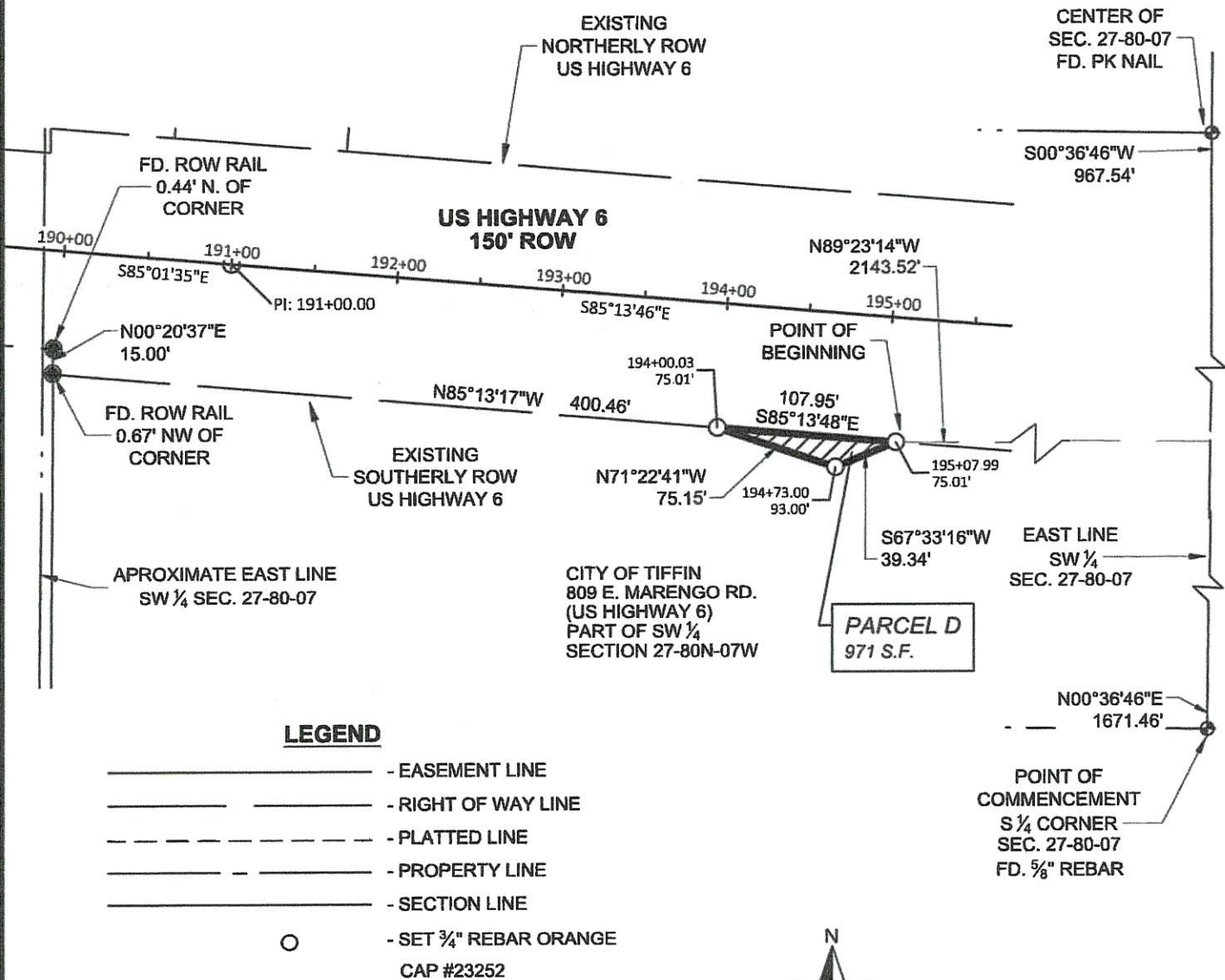
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 4 OF 5

COUNTY: JOHNSON STATE CONTROL # _____
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 4
SECTION: 27 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 971 SQ. FT., EASE: SQ. FT., EXCESS - FEE: _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM: _____

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



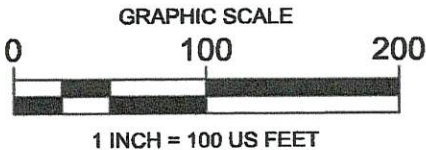
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 07 WEST OF THE 5TH P.M., IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 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 US HIGHWAY 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.



BEARING BASED ON IOWA REGIONAL COORDINATE SYSTEM NAD 83, ZONE 10.



ACQUISITION PLAT

US HIGHWAY 6 RECONSTRUCTION
TIFFIN, IOWA

1 OF 1
PROJECT NO: 13603014 F.B: FILE
PROJECT DATE: 05/02/25 PLOT DATE: 6/10/25
DRAWN BY: JGD CHECKED BY: JGD



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY DATE 6/16/25
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

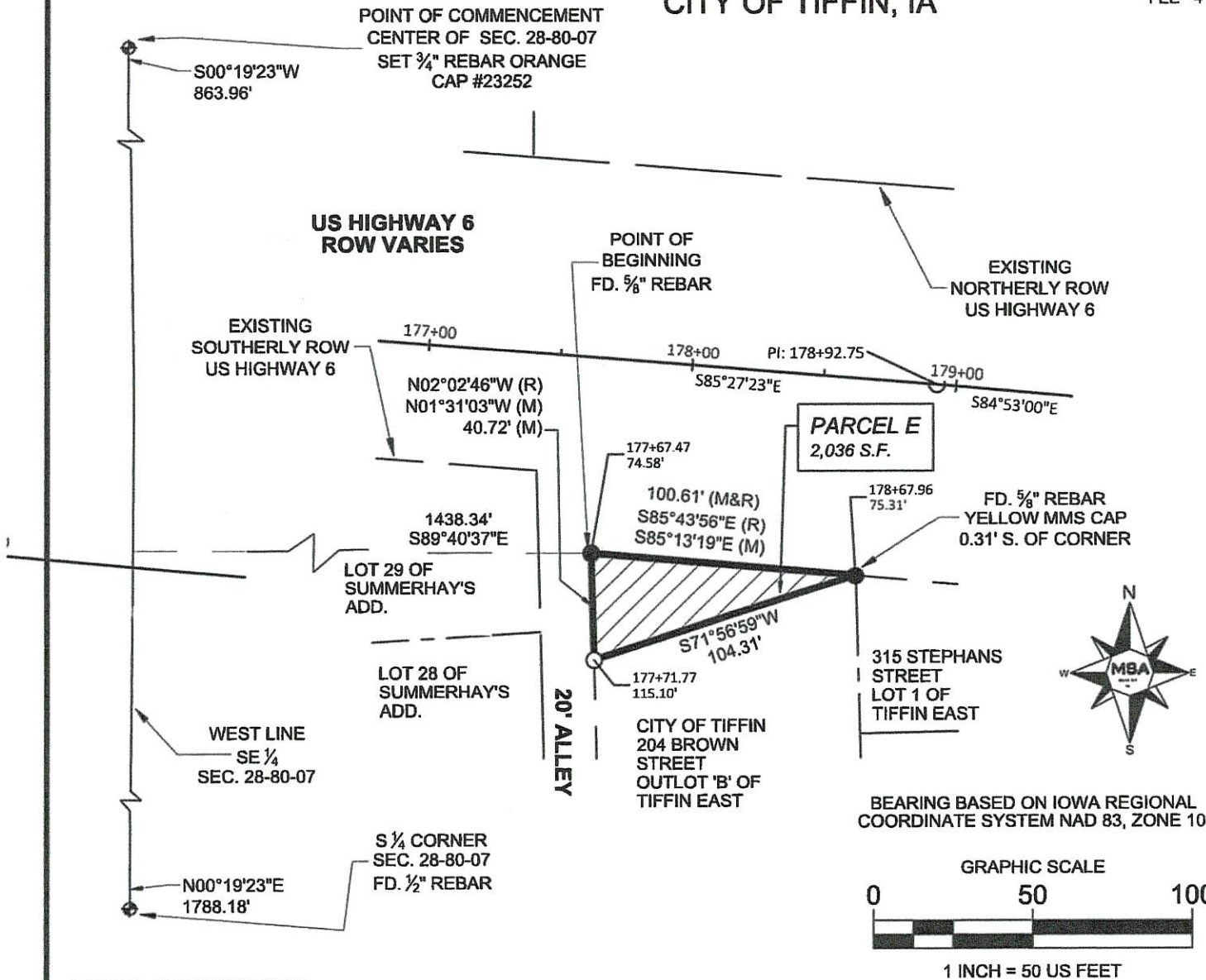
IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" - PLAT 5 OF 5

COUNTY: JOHNSON STATE CONTROL #
PROJECT # STPN-006-7(100)-2J-52 PARCEL # 04
SECTION: 28 TOWNSHIP: 80N RANGE: 07W
ROW - FEE: 2,036 SQ. FT., EASE: SQ. FT., EXCESS - FEE:
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
ACQUIRED FROM:

SURVEYOR: JOHN DEWEY, MSA PROFESSIONAL SERVICES INC., 1555 SE DELAWARE AVE., SUITE F, ANKENY, IA
50021, JDEWEY@MSA-PS.COM, 515-216-0197

CITY OF TIFFIN, IA

FEE - 4



LEGAL DESCRIPTION:

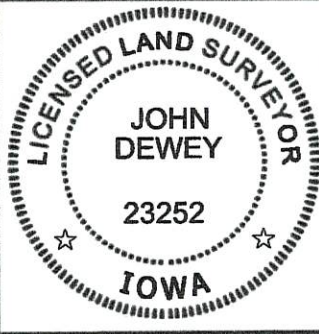
A PARCEL OF LAND LOCATED IN OUTLOT 'B' OF TIFFIN EAST AN OFFICIAL PLAT IN AND FORMING A PART OF THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHEAST QUARTER OF SAID SECTION 28, S00°19'23"W, 863.96 FEET; THENCE S89°40'37"E, 1438.34 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'B', A POINT ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 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 NORTHEAST 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.

LEGEND

- EASEMENT LINE
- RIGHT OF WAY LINE
- PLATTED LINE
- PROPERTY LINE
- SECTION LINE
- - SET 3/4" REBAR ORANGE CAP #23252

ACQUISITION PLAT			
US HIGHWAY 6 RECONSTRUCTION TIFFIN, IOWA			
1 OF 1	PROJECT NO: 13603014	F.B: FILE	
	PROJECT DATE: 08/30/23	PLOT DATE: 08/30/23	
	DRAWN BY: JGD	CHECKED BY: JGD	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOHN DEWEY
LICENSE NO. 23252
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

DATE 6/16/25



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE: January 30, 2026

AGENDA ITEM: Resolution No. 2026-006 – Authorizing the Transfer of Funds

ACTION: Moton

Purpose

The purpose of this resolution is to authorize a budgeted internal transfer of funds between City accounts as part of standard financial management practices. The transfer is needed to ensure sufficient funding within the **Debt Service Fund** for scheduled bond payments and other eligible obligations.

Background

The City periodically transfers funds between accounts to align revenue sources with their intended uses. For this action, a transfer from the **Local Option Sales Tax (LOST) Fund (121)** to the **Debt Service Fund (200)** is required.

The resolution formally authorizes the City Clerk to complete this transfer in accordance with Iowa Code and the City’s financial procedures. The uploaded resolution specifies the amount and accounts involved.

Transfer Details

From	Fund #	To	Fund #	Amount
Local Option Sales Tax	121	Debt Service	200	\$175,000

This transfer is consistent with prior budgeting direction and the intended use of LOST revenues for property tax relief and eligible debt service support.

Fiscal Impact

The transfer moves **\$175,000** from LOST to Debt Service but does not increase overall City spending. It ensures the Debt Service Fund has adequate cash flow for FY26 scheduled payments.

Staff Recommendation

Staff is requesting City Council approval of **Resolution 2026-006**, authorizing the City Clerk to transfer **\$175,000** from the Local Option Sales Tax Fund (121) to the Debt Service Fund (200). Staff recommends **approval** of Resolution 2026-006. This transfer is necessary, routine, and consistent with City financial practices and budget adoption.

ATTACHMENTS: Resolution

RESOLUTION NO. 2026-006

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS

Whereas, the City of Tiffin, Iowa will have the City Clerk transfer funds from Local Option Sales Tax to Road Use Tax as stated below;

FROM	TO	AMOUNT
Local Option Sales Tax (121)	Debt Service (200)	\$175,000

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa to approve the transfer of these funds.

On the 3rd day of February, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced **RESOLUTION NO. 2026-005, A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS** 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 the **RESOLUTION NO. 2026-005, A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 3rd day of February, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	January 30, 2026
AGENDA ITEM:	Resolution 2026-007 – Approving Bond Purchase Agreement and Authorizing Issuance of General Obligation Urban Renewal Bonds, Series 2026A
ACTION:	Motion

Purpose

The purpose of this action is to consider **Resolution 2026-007**, which approves a Bond Purchase Agreement, authorizes the execution of a Loan Agreement, and provides for the issuance of **\$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A**, to finance the Community/Recreation Center Development Project.

This is the final step in the financing process following the public hearing held on January 20, 2026, during which no petition for election was filed.

Background

On January 7, 2025, the City Council approved the Community/Recreation Center Development Project as an authorized urban renewal project within the Tiffin Urban Renewal Area. The City later initiated proceedings to enter into a General Obligation Urban Renewal Loan Agreement in an amount not to exceed **\$15,000,000**, as permitted under Iowa Code §§ 384.24A and 384.24.3

The required public hearing was held, and notice was published as required by law. As of January 20, 2026, no petition was filed requesting an election; therefore, the Council is able to proceed with approving the Loan Agreement and issuing the bonds

A Preliminary Official Statement has been prepared and authorized for use by **Northland Securities, Inc.**, acting as underwriter for the bond sale. A formal **Bond Purchase Agreement** has also been prepared for Council approval

Bond Issue Overview

- **Bond Type:** General Obligation Urban Renewal Bonds
- **Series:** 2026A
- **Principal Amount:** **\$13,500,000**
- **Purpose:** Financing costs of the Community/Recreation Center Development Project
- **Bond Date:** February 17, 2026
- **Maturity Dates:** 2028–2043 (annual maturities)
- **Denomination:** \$5,000 or integral multiples
- **Registrar/Paying Agent:** UMB Bank, West Des Moines, Iowa
- **Optional Call:** Bonds maturing 2033–2043 may be optionally redeemed beginning June 1, 2032
- **Mandatory Redemption:** Required for the 2036 term maturity according to the redemption schedule listed in the resolution

The bonds will be issued initially through the **DTC book-entry system**, with Cede & Co. as the registered holder.

Loan Agreement and Use of Proceeds

Upon issuance, the City will enter into a Loan Agreement with the underwriter. Proceeds will be allocated as follows:

- **Project Fund:** For costs related to the Community/Recreation Center
- **Bond Insurance Premium:** Paid to Assured Guaranty Inc.
- **Cost of Issuance Fund:** For legal, underwriting, and administrative issuance expenses
- **Remainder:** Transfer to Debt Service Fund to pay interest

The City must maintain segregated accounting of bond proceeds and comply with federal tax-exempt bond regulations.

Debt Service and Tax Levy

Resolution 2026-007 provides for the **levy of a direct annual tax** on all taxable property in Tiffin sufficient to pay the principal and interest on the bonds through final maturity. This levy will begin with the fiscal year starting July 1, 2026, and continue annually until the bonds are paid. A certified copy of the resolution will be filed with the Johnson County Auditor as required.

Continuing Disclosure

Because this is a municipal bond issue exceeding \$1,000,000, the City must comply with **SEC Rule 15c2-12**. A Continuing Disclosure Certificate will be executed at issuance, requiring annual reporting.

Staff Recommendation

Staff recommends **approval** of Resolution 2026-007. This financing step is required to move forward with construction of the Community/Recreation Center and has met all legal notice and procedural requirements.

ATTACHMENTS: Resolution, Loan Agreement, Continuing Disclosure Agreement, Registrar/Paying Agent Agreement

MINUTES TO AUTHORIZE BOND
PURCHASE AGREEMENT AND
PROVIDE FOR THE ISSUANCE OF
BONDS

436989-52

Tiffin, Iowa

February 3, 2026

The City Council of the City of Tiffin, Iowa, met on February 3, 2026, at _____ p.m.
at the _____, Tiffin, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the
following Council Members present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____
introduced the following resolution and moved its adoption, seconded by Council Member
_____. The Mayor put the question upon the adoption of said
resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. 2026-007

Resolution approving Bond Purchase Agreement, providing for the issuance of \$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A and providing for the levy of taxes to pay the same

WHEREAS, the City of Tiffin (the “City”), in Johnson County, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, proposed to enter into a general obligation urban renewal loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$15,000,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent of, undertaking the Community/Recreation Center Development Project, an urban renewal project in the Tiffin Urban Renewal Area which was previously authorized by action of the City Council on January 7, 2025; and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of January 20, 2026, no petition had been filed with the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of General Obligation Urban Renewal Bonds, Series 2026A (the “Bonds”) in evidence of the obligation of the City under the Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its use by Northland Securities, Inc. (the “Underwriter”), as the underwriter of the issuance of the Bonds; and

WHEREAS, a certain Bond Purchase Agreement (the “Bond Purchase Agreement”) has been prepared to set forth the terms of the Bonds and the understanding between the City and the Underwriter with respect to the purchase thereof and it is now necessary to make provision for the approval of the Bond Purchase Agreement and its execution and delivery; and

WHEREAS, it is now necessary to make final provision for the approval of the Loan Agreement and to authorize the issuance of the Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Tiffin, Iowa, as follows:

Section 1. The Bond Purchase Agreement is hereby approved in substantially the form as presented to this City Council. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Bond Purchase Agreement to the Underwriter.

Section 2. The City Council hereby determines to enter into the Loan Agreement with the Underwriter, in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$13,500,000, for the purpose or purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

[Bond insurance placeholder] Furthermore, the Bond Insurer is hereby approved, and the Mayor and City Administrator are hereby authorized to execute and deliver any and all agreements, documents and instruments required related to the issuance of the municipal bond insurance related to the Bonds. The Bond Insurer is a third-party beneficiary under this resolution. Any insurance provisions required by the Bond Insurer to be included in this resolution and set forth in its commitment are hereby made a part of this resolution and incorporated herein, and the City Clerk is authorized to attach a copy of such insurance provisions, if required, to this resolution.

Section 3. The Bonds, in the aggregate principal amount of \$13,500,000, are hereby authorized to be issued in evidence of the City's obligations under the Loan Agreement. The Bonds shall be dated February 17, 2026, shall be issued in the denomination of \$5,000 each or any integral multiple thereof and shall mature on June 1 in each of the years, in the respective principal amounts, and bearing interest at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2028	\$ 510,000	_____ %	2036	\$ 885,000	_____ %
2029	\$ 620,000	_____ %	2037	\$ 920,000	_____ %
2030	\$ 640,000	_____ %	2038	\$ 955,000	_____ %
2031	\$ 655,000	_____ %	2039	\$ 990,000	_____ %
2032	\$ 675,000	_____ %	2040	\$1,030,000	_____ %
2033	\$ 695,000	_____ %	2041	\$1,070,000	_____ %
2034	\$ 720,000	_____ %	2042	\$1,115,000	_____ %
2035	\$ 855,000	_____ %	2043	\$1,165,000	_____ %

Section 3. UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the "Registrar" or the "Paying Agent." The City shall enter into an agreement (the "Registrar/Paying Agent Agreement") with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2033 to 2043, inclusive, prior to and in any order of maturity on June 1, 2032, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

[Term bond placeholder] Principal of the Bond maturing on June 1, 2036 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years, 2033, 2034, and 2035, at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date, in the following principal amounts:

<u>Year</u>	<u>Principal</u>
-------------	------------------

	<u>Amount</u>
2033	\$150,000
2034	\$160,000
2035	\$165,000
2036	\$170,000 (Maturity)

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing December 1, 2026. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Bond shall be transferable only upon the registration

books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 4. Notwithstanding anything above to the contrary, the Bonds shall be issued initially as Depository Bonds, with one fully registered Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). On original issue, the Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the “Participants”). In the event that DTC determines not to continue to act as securities depository for the Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement Bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Bonds.

Ownership interests in the Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Bonds as nominees will not receive certificated Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant’s interest in the Bonds, which will be confirmed in accordance with DTC’s standard procedures. Each such person for which a Participant has an interest in the Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term “Beneficial Owner” shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial

Owner in the Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Bonds acquired. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 5. The Bonds shall be in substantially the following form:

(Form of Bond)

**UNITED STATES OF AMERICA
STATE OF IOWA
JOHNSON COUNTY
CITY OF TIFFIN**

GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2026A

No. R-_____ \$ _____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____ %	June 1, 20__	February 17, 2026	886561__

The City of Tiffin (the “City”), in Johnson County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

THOUSAND DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of UMB Bank, n.a., West Des Moines, Iowa (hereinafter referred to as the “Registrar” or the “Paying Agent”), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing December 1, 2026, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar.

This Bond is one of a series of General Obligation Urban Renewal Bonds, Series 2026A (the “Bonds”) issued by the City to evidence its obligation under a certain loan agreement, dated as of February 17, 2026 (the “Loan Agreement”), entered into by the City for the purpose of paying the costs, to that extent, of undertaking the Community/Recreation Center Development Project, an urban renewal project in the Tiffin Urban Renewal Area which was previously authorized by action of the City Council on January 7, 2025.

The Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2025, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council, adopted on February 3, 2026, authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of the Bonds (the

“Resolution”), and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2033 to 2040, inclusive, prior to and in any order of maturity on June 1, 2032, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000. [Term bond placeholder] Principal of the Bonds maturing on June 1, 2036, is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in the years 2033, 2034, and 2035, respectively, in accordance with the mandatory redemption schedules set forth in the Resolution at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date.

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date..

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Tiffin, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of February 17, 2026.

CITY OF TIFFIN, IOWA

By (DO NOT SIGN)

Mayor

Attest:

(DO NOT SIGN)

City Clerk

Registration Date: (February 17, 2026)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Resolution.

UMB Bank, n.a.
West Des Moines, Iowa
Registrar

By (Authorized Signature)

Authorized Officer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common

UTMA _____
(Custodian)

As Custodian for _____
(Minor)

under Uniform Transfers to Minors Act

(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 6. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or on behalf of the Underwriter, upon receipt of the loan proceeds \$_____, including the original issue premium (\$_____) (the “Loan Proceeds”), and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects.

A portion of the Loan Proceeds (\$_____) shall be retained by the Underwriter as the underwriter’s discount.

A portion of the Loan Proceeds (\$_____) (the “Project Proceeds”) received from the sale of the Bonds plus the rounding amount (\$_____) shall be deposited in a dedicated fund (the “Project Fund”), which is hereby created, to be used for the payment of costs of the Project and to the extent that Project Proceeds remain after the full payment of the costs of the Project, such Proceeds, shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

A portion of the Loan Proceeds (\$_____) received from the sale of the Bonds shall be used to pay the bond insurance premium to Assured Guaranty Inc.

The remainder of the Loan Proceeds (\$_____) (the “Cost of Issuance Proceeds”), received from the sale of the Bonds shall be deposited in the Project Fund, and shall be used for the payment of costs of issuance of the Bonds, and to the extent that Cost of Issuance Proceeds remain after the full payment of the costs of issuance of the Bonds, such Cost of Issuance Proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 7. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2033,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2034,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2035,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2036,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2037,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2038,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2039,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2040,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2041, and
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2042,
sufficient to produce the net annual sum of \$_____.

Section 8. A certified copy of this resolution shall be filed with the County Auditor of Johnson County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds hereby authorized and for no other purpose whatsoever. Any amount received by the City as accrued interest on the Bonds shall be deposited into such special account and used to pay interest due on the Bonds on the first interest payment date.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in Section 7 of this Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget.

Section 9. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 10. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 11. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for the bonds, an underwriter has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the bondholders to provide certain disclosure information to prescribed information repositories on a continuing basis or unless and to the extent the offering is exempt from the requirements of the Rule.

On the date of issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 12. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 13. This resolution shall be in full force and effect immediately upon its approval and adoption, as provided by law.

Passed and approved February 3, 2026.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
JOHNSON COUNTY
CITY OF TIFFIN

SS:

I, the undersigned, City Clerk of the City of Tiffin, do hereby certify that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its City Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the adoption of a resolution approving a Bond Purchase Agreement, authorizing a Loan Agreement and providing for the issuance of \$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A of the City evidencing the City's obligation under the Loan Agreement and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

I further certify that no appeal has been taken to the District Court from the decision of the City Council to enter into the Loan Agreement, to issue the Bonds or to levy taxes to pay the principal of and interest on the Bonds.

WITNESS MY HAND this _____ day of _____, 2026.

City Clerk

COUNTY FILING CERTIFICATE

STATE OF IOWA

SS:

JOHNSON COUNTY

I, the undersigned, County Auditor of Johnson County, in the State of Iowa, do hereby certify that on the _____ day of _____, 2026, the City Clerk of the City of Tiffin filed in my office a certified copy of a resolution of such City shown to have been adopted by the City Council and approved by the Mayor thereof on February 3, 2026, entitled: "Resolution approving Bond Purchase Agreement, providing for the issuance of \$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A and providing for the levy of taxes to pay the same," and that I have duly placed a copy of the resolution on file in my records.

I further certify that the taxes provided for in that resolution will in due time, manner and season be entered on the State and County tax lists of this County for collection in the fiscal year beginning July 1, 2026, and subsequent years as provided in the resolution.

WITNESS MY HAND this _____ day of _____, 2026.

County Auditor

LOAN AGREEMENT

This Loan Agreement is entered into as of February 17, 2026, by and between the City of Tiffin, Iowa (the "City"), and Northland Securities, Inc., Minneapolis, Minnesota, as Purchaser (the "Purchaser"). The parties agree as follows:

1. The Purchaser shall loan to the City the sum of \$13,500,000, and the City's obligation to repay hereunder shall be evidenced by the issuance of General Obligation Urban Renewal Bonds, Series 2026A, in the aggregate principal amount of \$13,500,000 (the "Bonds").

2. The City adopted a resolution on February 3, 2026 (the "Resolution"), authorizing and approving this Loan Agreement and providing for the issuance of the Bonds and the levy of taxes to pay the principal of and interest on the Bonds for the purpose or purposes set forth in the Resolution. The Resolution is incorporated herein by reference, and the parties agree to abide by the terms and provisions of the Resolution. In and by the Resolution, provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on the Bonds as the same will respectively become due.

3. The Bonds, in substantially the form set forth in the Resolution, shall be executed and delivered to or upon the direction of the Purchaser to evidence the City's obligation to repay the amounts payable hereunder. The Bonds shall be dated February 17, 2026, shall be in denominations of \$5,000 or integral multiples thereof, shall bear interest, shall be payable as to principal on the dates and in the amounts, shall be subject to prepayment prior to maturity and shall contain such other terms and provisions as provided in the Bonds and the Resolution.

4. This Loan Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF TIFFIN, IOWA

By _____
Mayor

Attest:

City Clerk

NORTHLAND SECURITIES, INC.
Minneapolis, Minnesota

By _____

(Print Name and Title)

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Tiffin, Iowa (the “Issuer”), in connection with the issuance of \$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A (the Bonds”), dated February 17, 2026. The Bonds are being issued pursuant to one or more resolutions of the Issuer approved on February 3, 2026 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the “Submission Deadline”) of each year following the end of the 2024-2025 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or include by reference the following:

(a) The **Audited Financial Statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer’s audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

- **Economic and Financial Information – “Valuations,” “Tax Rates,” and “Tax Levies and Collections”**
- **Summary of Debt and Debt Statistics**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such

jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14) or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12) or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Northland Securities, Inc.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: February 17, 2026

CITY OF TIFFIN, IOWA

By _____
Mayor

Attest:

By _____
City Clerk

REGISTRAR / PAYING AGENT AGREEMENT

THIS AGREEMENT is made and entered into this February 17, 2026 (the “Dated Date”) by and between the City of Tiffin, Iowa hereinafter called “ISSUER”, and UMB Bank, n.a., a national banking association with its principal payment office in Kansas City, Missouri, in its capacity as paying agent and registrar, hereinafter called the “AGENT”.

WHEREAS, the ISSUER has issued, or is currently in the process of issuing, pursuant to an ordinance, resolution, order, final terms certificate, notice of sale or other authorizing instrument of the governing body of the ISSUER, hereinafter collectively called the “Bond Document” certain bonds, certificates, notes and/or other debt instruments, more particularly described as \$13,500,000 General Obligation Urban Renewal Bonds, Series 2026A hereinafter called the “Bonds”; and

WHEREAS, pursuant to the Bond Document, the ISSUER has designated and appointed the AGENT as agent to perform registrar and paying agent services, to wit: establishing and maintaining a record of the owners of the Bonds, effecting the transfer of ownership of the Bonds in an orderly and efficient manner, making payments of principal and interest when due pursuant to the terms and conditions of the Bonds, and for other related purposes; and

WHEREAS, the AGENT has represented that it possesses the necessary qualifications and maintains the necessary facilities to properly perform the required services as such registrar and paying agent and is willing to serve in such capacities for the ISSUER;

NOW THEREFORE, in consideration of mutual promises and covenants herein contained the parties agree as follows:

1. The ISSUER has designated and appointed the AGENT as registrar and paying agent of the Bonds pursuant to the Bond Document, and the AGENT has accepted such appointment and agrees to provide the services set forth therein and herein.
2. The ISSUER agrees to deliver or cause to be delivered to the AGENT a transcript of the proceedings related to the Bonds to contain the following documents:
 - a) A copy of the Bond Document, and the consent or approval of any other governmental or regulatory authority, required by law to approve or authorize the issuance of the Bonds;
 - b) A written opinion by an attorney or by a firm of attorneys with a nationally recognized standing in the field of municipal bond financing, and any supporting or supplemental opinions, to the effect that the Bonds and the Bond Document have been duly authorized and issued by, are legally binding upon and are enforceable against the ISSUER;
 - c) A closing certificate of the ISSUER, a closing certificate and/or receipt of the purchaser(s) of the Bonds, and such other documents related to the issuance of the Bonds as the Agent reasonably deems necessary or appropriate; and
 - d) Unless Paragraph 20 hereof is applicable, in addition to the transcript of proceedings a reasonable supply of blank Bond certificates bearing the manual or facsimile signatures of

officials of the ISSUER authorized to sign certificates and, if required by the Bond Document, impressed with the ISSUER's seal or facsimile thereof, to enable the AGENT to provide Bond Certificates to the holders of the Bonds upon original issuance or the transfer thereof.

The foregoing documents may be subject to the review and approval of legal counsel for the AGENT. Furthermore, the ISSUER shall provide to the AGENT prompt written notification of any future amendment or change in respect of any of the foregoing, together with such documentation as the AGENT reasonably deems necessary or appropriate.

3. Unless Paragraph 20 hereof is applicable, Bond certificates provided by the ISSUER shall be printed in a manner to minimize the possibility of counterfeiting. This requirement shall be deemed satisfied by use of a certificate format meeting the standard developed by the American National Standards Committee or in such other format as the AGENT may accept by its authentication thereof. The AGENT shall have no responsibility for the form or contents of any such certificates. The ISSUER shall, while any of the Bonds are outstanding, provide a reasonable supply of additional blank certificates at any time upon request of the AGENT. All such certificates shall satisfy the requirements set forth in Paragraphs 2(d) and 3.

4. The AGENT shall initially register and authenticate, pursuant to instructions from the ISSUER and/or the initial purchaser(s) of the Bonds, one or more Bonds and shall enter into a Bond registry record the certificate number of the Bond and the name and address of the owner. The AGENT shall maintain such registry of owners of the Bonds until all the Bonds have been fully paid and surrendered. The initial owner of each Bond as reflected in the registry of owners shall not be changed except upon transfers of ownership and in accordance with procedures set forth in the Bond Document or this Agreement.

5. Transfers of ownership of the Bonds shall be made by the AGENT as set forth in the Bond Document. Absent specific guidelines in the Bond Document, transfers of ownership of the Bonds shall be made by the AGENT only upon delivery to the AGENT of a properly endorsed Bond or of a Bond accompanied by a properly endorsed transfer instrument, accompanied by such documents as the AGENT may deem necessary to evidence the authority of the person making the transfer, and satisfactory evidence of compliance with all applicable laws relating to the collection of taxes. The AGENT reserves the right to refuse to transfer any Bond until it is satisfied that each necessary endorsement is genuine and effective, and for that purpose it may require guarantees of signatures in accordance with applicable rules of the Securities and Exchange Commission and the standards and procedures of the AGENT, together with such other assurances as the AGENT shall deem necessary or appropriate. The AGENT shall incur no liability for delays in registering transfers as a result of inquiries into adverse claims or for the refusal in good faith to make transfers which it, in its judgment, deems improper or unauthorized. Upon presentation and surrender of any duly registered Bond and satisfaction of the transferability requirements, the AGENT shall (a) cancel the surrendered Bond; (b) register a new Bond(s) as directed in the same aggregate principal amount and maturity; (c) authenticate the new Bond(s); and (d) enter the transferee's name and address, together with the certificate number of the new Bond(s), in its registry of owners.

6. The AGENT may deliver Bonds by first class, certified, or registered mail, or by courier.

7. Ownership of, payment of the principal amount of, redemption premium, if any, and interest due on the Bonds and delivery of notices shall be subject to the provisions of the Bond Document, and for all other purposes. The AGENT shall have no responsibility to determine the beneficial owners of any Bonds and shall owe no duties to any such beneficial owners. Upon written request and reasonable notice from the ISSUER, the AGENT will mail, at the ISSUER's expense, notices or other communications from the ISSUER to the holders of the Bonds as recorded in the registry maintained by the AGENT.

8. Unless the Bond Document provides otherwise, the ISSUER shall, without notice from or demand of the AGENT, provide to the AGENT funds that are immediately available at least one business day prior to the relevant interest and/or principal payment date, sufficient to pay on each interest payment date and each principal payment date, all interest and principal then payable under the terms and provisions of the Bond Document and the Bonds. The AGENT shall have no responsibility to make any such payments to the extent ISSUER has not provided sufficient immediately available funds to AGENT on the relevant payment date. Unless the Bond Document provides otherwise, in the event that an interest and/or principal payment date shall be a date that is not a business day, payment may be made on the next succeeding business day and no interest shall accrue. The term "business day" shall include all days except Saturdays, Sundays and legal holidays recognized by the Federal Reserve Bank of Kansas City, Missouri.

9. Unless otherwise provided in the Bond Document and subject to the provisions of Paragraph 12 hereof, to the extent that the ISSUER has made sufficient funds available to it, the AGENT will pay to the record owners of the Bonds as of any record date (as specified in the Bond certificate or Bond Document) the interest due thereon as of the related interest payment date or any redemption date and, will pay upon presentation and surrender of such Bond at maturity or earlier date of redemption to the owner of any Bond, the principal or redemption amount of such Bond.

10. The AGENT may make a charge against any Bond owner sufficient for the reimbursement of any governmental tax or other charge required to be paid for any reason, including, but not limited to, failure of such owner to provide a correct taxpayer identification number to the AGENT. Such charge may be deducted from an interest or principal payment due to such owner.

11. Unless payment of interest, principal, and redemption premium, if any, is made by electronic transfer all payments will be made by check or draft and mailed to the last address of the owner as reflected on the registry of owners, or to such other address as directed in writing by the owner. In the event of payment of interest, the principal amount of and redemption premium, if any, by electronic transfer, the AGENT shall make payment by such means, at the expense of the ISSUER, pursuant to written instructions from the owner.

12. Subject to the provisions of the Bond Document, the AGENT may pay at maturity or redemption or issue new certificates to replace certificates represented to the AGENT to have been lost, destroyed, stolen or otherwise wrongfully taken, but first may require the Bond owner to pay a replacement fee, to furnish an affidavit of loss, and/or furnish either an indemnity bond or other indemnification satisfactory to the AGENT indemnifying the ISSUER and the AGENT.

13. The AGENT shall comply with the provisions, if any, of the Bond Document and the rules of the Securities and Exchange Commission pertaining to the cancellation and retention of Bond certificates and the periodic certification to the Issuer of the cancellation of such Bond certificates. In the event that the ISSUER requests in writing that the AGENT forward to the ISSUER the cancelled Bond certificates, the ISSUER agrees to comply with the foregoing described rules. The AGENT shall have no duty to retain any documents or records pertaining to this Agreement, the Bond Document or the Bonds any longer than eleven years after final payment on the Bonds, unless otherwise required by the rules of the Securities and Exchange Commission or other applicable law.

14. In case of any request or demand for inspection of the registry of owners or other related records maintained by the AGENT, the AGENT may be entitled to receive appropriate instructions from the ISSUER before permitting or refusing such inspection. The AGENT reserves the right, however, to only permit such inspection at a location and at such reasonable time or times designated by the Agent.

15. The AGENT is authorized to act on the order, directions or instructions of such officials as the governing body of ISSUER as the ISSUER by resolution or other proper action shall designate. The AGENT shall be protected in acting upon any paper or document believed by it to be genuine and to have been signed by the proper official(s), and the ISSUER shall promptly notify AGENT in writing of any change in the identity or authority of officials authorized to sign Bond certificates, written instructions or requests. If not so provided in the Bond Document, if any official whose manual or facsimile signature appears on blank Bond certificates shall die, resign or be removed from office or authority before the authentication of such certificates by the Agent, the AGENT may nevertheless issue such certificates until specifically directed to the contrary in writing by the ISSUER.

16. The AGENT shall provide notice(s) to the owners of the Bonds and such depositories, banks, brokers, rating agencies, information services, repositories, or publications as required by the terms of the Bond Document and to any other entities that request such notice(s) and, if so directed in such other manner and to such other parties as the Issuer shall so direct in writing and at the expense of the ISSUER.

17. The ISSUER shall compensate the AGENT for the AGENT's ordinary services as paying agent and registrar and shall reimburse the AGENT for all ordinary out-of-pocket expenses, charges, advances, counsel fees and other costs incurred in connection with the Bonds, the Bond Document and this Agreement as set forth in the Exhibit A or as otherwise agreed to by the Issuer and Agent in writing. In addition, should it become necessary for the AGENT to perform extraordinary services, the AGENT shall be entitled to extra compensation therefor and reimbursement for any out-of-pocket extraordinary costs and expenses, including, but not limited to, attorneys' fees.

18. The AGENT may resign, or be removed by the ISSUER, as provided in the Bond Document, or, if not so provided in the Bond Document, upon thirty days written notice to the other. Upon the effective date of resignation or removal, all obligations of the AGENT hereunder shall cease and terminate. In the event of resignation or removal, the AGENT shall deliver the registry of owners and all related books and records in accordance with the written instructions of the ISSUER or any successor agent designated in writing by the Issuer within a reasonable period following the effective date of its removal or resignation.

19. Whenever in the performance of its duties as Agent hereunder, the Bond Document or under the Bonds the AGENT shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, under the Bond Document or under the Bonds, the AGENT may consult with legal counsel, including, but not limited to, legal counsel for the ISSUER, with respect to any matter in connection with this Agreement and it shall not be liable for any action taken or omitted by it in good faith in reliance upon the advice or opinion of such counsel.

20. In the event that the Bond Document provides that the initial registered owner of all of the Bond certificates is or may be the Depository Trust Company, or any other securities depository or registered clearing agency qualified under the Securities and Exchange Act of 1934, as amended (a "Securities Depository"), none of the beneficial owners will receive certificates representing their respective interest in the Bonds. Except to the extent provided otherwise in the Bond Document, the following provisions shall apply:

- a) The registry of owners maintained by the AGENT will reflect as owner of the Bonds only the Securities Depository or its nominee, until and unless the ISSUER authorizes the delivery of Bond certificates to the beneficial owners as described in subsection (d) below.
- b) It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its participants and receive and transmit payments of principal and interest on the Bonds to the participants, unless and until the ISSUER authorizes the delivery of Bonds to the beneficial owners as described in subsection (d) below.
- c) The ISSUER may at any time, in accordance with the Bond Document, select and appoint a successor Securities Depository and shall notify the Agent of such selection and appointment in writing.
- d) If the ISSUER determines that the holding of the Bonds by the Securities Depository is no longer in the best interests of the beneficial owners of the Bonds, then the AGENT, at the written instruction and expense of the ISSUER, shall notify the beneficial owners of the Bonds by first class mail of such determination and of the availability of certificates to owners requesting the same. The AGENT shall register in the names of and authenticate and deliver certificates representing their respective interests in the Bonds to the beneficial owners or their nominees, in principal amounts and maturities representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption. In such event, all references to the Securities Depository herein shall relate to the period of time when at least one Bond is registered in the name of the Securities Depository or its nominee. For the purposes of this paragraph, the AGENT may conclusively rely on information provided by the Securities Depository and its participants as to principal amounts held by and the names and mailing addresses of the beneficial owners of the Bonds, and shall not be responsible for any investigation to determine the beneficial owners. The cost of printing certificates for the Bonds and expenses of the AGENT shall be paid by the ISSUER.

21. The AGENT shall incur no liability whatsoever in taking or failing to take any action in accordance with the Bond Document, and shall not be liable for any error in judgment made in good faith by an officer or employee of the AGENT unless it shall be proved the AGENT was negligent in ascertaining the pertinent facts or acted intentionally in bad faith. The AGENT shall not be under any

obligation to prosecute or defend any action or suit in connection with its duties under the Bond Document or this Agreement or in respect of the Bonds, which, in its opinion, may involve it in expense or liability, unless satisfactory security and indemnity is furnished to the Agent (except as may result from the AGENT's own negligence or willful misconduct). To the extent permitted by law, the ISSUER agrees to indemnify the AGENT for, and hold it harmless against, any loss, liability, or expense incurred without negligence or bad faith on its part, arising out of or in connection with its acceptance or administration of its duties hereunder, including the cost and expense against any claim or liability in connection with the exercise or performance of any of its powers or duties under this Agreement. To the extent that the ISSUER may now or hereafter be entitled to claim, for itself or its assets, immunity from suit, execution, attachment (before or after judgment) or other legal process, the ISSUER irrevocably agrees not to claim, and it hereby waives, such immunity in connection with any suit or other action brought by the AGENT to enforce the terms of the Bond Document or this Agreement. The AGENT shall only be responsible for performing such duties as are set forth herein, required by the Bond Document, or otherwise agreed to in writing by the AGENT.

22. It is mutually understood and agreed that, unless otherwise provided in the Bonds or Bond Document, this Agreement shall be governed by the laws of the State of Iowa, both as to interpretation and performance.

23. It is understood and agreed by the parties that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any applicable law, regulation or rule, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

24. The name "UMB Bank, n.a." shall include its successor or successors, any surviving corporation into which it may be merged, any new corporation resulting from its consolidation with any other corporation or corporations, the successor or successors of any such surviving or new corporation, and any corporation to which the corporate trust business of said Bank may at any time be transferred.

25. All notices, demands, and request required or permitted to be given to the ISSUER or AGENT under the provisions hereof must be in writing and shall be deemed to have been sufficiently given, upon receipt if (i) personally delivered, (ii) sent by email or electronic means and confirmed by phone or (iii) mailed by registered or certified mail, with return receipt requested, delivered as follows:

If to AGENT:	UMB Bank, n.a. Attn: Corporate Trust & Escrow Services 7155 Lake Drive, Suite 120 West Des Moines, Iowa 50266
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If to ISSUER:	City of Tiffin, Iowa Attn: City Clerk City Hall 300 Railroad Street PO Box 259 Tiffin, Iowa 52340-0259
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26. The parties hereto agree that the transactions described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

27. In order to comply with provisions of the USA PATRIOT Act of 2001, as amended from time to time, and the Bank Secrecy Act, as amended from time to time, the AGENT may request certain information and/or documentation to verify confirm and record identification of persons or entities who are parties to this Agreement.

28. If the Bonds are eligible for receipt of any U.S. Treasury Interest Subsidy and if so directed by the Bond Document or, as agreed to in writing between the Issuer and the Paying Agent, the Paying Agent shall comply with the provisions, if any, relating to it as described in the Bond Document or as otherwise agreed upon in writing between the Issuer and the Paying Agent. The Paying Agent shall not be responsible for completion of or the actual filing of Form 8038-CP (or any successor form) with the IRS or any payment from the United States Treasury in accordance with §§ 54AA and 6431 of the Code.

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized signatories, set their respective hands on the Dated Date.

CITY OF TIFFIN, IOWA

Mayor

Attest:

City Clerk

UMB BANK, N.A., as PAYING AGENT/REGISTRAR

By: _____
Authorized Signatory



PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT FEE SCHEDULE

ADMINISTRATION

- | | |
|--------------------------------------|----------------------------|
| • Book Entry Bonds | \$300 initial/\$600 annual |
| • Registered/Private Placement Bonds | \$750 initial/\$600 annual |

* Initial Fees charged at Closing

* Annual Fees charged in arrears month of closing

ADDITIONAL SERVICES

- | | |
|-------------------------------------|------------------------------|
| • Placement of CDs or Sinking Funds | \$500 per set up/outside UMB |
| • Late Payments | \$100 |
| • Optional or Partial Redemption | \$300 |
| • Mandatory Redemption | \$100 |
| • Early Termination/Full Call | \$500 |
| • Paying Costs of Issuance | \$500 one-time fee |

SERVICES AVAILABLE UPON REQUEST

- | | |
|-----------------------|----------------|
| • Dissemination Agent | \$1,000 annual |
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CHANGES IN FEE SCHEDULE

UMB Bank, N.A. reserves the right to renegotiate this fee schedule

Reasonable charges will be made for additional services or reports not contemplated at the time of execution of the Agreement or not covered specifically elsewhere in this schedule. Extraordinary out-of-pocket expenses will be charged at cost. However, this does not include ordinary out-of-pocket expenses such as normal postage and supplies, which are included in the annual fees quoted above



TIFFIN, IA

Expense Approval Report

By Fund

Payable Dates 2/3/2026 - 2/3/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
NEXT LEVEL RESPONSE SOLUT	01-2026-1	02/03/2026	FIRE CHIEF ASSESSMENT	001-150-6499	6,081.00
MOLLY SHANNON	01234	02/03/2026	LIBRARY PROGRAM - MOLLY SHANNON	001-410-6517	120.00
MIDWEST FRESH FARMS	01234	02/03/2026	LIBRARY PROGRAM - MICROGREENS	001-410-6517	86.76
SKYLAR LIMKEMANN	02032026	02/03/2026	SUTPHEN MEAL REIMBURSEMENT	001-150-6230	14.53
ALLIANT ENERGY	02032026	02/03/2026	590 ELLA AVE	001-430-6371	26.45
OFFICE OF AUDITOR OF STATE	02032026	02/03/2026	2025 AUDIT REPORT FILING FEE	001-620-6401	375.00
PITNEY BOWES BANK INC RES	02032026	02/03/2026	POSTAGE	001-650-6508	400.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-575-6407	805.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-580-6407	38.75
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-580-6407	100.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-580-6407	420.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-588-6407	4,387.50
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-588-6407	42.50
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-597-6407	605.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	100.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	27.50
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	100.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	113.09
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	180.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	183.75
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	701.25
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	1,312.50
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	001-610-6407	150.00
OVERDRIVE	06497CO26019233	02/03/2026	AUDIOBOOK	001-410-6419	76.22
HEIMAN FIRE EQUIPMENT	0950526-IN	02/03/2026	BOOTS	001-150-6179	278.99
HEIMAN FIRE EQUIPMENT	0950526-IN	02/03/2026	BOOTS	001-151-6179	1,080.00
HEIMAN FIRE EQUIPMENT	0950671-IN	02/03/2026	HELMETS	001-150-6179	984.15
HEIMAN FIRE EQUIPMENT	0950671-IN	02/03/2026	HELMETS	001-151-6179	840.00
HEIMAN FIRE EQUIPMENT	0950819-IN	02/03/2026	LETTER PATCH	001-150-6179	93.42
HEIMAN FIRE EQUIPMENT	0950985-IN	02/03/2026	SMART CHARGER	001-150-6332	1,262.71
TIFFIN COMMUNITY FUND	1002	02/03/2026	BREAKFAST W/SANTA PROCEEDS	001-499-6515	218.19
LIBRARY IDEAS, LLC	120236	02/03/2026	BOOKS	001-410-6507	1,569.44
TELECOM SERVICES OF IOWA,	19026	02/03/2026	PHONE & PHONE INSTALL	001-650-6373	835.00
TINA RIGGAN	2072026	02/03/2026	LIBRARY PROGRAM - FOOD	001-410-6517	108.00
TINA RIGGAN	2142026	02/03/2026	LIBRARY PROGRAM - FOOD	001-410-6517	108.00
ZIMMERMAN, JONAS	26072608	02/03/2026	PESTICIDE CERTIFICATION REIMBURSEMENT	001-430-6230	80.00
FIRE SERVICE TRAINING BURE	261291	02/03/2026	FIRE SCHOOL - LIMKEMANN	001-151-6231	150.00
PITNEY BOWES GLOBAL FINA	3322007411	02/03/2026	POSTATE METER	001-650-6508	425.71
ALL FLAGS	61294	02/03/2026	FLAGS	001-430-6507	710.81
TOBY KID KLAUENBERG	667	02/03/2026	LIBRARY PROGRAM - THE FUNNY FARM	001-410-6517	430.00
NATIONWIDE OFFICE CLEANE	67924	02/03/2026	CITY HALL/PW/CONCESSIONS CLEANING	001-650-6409	405.29
EMC INSURANCE COMPANIES	7003070070	02/03/2026	POLICY CHANGE	001-660-6408	487.00
ALPHAGRAPHS OF NORTH L	73162	02/03/2026	BUSINESS CARDS - GRANT, SKYLAR	001-431-6599	41.09
ALPHAGRAPHS OF NORTH L	73162	02/03/2026	BUSINESS CARDS - GRANT, SKYLAR	001-650-6506	41.09

Expense Approval Report

Payable Dates: 2/3/2026 - 2/3/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
IOWA INTERSTATE RAILROAD,	734885	02/03/2026	MEHMEN AVE SIGNAL MAINTENANCE	001-210-6417	887.18
MENARDS	84181	02/03/2026	LUMBER	001-430-6505	361.42
MENARDS	84182	02/03/2026	RIDGE CAPS, STEEL PANELS	001-430-6783	334.22
MENARDS	84232	02/03/2026	LUMBER, SCREWS	001-430-6783	697.14
MENARDS	84233	02/03/2026	SCREWS	001-430-6505	87.94
MENARDS	84264	02/03/2026	LUMBER	001-430-6783	711.18
MENARDS	84265	02/03/2026	SCREWS	001-430-6783	19.09
MENARDS	84727	02/03/2026	LUMBER	001-430-6783	892.83
BUCK JONES ILLUSTRATOR, IN	BJ12026	02/03/2026	LIBRARY PROGRAM - CARTOONING	001-410-6517	349.50
CHOPPERS GRINDING SERVIC	Chopper726	02/03/2026	GRINDING & HAULING MUNICIPAL WASTE, COMPOSTE	001-430-6499	4,800.00
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	001-150-6419	761.31
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	001-170-6419	761.31
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	001-410-6419	761.30
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	001-431-6419	761.31
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	001-620-6419	5,329.14
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	001-150-6419	189.00
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	001-170-6419	189.00
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	001-410-6419	189.00
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	001-431-6419	189.00
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	001-620-6419	1,323.00
THE GAZETTE	IN174800	02/03/2026	PRINTING/PUBLISHING 1-6 MINUTES	001-640-6414	275.65
THE GAZETTE	IN174801	02/03/2026	PRINTING/PUBLISHING 1-9	001-640-6414	79.63
THE GAZETTE	IN174802	02/03/2026	PRINTING/PUBLISHING 1-9	001-640-6414	85.75
THE GAZETTE	IN174835	02/03/2026	PRINTING/PUBLISHING 1-13 MINUTES	001-640-6414	84.23
THE GAZETTE	IN175309	02/03/2026	PRINTING/PUBLISHING 1-20 MINUTES	001-640-6414	314.70
THE GAZETTE	IN175310	02/03/2026	PRINTING/PUBLISHING SALARY REPORT	001-640-6414	77.34
THE GAZETTE	IN175339	02/03/2026	PRINTING/PUBLISHING NPH	001-640-6414	111.88
THE GAZETTE	IN175340	02/03/2026	PRINTING/PUBLISHING NPH	001-640-6414	29.10
TASC CLIENT SERVICES	IN3662284	02/03/2026	ADMIN FEE	001-620-6419	75.00
ACCESS SYSTEMS	INV1924736	02/03/2026	MONITOR, DOCKING STATION	001-431-6419	511.71
MACQUEEN EQUIPMENT	P60991	02/03/2026	FACEPIECE	001-151-6179	2,515.46
Fund 001 - General Fund Total:					50,350.01
Fund: 110 - Road Use Tax					
MATHESON TRI-GAS,DEPT.#30	0032695171	02/03/2026	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	106.67
IOWA PRISON INDUSTRIES	304519	02/03/2026	POSTS & STREET SIGNS	110-210-6509	1,011.00
NEUMILLER ELECTRIC INC.	33990	02/03/2026	REPLACE BACKPLATE	110-240-6417	495.00
NEUMILLER ELECTRIC INC.	34087	02/03/2026	REPLACE UPS CABINET BATTERIES	110-240-6417	4,730.32
NATIONWIDE OFFICE CLEANE	67924	02/03/2026	CITY HALL/PW/CONCESSIONS CLEANING	110-210-6409	405.29
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	110-210-6419	761.31
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	110-210-6419	189.00
DAKOTA SUPPLY GROUP	S105269675.001	02/03/2026	CURB CAST, BLADE PLOW GUARDS	110-210-6507	1,155.00
Fund 110 - Road Use Tax Total:					8,853.59
Fund: 335 - Forevergreen Rd Pjt					
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	335-210-6407	50.00
Fund 335 - Forevergreen Rd Pjt Total:					50.00
Fund: 340 - Recreation Center					
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	340-430-6407	300.00

Expense Approval Report

Payable Dates: 2/3/2026 - 2/3/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	340-430-6407	85.00
Fund 340 - Recreation Center Total:					385.00
Fund: 600 - Water					
OFFICE OF AUDITOR OF STATE	02032026	02/03/2026	2025 AUDIT REPORT FILING FEE	600-810-6401	125.00
PITNEY BOWES BANK INC RES	02032026	02/03/2026	POSTAGE	600-810-6508	800.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	600-810-6350	25.00
MSA PROFESSIONAL SERVICES	025264	02/03/2026	GENERAL ENGINEERING	600-810-6350	25.00
CHEM-SULT INC	16067	02/03/2026	CHEMICALS	600-810-6501	1,910.50
PITNEY BOWES GLOBAL FINA	3322007411	02/03/2026	POSTATE METER	600-810-6508	851.41
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	600-810-6419	3,045.22
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	600-810-6419	756.00
USA BLUE BOOK	INV00944519	02/03/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	109.98
CORE & MAIN	Y381621	02/03/2026	OCTAVE METERS, FLG KITS, COUPLINGS, ENCODER, RF M	600-810-6780	9,200.03
Fund 600 - Water Total:					16,848.14
Fund: 608 - WATER TREATMENT PLANT					
MSA PROFESSIONAL SERVICES	025329	02/03/2026	WATER TREATMENT PLANT BIDDING & CRS	608-810-6407	27,817.35
TRICON CONSTRUCTION GRO	PAY APPLICATION 5	02/03/2026	WATER TREATMENT PLANT	608-810-6499	152,152.06
Fund 608 - WATER TREATMENT PLANT Total:					179,969.41
Fund: 610 - Sewer					
OFFICE OF AUDITOR OF STATE	02032026	02/03/2026	2025 AUDIT REPORT FILING FEE	610-815-6401	125.00
PITNEY BOWES BANK INC RES	02032026	02/03/2026	POSTAGE	610-815-6508	800.00
PITNEY BOWES GLOBAL FINA	3322007411	02/03/2026	POSTATE METER	610-815-6508	851.41
TYLER TECHNOLOGIES, INC	CI100-00251713	02/03/2026	INCODE ANNUAL FEES	610-815-6419	3,045.22
TYLER TECHNOLOGIES, INC	CI100-00251727	02/03/2026	AP Automation Capture	610-815-6419	756.00
USA BLUE BOOK	INV00944519	02/03/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	109.99
TITAN MACHINERY	SO0313267-1	02/03/2026	CEL NO START	610-815-6490	625.38
Fund 610 - Sewer Total:					6,313.00
Grand Total:					262,769.15

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	50,350.01
110 - Road Use Tax	8,853.59
335 - Forevergreen Rd Pjt	50.00
340 - Recreation Center	385.00
600 - Water	16,848.14
608 - WATER TREATMENT PLANT	179,969.41
610 - Sewer	6,313.00
Grand Total:	262,769.15

Account Summary

Account Number	Account Name	Payment Amount
001-150-6179	BUNKER GEAR/PPE - FIR	1,356.56
001-150-6230	TRAINING - FIRE	14.53
001-150-6332	VEHICLE REPAIRS - FIRE	1,262.71
001-150-6419	TECHNOLOGY SERVICES-	950.31
001-150-6499	OTHER CONTRACTUAL S	6,081.00
001-151-6179	FULL SET - STRUCTURAL	4,435.46
001-151-6231	LEADERSHIP/CAREER TR	150.00
001-170-6419	TECHNOLOGY SERVICES-	950.31
001-210-6417	RAILROAD CROSSING M	887.18
001-410-6419	TECHNOLOGY SERVICES	1,026.52
001-410-6507	OPERATING SUPPLIES - L	1,569.44
001-410-6517	READING PROGAMS - LI	1,202.26
001-430-6230	TRAINING - PARKS	80.00
001-430-6371	UTILITIES-PARKS	26.45
001-430-6499	OTHER CONTRACTUAL S	4,800.00
001-430-6505	EQUIPMENT - PARKS	449.36
001-430-6507	OPERATING SUPPLIES - P	710.81
001-430-6783	CITY PARK IMPROVEME	2,654.46
001-431-6419	TECHNOLOGY SERVICES-	1,462.02
001-431-6599	OTHER SUPPLIES - RECR	41.09
001-499-6515	OTHER FESTIVALS/EVEN	218.19
001-575-6407	ENGINEERING - HOMEM	805.00
001-580-6407	ENGINEERING - TIFFIN	558.75
001-588-6407	ENGINEERING-PARK PLA	4,430.00
001-597-6407	ENGINEERING-TIFFIN HE	605.00
001-610-6407	ENGINEERING - ADMIN/	2,868.09
001-620-6401	AUDITING/ACCOUNTING	375.00
001-620-6419	TECHNOLOGY SERVICES	6,727.14
001-640-6414	PRINTING/PUBLISHING	1,058.28
001-650-6373	TELEPHONE/COMM-CIT	835.00
001-650-6409	CITY HALL CLEANING	405.29
001-650-6506	OFFICE SUPPLIES	41.09
001-650-6508	POSTAGE	825.71
001-660-6408	INSURANCE-PROPERTY I	487.00
110-210-6409	PUBLIC WORKS CLEANIN	405.29
110-210-6419	TECHNOLOGY SERVICES-	950.31
110-210-6507	OPERATING SUPPLIES -R	1,261.67
110-210-6509	POSTS/SIGNS - RUT STRE	1,011.00
110-240-6417	TRAFFIC SIGNALS MAINT	5,225.32
335-210-6407	ENGINEERING- FOREVER	50.00
340-430-6407	ENGINEERING- RECREATI	385.00
600-810-6350	OPERATIONAL EQUIP RE	50.00
600-810-6401	AUDITING/ACCOUNTING	125.00
600-810-6419	TECHNOLOGY SERVICES	3,801.22
600-810-6501	CHEMICALS	1,910.50
600-810-6507	OPERATING SUPPLIES	109.98

Account Summary

Account Number	Account Name	Payment Amount
600-810-6508	POSTAGE	1,651.41
600-810-6780	WATER METERS	9,200.03
608-810-6407	ENGINEERING - WATER T	27,817.35
608-810-6499	CONTRACTUAL - WATER	152,152.06
610-815-6401	AUDITING/ACCOUNTING	125.00
610-815-6419	TECHNOLOGY SERVICES	3,801.22
610-815-6490	OTHER PROFESSIONAL S	625.38
610-815-6507	OPERATING SUPPLIES	109.99
610-815-6508	POSTAGE	1,651.41
Grand Total:		262,769.15

Project Account Summary

Project Account Key	Payment Amount
None	262,769.15
Grand Total:	262,769.15



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Motion for Approval – SRF Reimbursement #1

ACTION: Discussion

Purpose

To authorize approval of the City’s first State Revolving Fund (SRF) reimbursement request for eligible expenses related to the Water Treatment Facility Upgrade project.

Background

The City is utilizing an SRF loan to fund construction and engineering costs associated with the Water Treatment Facility Upgrade. Reimbursement Request #1 includes previously paid, eligible expenses for construction services provided by Tricon and engineering services provided by MSA. This request represents the initial draw on the SRF loan.

Staff Recommendation

Staff recommends approval of SRF Reimbursement Request #1 in the amount of \$2,041,199.32, as the expenses are eligible, documented, and in accordance with the SRF loan agreement.

ATTACHMENTS: SRF Reimbursement #1

CONSTRUCTION DISBURSEMENT REQUEST

Borrower:	City of Tiffin			Contact:	Doug Boldt, City Administrator					
Street Address:	300 Railroad Street; PO Box 259			Email:	dboldt@tiffin-iowa.org					
City, State, Zip	Tiffin, IA 52340			Phone:	319 545-2572					
SRF Project #:	FS-52-25-DWSRF-001			Request Date:	2/4/2026		Final Request Yes or No:	NO	Revenue Loan	Other Funding
DNR Permit #(s):	2025-0171W			Request #:	1				D0814R	
									Loan Amount	Amount
Expenses									\$ 14,384,000.00	
Legal and Municipal Advisor Expenses	Administrative Expenses	Engineering	Tricon Construction Contract (\$12,182,553.00)	Other Construction Contract if Applicable	Other Construction Contract if Applicable	Other Construction Contract if Applicable	Total Expenses	SRF Request Amount	Other Funding Request Amount	
Initiation Fee							\$ 71,920.00	\$ 71,920.00		
Request #1		\$ 217,793.28	\$ 1,823,406.04				\$ 2,041,199.32	\$ 2,041,199.32		
Request #2							\$ -			
Request #3							\$ -			
Request #4							\$ -			
Request #5							\$ -			
Request #6							\$ -			
Request #7							\$ -			
Request #8							\$ -			
Request #9							\$ -			
Request #10							\$ -			
Request #11							\$ -			
Request #12							\$ -			
Request #13							\$ -			
Request #14							\$ -			
Request #15							\$ -			
Request #16							\$ -			
Request #17							\$ -			
Request #18							\$ -			
Request #19							\$ -			
Request #20							\$ -			
Request #21							\$ -			
Request #22							\$ -			
Total	\$ -	\$ -	\$ 217,793.28	\$ 1,823,406.04	\$ -	\$ -	\$ -	\$ 2,113,119.32	\$ 2,113,119.32	\$ -



I hereby certify that this request for disbursement of is a true and accurate request for disbursement; that it is made in accordance with the terms and conditions of the above referenced Agreements; and that the corresponding invoices attached to the request and this request represents eligible project costs not previously requested or to be requested from other sources.

Available to Draw
\$ 12,270,880.68

Typed or Printed Name and Title

Signature of Authorized Representative

REIMBURSEMENT #1	AMOUNT	
TRICON PE#1	\$	458,122.32
TRICON PE#2	\$	303,477.33
TRICON PE#3	\$	407,204.83
TRICON PE#4	\$	502,449.50
TRICON PE#5	\$	152,152.06
TOTAL	\$	1,823,406.04
APRIL 2025 MSA INVOICE	\$	32,000.00
JUNE 2025 MSA INVOICE	\$	19,812.60
JULY 2025 MSA INVOICE	\$	20,720.10
SEPTEMBER 2025 MSA INVOICE	\$	63,080.54
OCTOBER 2025 MSA INVOICE	\$	25,999.36
NOVEMBER 2025 MSA INVOICE	\$	28,363.33
JANUARY 2026 MSA INVOICE	\$	27,817.35
TOTAL:	\$	217,793.28
TOTAL OF BOTH:	\$	2,041,199.32



INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE
REQUEST A SECURE LINK VIA COLLECTIONS@MSA-
PS.COM. A 3% SERVICE FEE WILL BE ADDED TO
INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 015398
Invoice Date: 4/21/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

To 04/05/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	0.00	32,000.00	0.00
Construction Administration	374,000.00	0.00%	0.00	0.00	374,000.00
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	7.11%	0.00	32,000.00	418,000.00

Total 32,000.00

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913



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MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 025329
Invoice Date: 1/23/2026
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 11/09/2025 To 01/03/2026

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	31.05%	104,256.66	11,862.34	257,881.00
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	32.92%	136,256.66	11,862.34	301,881.00

R13603021.00.300 - RPR

Subtotal RPR

15,955.01

Total 27,817.35

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913



INVOICE

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MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 018771
Invoice Date: 7/24/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 06/08/2025 To 07/05/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	8.95%	18,255.40	15,218.40	340,526.20
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	14.55%	50,255.40	15,218.40	384,526.20

R13603021.00.300 - RPR

Subtotal RPR **5,501.70**

Total **20,720.10**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA
1230 South Boulevard
Baraboo, WI 53913



INVOICE

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INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 017471
Invoice Date: 6/19/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 04/06/2025 To 06/07/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	4.88%	0.00	18,255.40	355,744.60
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	11.17%	32,000.00	18,255.40	399,744.60

R13603021.00.300 - RPR

Subtotal RPR **1,557.20**

Total **19,812.60**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA
1230 South Boulevard
Baraboo, WI 53913



INVOICE

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INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 023161
Invoice Date: 11/24/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 10/05/2025 To 11/08/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	27.88%	91,167.56	13,089.10	269,743.34
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	30.28%	123,167.56	13,089.10	313,743.34

R13603021.00.300 - RPR

Subtotal RPR **15,274.23**

Total **28,363.33**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA
1230 South Boulevard
Baraboo, WI 53913



INVOICE

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REQUEST A SECURE LINK VIA COLLECTIONS@MSA-
PS.COM. A 3% SERVICE FEE WILL BE ADDED TO
INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 022172
Invoice Date: 10/24/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 09/07/2025 To 10/04/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	24.38%	80,138.76	11,028.80	282,832.44
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	27.37%	112,138.76	11,028.80	326,832.44

R13603021.00.300 - RPR

Subtotal RPR **14,970.56**

Total **25,999.36**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913



INVOICE

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PS.COM. A 3% SERVICE FEE WILL BE ADDED TO
INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES
ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER
MONTH.

City of Tiffin
PO Box 259
300 Railroad Street
Tiffin, IA 52340

Invoice No: 021188
Invoice Date: 9/29/2025
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 07/06/2025 To 09/06/2025

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	21.43%	33,473.80	46,664.96	293,861.24
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	24.92%	65,473.80	46,664.96	337,861.24

R13603021.00.300 - RPR

Subtotal RPR **16,415.58**

Total **63,080.54**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913

Contractor's Application for Payment		Owner's Project No.: _____	
Owner:	City of Tiffin	Engineer's Project No.:	13603016
Engineer:	MSA Professional Services	Contractor's Project No.:	_____
Contractor:	Tricon Construction Group		
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		
Application No.: 1		Application Date: 7/22/2025	
Application Period: From 4/22/2025		to 7/30/2025	

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	482,234.02
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	482,234.02
5. Retainage		
a. <u>5%</u> X <u>\$ 482,234.02</u> Work Completed	\$	24,111.70
b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	24,111.70
6. Amount eligible to date (Line 4 - Line 5.c)	\$	458,122.32
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application	\$	458,122.32
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	11,736,851.02

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Tricon Construction Group
Signature: Mary K. Stone Date: 7/23/2025

PAYMENT OF:	\$	458,122.32
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(line 8 or other - attach explanation of the other amount)

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

By: _____
Title: _____

By: _____
Title: _____

Date: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 1 Application Period: From 04/22/25 to 07/30/25 Application Date: 07/22/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements		-			-		-
01	General Conditions	\$588,953.00		39,076.87		39,076.87	7%	549,876.13
02	Bond/Buider's Risk Insurance	\$199,542.00		199,542.00		199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00				-	0%	329,890.00
04	Allowance EP2 Electrical Equipment	Line item 167				-		-
05	Allowance - Electrical Service	\$5,000.00				-	0%	5,000.00
06	Mobilization	\$350,000.00		120,000.00		120,000.00	34%	230,000.00
07	Site Testing	\$53,736.00		1,426.75		1,426.75	3%	52,309.25
08	Traffic Control	\$10,000.00				-	0%	10,000.00
09	Portable Toilets	\$5,400.00		148.40		148.40	3%	5,251.60
10	Dumpster	\$14,600.00				-	0%	14,600.00
11	Concrete Washout Pit	\$2,400.00				-	0%	2,400.00
12	Erosion Control	\$8,250.00		2,500.00		2,500.00	30%	5,750.00
13						-		-
14	Existing Conditions					-		-
15	Structure Demolition	\$33,445.00				-	0%	33,445.00
16						-		-
17	Concrete					-		-
18	Structure 10 - Existing Building					-		-
19	Rebar - Materials	\$54,588.00				-	0%	54,588.00
20	Rebar - Labor	\$46,399.80				-	0%	46,399.80
21	Concrete - Materials	\$165,884.00				-	0%	165,884.00
22	Concrete - Labor	\$91,308.20				-	0%	91,308.20
23	Structure 20 - RO Building					-		-
24	Rebar - Materials	\$84,556.00				-	0%	84,556.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 1		Application Period:		From	04/22/25	to	07/30/25	Application Date:		07/22/25
25	Rebar - Labor			\$71,872.60				-	0%	71,872.60
26	Base Footings Materials			\$89,665.00				-	0%	89,665.00
27	Base Footings Labor			\$49,315.75				-	0%	49,315.75
28	Wall Footings Materials			\$98,663.00				-	0%	98,663.00
29	Wall Footings Labor			\$54,264.65				-	0%	54,264.65
30	Floor Slab Materials			\$156,442.00				-	0%	156,442.00
31	Floor Slab Labor			\$88,874.50				-	0%	88,874.50
32	Equipment Pads Materials			\$1,515.00				-	0%	1,515.00
33	Equipment Pads Labor			\$3,451.50				-	0%	3,451.50
34	Precast Concrete Materials			\$575,000.00				-	0%	575,000.00
35	Precast Concrete Labor			\$204,412.67				-	0%	204,412.67
36	Structure 30- Clearwell							-		-
37	Rebar Materials			\$204,551.00				-	0%	204,551.00
38	Rebar labor			\$112,503.05				-	0%	112,503.05
39	Mat Foundation - Materials			\$123,255.00				-	0%	123,255.00
40	Mat Foundation - Labor			\$68,450.80				-	0%	68,450.80
41	Walls - Materials			\$78,452.00				-	0%	78,452.00
42	Walls - Labor			\$98,065.00				-	0%	98,065.00
43	Elevated Slab - Materials			\$198,553.00				-	0%	198,553.00
44	Elevated Slab - Labor			\$109,204.15				-	0%	109,204.15
45	Precast Concrete - Materials			\$210,000.00				-	0%	210,000.00
46	Precast Concrete - Labor			\$61,058.33				-	0%	61,058.33
47								-		-
48	Masonry							-		-
49	Masonry - Materials			\$15,116.00				-	0%	15,116.00
50	Masonry - Labor			\$50,603.00				-	0%	50,603.00
51								-		-
52	Metals							-		-
53	Metal Fabrications - Materials			\$57,200.00				-	0%	57,200.00
54	Metal Fabrications - Labor			\$13,556.25				-	0%	13,556.25
55	Handrails & Railings Labor			\$5,966.50				-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	1	Application Period:	From	04/22/25	to	07/30/25	Application Date:	07/22/25
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56	Grating - Labor	\$2,777.25				-	0%	2,777.25
57						-		-
58	Wood, Plastics and Composites					-		-
59	Structure 10 - Existing Building					-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75				-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32				-		45,669.32
62	Trusses - Materials	\$15,887.00				-		15,887.00
63	Trusses - Labor	\$55,229.36				-		55,229.36
64	Structure 20 - RO Building					-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65				-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78				-		55,565.78
67	Trusses - Materials	\$33,966.50				-		33,966.50
68	Trusses - Labor	\$79,156.72				-		79,156.72
69	FRP Grating - Materials	\$32,000.00				-		32,000.00
70	FRP Grating - Labor	\$17,836.00				-		17,836.00
71	Structural 30 - Clearwell					-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40				-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52				-		18,569.52
74	Trusses - Materials	\$5,858.50				-		5,858.50
75	Trusses - Labor	\$16,979.50				-		16,979.50
76						-		-
77	Thermal & Moisture Protection					-		-
78	Blown Insulation	\$20,001.00				-		20,001.00
79	Structure 10 - Existing Building					-		-
80	Metal Roofing - Materials	\$11,566.00				-		11,566.00
81	Metal Roofing - Labor	\$6,541.50				-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00				-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50				-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00				-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00				-		3,215.00
86	Structure 20 - RO Building					-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin						Owner's Project No.:		
Engineer: MSA Professional Services						Engineer's Project No.:		13603016
Contractor: Tricon Construction Group						Contractor's Project No.:		
Project: Water Treatment Plant Upgrades - City of Tiffin								
Contract:								

Application No.: 1	Application Period:	From	04/22/25	to	07/30/25	Application Date:	07/22/25
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87	Metal Roofing - Materials	\$35,256.00						35,256.00
88	Metal Roofing - Labor	\$40,587.00						40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00						5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12						9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00						5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32						8,544.32
93	Structure 30 - Clearwell							
94	Metal Roofing - Materials	\$9,442.00						9,442.00
95	Metal Roofing - Labor	\$11,566.68						11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00						3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46						6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00						2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42						3,215.42
100	Roof Hatches - Materials	\$6,200.00						6,200.00
101								-
102	Openings							
103	HM Frames, Doors & Hardware-Materials	\$53,528.00						53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00						6,890.00
105	Vault Doors - Materials	\$49,611.00						49,611.00
106	Vault Doors - Labor	\$3,110.00						3,110.00
107	Overhead Door	\$43,790.00						43,790.00
108	Aluminum Windows	\$8,996.00						8,996.00
109								-
110	Finishes							
111	Resilient Base	\$2,500.00						2,500.00
112	Epoxy Flooring	\$67,408.00						67,408.00
113	High Performance Coatings	\$68,724.00						68,724.00
114								-
115	Specialties							
116	Signage	\$450.00						450.00
117	Metal Lockers	\$7,100.00						7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 1 Application Period: From 04/22/25 to 07/30/25 Application Date: 07/22/25

118	Metal Storage Systems	\$6,947.00				-		6,947.00
119	Fire Extinguishers	\$854.00				-		854.00
120						-		-
121	Furnishings					-		-
122	Lab Casework	\$18,810.00				-		18,810.00
123						-		-
124	Plumbing					-		-
125	Bldg 10 AG Plumbing Materials	\$26,000.00				-		26,000.00
126	Bldg 10 AG Plumbing Labor	\$25,000.00				-		25,000.00
127	Bldg 20 Trench Drains/UG Materials	\$5,000.00				-		5,000.00
128	Bldg 20 Trench Drains/UG Labor	\$20,000.00				-		20,000.00
129	Bldg 20 AG Plumbing Materials	\$15,500.00				-		15,500.00
130	Bldg 20 AG Plumbing Labor	\$28,000.00				-		28,000.00
131	Bldg 20 AG Plumbing Fixtures	\$5,000.00				-		5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor	\$20,000.00				-		20,000.00
133	Insulation	\$5,000.00				-		5,000.00
134						-		-
135	HVAC/Dehumidifier					-		-
136	EF & Destrat	\$37,066.00				-		37,066.00
137	EUH	\$9,492.00				-		9,492.00
138	GUH	\$3,660.00				-		3,660.00
139	LV & Dampers	\$15,828.00				-		15,828.00
140	Split & F/CU	\$20,788.00				-		20,788.00
141	Dehumidifiers	\$18,166.00				-		18,166.00
142	Duct Material	\$4,003.00				-		4,003.00
143	HVAC Materials	\$4,497.00				-		4,497.00
144	HVAC Labor	\$117,908.00				-		117,908.00
145	Insulation	\$10,000.00				-		10,000.00
146	Test & Balance	\$5,750.00				-		5,750.00
147						-		-
148	Electrical & Controls					-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	1	Application Period:	From	04/22/25	to	07/30/25	Application Date:	07/22/25
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149	Electrical					-		-
150	Mobilization - Neumiller	\$122,150.00				-		122,150.00
151	Submittals	\$15,114.00				-		15,114.00
152	Manholes	\$20,000.00				-		20,000.00
153	Lighting Lot	\$39,160.00				-		39,160.00
154	Gear Lot	\$73,570.00				-		73,570.00
155	Site Material	\$155,725.00				-		155,725.00
156	Site Labor	\$79,845.00				-		79,845.00
157	Existing Plant Material	\$34,488.00				-		34,488.00
158	Existing Plant Labor	\$44,883.00				-		44,883.00
159	Well No. 3	\$4,933.00				-		4,933.00
160	Well No. 5 Material	\$8,819.00				-		8,819.00
161	RO Building Material	\$42,586.00				-		42,586.00
162	RO Building Labor	\$77,390.00				-		77,390.00
163	Clearwell Material	\$6,653.00				-		6,653.00
164	Clearwell Labor	\$11,184.00				-		11,184.00
165						-		-
166						-		-
167	Allowance - EP2 - Elec Equip & Controls					-		-
168	Elec Systems Analysis	\$75,000.00				-	0%	75,000.00
169	LV Transformers	\$125,000.00				-	0%	125,000.00
170	Control Panels	\$95,890.00				-		95,890.00
171	Field Instrumentation	\$185,000.00				-		185,000.00
172	MCCs	\$365,000.00				-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00				-		114,000.00
174	SCADA Networking Integration	\$102,500.00				-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00				-		85,273.00
176						-		-
177	Earthwork					-		-
178	Site Preloading	\$194,820.00		97,410.00		97,410.00		97,410.00
179	General Site Grading/Backfill	\$265,000.00				-		265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 1 Application Period: From 04/22/25 to 07/30/25 Application Date: 07/22/25

180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00				-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00				-		45,250.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00				-		15,640.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00				-		37,650.00
184						-		-
185	Exterior Improvements					-		-
186	Asphalt Paving (Trail)	\$22,130.00		22,130.00		22,130.00		-
187	Concrete Paving (Site)	\$130,288.00				-		130,288.00
188	Chain Link Fencing	\$32,250.00				-		32,250.00
189	Seeding	\$6,914.00				-		6,914.00
190						-		-
191	Utilities					-		-
192	A - 12" W to Clearwell	\$32,544.00				-		32,544.00
193	B - 8" W to Clearwell	\$25,663.00				-		25,663.00
194	C - UG Storm Sewer North	\$48,686.00				-		48,686.00
195	D - 12" W Aerator to Clearwell	\$18,549.00				-		18,549.00
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00				-		8,554.00
197	F - UG Storm Sewer East	\$67,822.00				-		67,822.00
198	H - UG Storm Sewer West/South	\$87,552.00				-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00				-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00				-		165,835.00
201	Roof Drains	\$2,500.00				-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00				-		8,500.00
203						-		-
204	Process Integration (Piping)					-		-
205	Structure 10 - Existing Bldg					-		-
206	Process Piping Materials	\$55,103.74				-		55,103.74
207	Process Piping Labor	\$37,550.00				-		37,550.00
208	Valves Materials	\$9,500.00				-		9,500.00
209	Valves Labor	\$8,250.28				-		8,250.28
210	Structure 20 - RO Building					-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	1	Application Period:	From	04/22/25	to	07/30/25	Application Date:	07/22/25
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211	Process Piping Materials	\$111,340.84				-		111,340.84
212	Process Piping Labor	\$85,502.50				-		85,502.50
213	Valves Materials	\$83,000.00				-		83,000.00
214	Valves Labor	\$30,614.26				-		30,614.26
215	Structure 30 - Clearwell					-		-
216	Process Piping Materials	\$62,822.42				-		62,822.42
217	Process Piping Labor	\$69,588.64				-		69,588.64
218	Valves Materials	\$42,830.00				-		42,830.00
219	Valves Labor	\$26,450.68				-		26,450.68
220	Insulation	\$6,825.00				-		6,825.00
221						-		-
222	Pollution Control Equipment					-		-
223	Vertical Turbine Pumps Materials	\$115,300.00				-		115,300.00
224	Vertical Turbine Pumps Labor	\$24,601.24				-		24,601.24
225	Slide Gates Materials	\$24,155.00				-		24,155.00
226	Slide Gates Labor	\$9,001.40				-		9,001.40
227	Clearwell Leak Testing	\$18,144.00				-		18,144.00
228	Lab Equipment	\$7,216.00				-		7,216.00
229	Filter Media Replacement Materials	\$49,780.00				-		49,780.00
230	Filter Media Replacement Labor	\$16,480.00				-		16,480.00
231	Forced Draft Aerator Materials	\$125,890.00				-		125,890.00
232	Forced Draft Aerator Labor	\$14,995.00				-		14,995.00
233	RO System Materials	\$1,408,500.00				-		1,408,500.00
234	RO System Labor	\$203,600.00				-		203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00				-		125,425.00
236	Chem Systems Labor	\$41,582.00				-		41,582.00
237						-		-
238						-		-
239						-		-
240						-		-
241						-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin					Owner's Project No.:									
Engineer:	MSA Professional Services					Engineer's Project No.:	13603016								
Contractor:	Tricon Construction Group					Contractor's Project No.:									
Project:	Water Treatment Plant Upgrades - City of Tiffin														
Contract:															
Application No.:	1	Application Period:	From	04/22/25	to	07/30/25	Application Date:	07/22/25							
Original Contract Totals			\$	12,182,553.00	\$	-	\$	482,234.02	\$	-	\$	482,234.02	4%	\$	11,700,318.98

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 1 Application Period: From 04/22/25 to 07/30/25 Application Date: 07/22/25

Change Orders								
	Change Order #1					-		-
	Electrical Controls Changes	\$12,420.34				-		12,420.34
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals		\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,420.34
Original Contract and Change Orders								
Project Totals		\$ 12,194,973.34	\$ -	\$ 482,234.02	\$ -	\$ 482,234.02	4%	\$ 11,712,739.32

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.:	2	Application Date:	9/26/2025
Application Period:	From	7/31/2025	to 9/30/2025

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

PAYMENT OF:	\$		303,477.33
(line 8 or other - attach explanation of the other amount)			

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 2 Application Period: From 08/01/25 to 09/30/25 Application Date: 09/26/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements		-			-		-
01	General Conditions	\$588,953.00	39,076.87	78,153.74		117,230.61	20%	471,722.39
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	-			-	0%	329,890.00
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	120,000.00			120,000.00	34%	230,000.00
07	Site Testing	\$53,736.00	1,426.75	6,098.58		7,525.33	14%	46,210.67
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	148.40	148.40		296.80	5%	5,103.20
10	Dumpster	\$14,600.00	-	500.00		500.00	3%	14,100.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	2,500.00			2,500.00	30%	5,750.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	-			-	0%	84,556.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 2		Application Period:		From	08/01/25	to	09/30/25	Application Date: 09/26/25	
25	Rebar - Labor		\$71,872.60	-			-	0%	71,872.60
26	Base Footings Materials		\$89,665.00	-			-	0%	89,665.00
27	Base Footings Labor		\$49,315.75	-			-	0%	49,315.75
28	Wall Footings Materials		\$98,663.00	-			-	0%	98,663.00
29	Wall Footings Labor		\$54,264.65	-			-	0%	54,264.65
30	Floor Slab Materials		\$156,442.00	-			-	0%	156,442.00
31	Floor Slab Labor		\$88,874.50	-			-	0%	88,874.50
32	Equipment Pads Materials		\$1,515.00	-			-	0%	1,515.00
33	Equipment Pads Labor		\$3,451.50	-			-	0%	3,451.50
34	Precast Concrete Materials		\$575,000.00	-			-	0%	575,000.00
35	Precast Concrete Labor		\$204,412.67	-			-	0%	204,412.67
36	Structure 30- Clearwell			-			-		-
37	Rebar Materials		\$204,551.00	-			-	0%	204,551.00
38	Rebar labor		\$112,503.05	-			-	0%	112,503.05
39	Mat Foundation - Materials		\$123,255.00	-			-	0%	123,255.00
40	Mat Foundation - Labor		\$68,450.80	-			-	0%	68,450.80
41	Walls - Materials		\$78,452.00	-			-	0%	78,452.00
42	Walls - Labor		\$98,065.00	-			-	0%	98,065.00
43	Elevated Slab - Materials		\$198,553.00	-			-	0%	198,553.00
44	Elevated Slab - Labor		\$109,204.15	-			-	0%	109,204.15
45	Precast Concrete - Materials		\$210,000.00	-			-	0%	210,000.00
46	Precast Concrete - Labor		\$61,058.33	-			-	0%	61,058.33
47				-			-		-
48	Masonry			-			-		-
49	Masonry - Materials		\$15,116.00	-			-	0%	15,116.00
50	Masonry - Labor		\$50,603.00	-			-	0%	50,603.00
51				-			-		-
52	Metals			-			-		-
53	Metal Fabrications - Materials		\$57,200.00	-			-	0%	57,200.00
54	Metal Fabrications - Labor		\$13,556.25	-			-	0%	13,556.25
55	Handrails & Railings Labor		\$5,966.50	-			-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin				Owner's Project No.:			
Engineer:	MSA Professional Services				Engineer's Project No.:	13603016		
Contractor:	Tricon Construction Group				Contractor's Project No.:			
Project:	Water Treatment Plant Upgrades - City of Tiffin							
Contract:								

Application No.:	2	Application Period:	From	08/01/25	to	09/30/25	Application Date:	09/26/25
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56	Grating - Labor	\$2,777.25	-			-	0%	2,777.25
57			-			-		-
58	Wood, Plastics and Composites		-			-		-
59	Structure 10 - Existing Building		-			-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-			-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-			-		45,669.32
62	Trusses - Materials	\$15,887.00	-			-		15,887.00
63	Trusses - Labor	\$55,229.36	-			-		55,229.36
64	Structure 20 - RO Building		-			-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-			-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-			-		55,565.78
67	Trusses - Materials	\$33,966.50	-			-		33,966.50
68	Trusses - Labor	\$79,156.72	-			-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-			-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-			-		17,836.00
71	Structural 30 - Clearwell		-			-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-			-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-			-		18,569.52
74	Trusses - Materials	\$5,858.50	-			-		5,858.50
75	Trusses - Labor	\$16,979.50	-			-		16,979.50
76			-			-		-
77	Thermal & Moisture Protection		-			-		-
78	Blown Insulation	\$20,001.00	-			-		20,001.00
79	Structure 10 - Existing Building		-			-		-
80	Metal Roofing - Materials	\$11,566.00	-			-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-			-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-			-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-			-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-			-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-			-		3,215.00
86	Structure 20 - RO Building		-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin				Owner's Project No.:			
Engineer:	MSA Professional Services				Engineer's Project No.:	13603016		
Contractor:	Tricon Construction Group				Contractor's Project No.:			
Project:	Water Treatment Plant Upgrades - City of Tiffin							
Contract:								

Application No.:	2	Application Period:	From	08/01/25	to	09/30/25	Application Date:	09/26/25
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87	Metal Roofing - Materials	\$35,256.00	-			-		35,256.00
88	Metal Roofing - Labor	\$40,587.00	-			-		40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-		5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-		9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-		5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-		8,544.32
93	Structure 30 - Clearwell		-			-		-
94	Metal Roofing - Materials	\$9,442.00	-			-		9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-		11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-		3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-		6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-		2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-		3,215.42
100	Roof Hatches - Materials	\$6,200.00	-			-		6,200.00
101			-			-		-
102	Openings		-			-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-		53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-		6,890.00
105	Vault Doors - Materials	\$49,611.00	-			-		49,611.00
106	Vault Doors - Labor	\$3,110.00	-			-		3,110.00
107	Overhead Door	\$43,790.00	-			-		43,790.00
108	Aluminum Windows	\$8,996.00	-			-		8,996.00
109			-			-		-
110	Finishes		-			-		-
111	Resilient Base	\$2,500.00	-			-		2,500.00
112	Epoxy Flooring	\$67,408.00	-			-		67,408.00
113	High Performance Coatings	\$68,724.00	-			-		68,724.00
114			-			-		-
115	Specialties		-			-		-
116	Signage	\$450.00	-			-		450.00
117	Metal Lockers	\$7,100.00	-			-		7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin		Owner's Project No.:		
Engineer:	MSA Professional Services		Engineer's Project No.:	13603016	
Contractor:	Tricon Construction Group		Contractor's Project No.:		
Project:	Water Treatment Plant Upgrades - City of Tiffin				
Contract:					

Application No.:	2	Application Period:	From	08/01/25	to	09/30/25	Application Date:	09/26/25
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118	Metal Storage Systems	\$6,947.00	-			-	6,947.00
119	Fire Extinguishers	\$854.00	-			-	854.00
120			-			-	-
121	Furnishings		-			-	-
122	Lab Casework	\$18,810.00	-			-	18,810.00
123			-			-	-
124	Plumbing		-			-	-
125	Bldg 10 AG Plumbing Materials	\$26,000.00	-			-	26,000.00
126	Bldg 10 AG Plumbing Labor	\$25,000.00	-			-	25,000.00
127	Bldg 20 Trench Drains/UG Materials	\$5,000.00	-			-	5,000.00
128	Bldg 20 Trench Drains/UG Labor	\$20,000.00	-			-	20,000.00
129	Bldg 20 AG Plumbing Materials	\$15,500.00	-			-	15,500.00
130	Bldg 20 AG Plumbing Labor	\$28,000.00	-			-	28,000.00
131	Bldg 20 AG Plumbing Fixtures	\$5,000.00	-			-	5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor	\$20,000.00	-			-	20,000.00
133	Insulation	\$5,000.00	-			-	5,000.00
134			-			-	-
135	HVAC/Dehumidifier		-			-	-
136	EF & Destrat	\$37,066.00	-			-	37,066.00
137	EUH	\$9,492.00	-			-	9,492.00
138	GUH	\$3,660.00	-			-	3,660.00
139	LV & Dampers	\$15,828.00	-			-	15,828.00
140	Split & F/CU	\$20,788.00	-			-	20,788.00
141	Dehumidifiers	\$18,166.00	-			-	18,166.00
142	Duct Material	\$4,003.00	-			-	4,003.00
143	HVAC Materials	\$4,497.00	-			-	4,497.00
144	HVAC Labor	\$117,908.00	-			-	117,908.00
145	Insulation	\$10,000.00	-			-	10,000.00
146	Test & Balance	\$5,750.00	-			-	5,750.00
147			-			-	-
148	Electrical & Controls		-			-	-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 2		Application Period:		From	08/01/25	to	09/30/25	Application Date: 09/26/25	
149	Electrical			-			-		-
150	Mobilization - Neumiller	\$122,150.00	-	61,075.00		61,075.00			61,075.00
151	Submittals	\$15,114.00	-			-			15,114.00
152	Manholes	\$20,000.00	-			-			20,000.00
153	Lighting Lot	\$39,160.00	-			-			39,160.00
154	Gear Lot	\$73,570.00	-			-			73,570.00
155	Site Material	\$155,725.00	-			-			155,725.00
156	Site Labor	\$79,845.00	-			-			79,845.00
157	Existing Plant Material	\$34,488.00	-			-			34,488.00
158	Existing Plant Labor	\$44,883.00	-			-			44,883.00
159	Well No. 3	\$4,933.00	-			-			4,933.00
160	Well No. 5 Material	\$8,819.00	-			-			8,819.00
161	RO Building Material	\$42,586.00	-			-			42,586.00
162	RO Building Labor	\$77,390.00	-			-			77,390.00
163	Clearwell Material	\$6,653.00	-			-			6,653.00
164	Clearwell Labor	\$11,184.00	-			-			11,184.00
165			-			-			-
166			-			-			-
167	Allowance - EP2 - Elec Equip & Controls		-			-			-
168	Elec Systems Analysis	\$75,000.00	-	37,500.00		37,500.00	50%		37,500.00
169	LV Transformers	\$125,000.00	-			-	0%		125,000.00
170	Control Panels	\$95,890.00	-			-			95,890.00
171	Field Instrumentation	\$185,000.00	-			-			185,000.00
172	MCCs	\$365,000.00	-			-			365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-			114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-			102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-			85,273.00
176			-			-			-
177	Earthwork		-			-			-
178	Site Preloading	\$194,820.00	97,410.00	97,410.00		194,820.00			-
179	General Site Grading/Backfill	\$265,000.00	-			-			265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin			Owner's Project No.:			
Engineer:	MSA Professional Services			Engineer's Project No.:	13603016		
Contractor:	Tricon Construction Group			Contractor's Project No.:			
Project:	Water Treatment Plant Upgrades - City of Tiffin						
Contract:							

Application No.:	2	Application Period:	From	08/01/25	to	09/30/25	Application Date:	09/26/25
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180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-			-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	-			-		45,250.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	-			-		15,640.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-			-		37,650.00
184			-			-		-
185	Exterior Improvements		-			-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00			22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-			-		130,288.00
188	Chain Link Fencing	\$32,250.00	-			-		32,250.00
189	Seeding	\$6,914.00	-			-		6,914.00
190			-			-		-
191	Utilities		-			-		-
192	A - 12" W to Clearwell	\$32,544.00	-	29,289.60		29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	-			-		25,663.00
194	C - UG Storm Sewer North	\$48,686.00	-			-		48,686.00
195	D - 12" W Aerator to Clearwell	\$18,549.00	-	9,274.50		9,274.50		9,274.50
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-			-		8,554.00
197	F - UG Storm Sewer East	\$67,822.00	-			-		67,822.00
198	H - UG Storm Sewer West/South	\$87,552.00	-			-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-			-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	-			-		165,835.00
201	Roof Drains	\$2,500.00	-			-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	-			-		8,500.00
203			-			-		-
204	Process Integration (Piping)		-			-		-
205	Structure 10 - Existing Bldg		-			-		-
206	Process Piping Materials	\$55,103.74	-			-		55,103.74
207	Process Piping Labor	\$37,550.00	-			-		37,550.00
208	Valves Materials	\$9,500.00	-			-		9,500.00
209	Valves Labor	\$8,250.28	-			-		8,250.28
210	Structure 20 - RO Building		-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin		Owner's Project No.:		
Engineer:	MSA Professional Services		Engineer's Project No.:	13603016	
Contractor:	Tricon Construction Group		Contractor's Project No.:		
Project:	Water Treatment Plant Upgrades - City of Tiffin				
Contract:					

Application No.:	2	Application Period:	From	08/01/25	to	09/30/25	Application Date:	09/26/25
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211	Process Piping Materials	\$111,340.84	-			-		111,340.84
212	Process Piping Labor	\$85,502.50	-			-		85,502.50
213	Valves Materials	\$83,000.00	-			-		83,000.00
214	Valves Labor	\$30,614.26	-			-		30,614.26
215	Structure 30 - Clearwell		-			-		-
216	Process Piping Materials	\$62,822.42	-			-		62,822.42
217	Process Piping Labor	\$69,588.64	-			-		69,588.64
218	Valves Materials	\$42,830.00	-			-		42,830.00
219	Valves Labor	\$26,450.68	-			-		26,450.68
220	Insulation	\$6,825.00	-			-		6,825.00
221			-			-		-
222	Pollution Control Equipment		-			-		-
223	Vertical Turbine Pumps Materials	\$115,300.00	-			-		115,300.00
224	Vertical Turbine Pumps Labor	\$24,601.24	-			-		24,601.24
225	Slide Gates Materials	\$24,155.00	-			-		24,155.00
226	Slide Gates Labor	\$9,001.40	-			-		9,001.40
227	Clearwell Leak Testing	\$18,144.00	-			-		18,144.00
228	Lab Equipment	\$7,216.00	-			-		7,216.00
229	Filter Media Replacement Materials	\$49,780.00	-			-		49,780.00
230	Filter Media Replacement Labor	\$16,480.00	-			-		16,480.00
231	Forced Draft Aerator Materials	\$125,890.00	-			-		125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-			-		14,995.00
233	RO System Materials	\$1,408,500.00	-			-		1,408,500.00
234	RO System Labor	\$203,600.00	-			-		203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-			-		125,425.00
236	Chem Systems Labor	\$41,582.00	-			-		41,582.00
237			-			-		-
238			-			-		-
239			-			-		-
240			-			-		-
241			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 2 Application Period: From 08/01/25 to 09/30/25 Application Date: 09/26/25

Original Contract Totals	\$ 12,182,553.00	\$ 482,234.02	\$ 319,449.82	\$ -	\$ 801,683.84	7%	\$ 11,380,869.16
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: 13603016
 Contractor's Project No.: _____

Application No.: 2 Application Period: From 08/01/25 to 09/30/25 Application Date: 09/26/25

Change Orders								
	Change Order #1					-		-
	Electrical Controls Changes	\$12,420.34				-		12,420.34
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals		\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,420.34
Original Contract and Change Orders								
Project Totals		\$ 12,194,973.34	\$ 482,234.02	\$ 319,449.82	\$ -	\$ 801,683.84	7%	\$ 11,393,289.50

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.: 38 **Application Date:** 10/23/2025
Application Period: From 10/1/2025 to 10/23/2025

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	1,230,320.50
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	1,230,320.50
5. Retainage		
a. 5% X \$ 1,197,488.81 Work Completed	\$	59,874.44
b. 5% X \$ 32,831.69 Stored Materials	\$	1,641.58
c. Total Retainage (Line 5.a + Line 5.b)	\$	61,516.02
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,168,804.48
7. Less previous payments (Line 6 from prior application)	\$	761,599.65
8. Amount due this application	\$	407,204.83
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	11,026,168.86

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor: Tricon Construction Group
Signature: Mary K. Stone **Date:** 10/23/2025

PAYMENT OF: \$ 407,204.83

(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By: _____
Title: _____
Date: _____

Approved by Owner

By: _____
Title: _____
Date: _____

Approved by Funding Agency

By: _____
Title: _____

By: _____
Title: _____

Date: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 R Application Period: From 10/01/25 to 10/23/25 Application Date: 10/23/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	117,230.61	39,076.87		156,307.48	27%	432,645.52
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	-			-	0%	329,890.00
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	120,000.00	120,000.00		240,000.00	69%	110,000.00
07	Site Testing	\$53,736.00	7,525.33			7,525.33	14%	46,210.67
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	296.80	148.40		445.20	8%	4,954.80
10	Dumpster	\$14,600.00	500.00	500.00		1,000.00	7%	13,600.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	2,500.00			2,500.00	30%	5,750.00
13						-		-
14	Existing Conditions					-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16						-		-
17	Concrete					-		-
18	Structure 10 - Existing Building					-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building					-		-
24	Rebar - Materials	\$84,556.00	-			-	0%	84,556.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 32	Application Period:	From	10/01/25	to	10/23/25	Application Date:	10/23/25
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25	Rebar - Labor	\$71,872.60	-		-	0%	71,872.60
26	Base Footings Materials	\$89,665.00	-		-	0%	89,665.00
27	Base Footings Labor	\$49,315.75	-		-	0%	49,315.75
28	Wall Footings Materials	\$98,663.00	-		-	0%	98,663.00
29	Wall Footings Labor	\$54,264.65	-		-	0%	54,264.65
30	Floor Slab Materials	\$156,442.00	-		-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-		-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	-		-	0%	1,515.00
33	Equipment Pads Labor	\$3,451.50	-		-	0%	3,451.50
34	Precast Concrete Materials	\$575,000.00	-		-	0%	575,000.00
35	Precast Concrete Labor	\$204,412.67	-		-	0%	204,412.67
36	Structure 30- Clearwell				-		-
37	Rebar Materials	\$204,551.00	-		-	0%	204,551.00
38	Rebar labor	\$112,503.05	-		-	0%	112,503.05
39	Mat Foundation - Materials	\$123,255.00	-		-	0%	123,255.00
40	Mat Foundation - Labor	\$68,450.80	-		-	0%	68,450.80
41	Walls - Materials	\$78,452.00	-		-	0%	78,452.00
42	Walls - Labor	\$98,065.00	-		-	0%	98,065.00
43	Elevated Slab - Materials	\$198,553.00	-		-	0%	198,553.00
44	Elevated Slab - Labor	\$109,204.15	-		-	0%	109,204.15
45	Precast Concrete - Materials	\$210,000.00	-		-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	-		-	0%	61,058.33
47					-		-
48	Masonry				-		-
49	Masonry - Materials	\$15,116.00	-		-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-		-	0%	50,603.00
51					-		-
52	Metals				-		-
53	Metal Fabrications - Materials	\$57,200.00	-		-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-		-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-		-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 R	Application Period:	From	10/01/25	to	10/23/25	Application Date:	10/23/25
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56	Grating - Labor	\$2,777.25	-			-	0%	2,777.25
57						-		-
58	Wood, Plastics and Composites					-		-
59	Structure 10 - Existing Building					-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-			-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-			-		45,669.32
62	Trusses - Materials	\$15,887.00	-			-		15,887.00
63	Trusses - Labor	\$55,229.36	-			-		55,229.36
64	Structure 20 - RO Building					-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-			-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-			-		55,565.78
67	Trusses - Materials	\$33,966.50	-			-		33,966.50
68	Trusses - Labor	\$79,156.72	-			-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-			-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-			-		17,836.00
71	Structural 30 - Clearwell					-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-			-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-			-		18,569.52
74	Trusses - Materials	\$5,858.50	-			-		5,858.50
75	Trusses - Labor	\$16,979.50	-			-		16,979.50
76						-		-
77	Thermal & Moisture Protection					-		-
78	Blown Insulation	\$20,001.00	-			-		20,001.00
79	Structure 10 - Existing Building					-		-
80	Metal Roofing - Materials	\$11,566.00	-			-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-			-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-			-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-			-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-			-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-			-		3,215.00
86	Structure 20 - RO Building					-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin	Owner's Project No.:
Engineer: MSA Professional Services	Engineer's Project No.: 13603016
Contractor: Tricon Construction Group	Contractor's Project No.:
Project: Water Treatment Plant Upgrades - City of Tiffin	
Contract:	

Application No.: 3R Application Period: From 10/01/25 to 10/23/25 Application Date: 10/23/25								
87	Metal Roofing - Materials	\$35,256.00	-			-		35,256.00
88	Metal Roofing - Labor	\$40,587.00	-			-		40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-		5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-		9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-		5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-		8,544.32
93	Structure 30 - Clearwell					-		-
94	Metal Roofing - Materials	\$9,442.00	-			-		9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-		11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-		3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-		6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-		2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-		3,215.42
100	Roof Hatches - Materials	\$6,200.00	-			-		6,200.00
101						-		-
102	Openings					-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-		53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-		6,890.00
105	Vault Doors - Materials	\$49,611.00	-			-		49,611.00
106	Vault Doors - Labor	\$3,110.00	-			-		3,110.00
107	Overhead Door	\$43,790.00	-			-		43,790.00
108	Aluminum Windows	\$8,996.00	-			-		8,996.00
109						-		-
110	Finishes					-		-
111	Resilient Base	\$2,500.00	-			-		2,500.00
112	Epoxy Flooring	\$67,408.00	-			-		67,408.00
113	High Performance Coatings	\$68,724.00	-			-		68,724.00
114						-		-
115	Specialties					-		-
116	Signage	\$450.00	-			-		450.00
117	Metal Lockers	\$7,100.00	-			-		7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 R	Application Period:	From	10/01/25	to	10/23/25	Application Date:	10/23/25
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118	Metal Storage Systems	\$6,947.00	-			-	6,947.00
119	Fire Extinguishers	\$854.00	-			-	854.00
120						-	-
121	Furnishings					-	-
122	Lab Casework	\$18,810.00	-			-	18,810.00
123						-	-
124	Plumbing					-	-
125	Bldg 10 AG Plumbing Materials	\$26,000.00	-			-	26,000.00
126	Bldg 10 AG Plumbing Labor	\$25,000.00	-			-	25,000.00
127	Bldg 20 Trench Drains/UG Materials	\$5,000.00	-			-	5,000.00
128	Bldg 20 Trench Drains/UG Labor	\$20,000.00	-			-	20,000.00
129	Bldg 20 AG Plumbing Materials	\$15,500.00	-			-	15,500.00
130	Bldg 20 AG Plumbing Labor	\$28,000.00	-			-	28,000.00
131	Bldg 20 AG Plumbing Fixtures	\$5,000.00	-			-	5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor	\$20,000.00	-			-	20,000.00
133	Insulation	\$5,000.00	-			-	5,000.00
134						-	-
135	HVAC/Dehumidifier					-	-
136	EF & Destrat	\$37,066.00	-			-	37,066.00
137	EUH	\$9,492.00	-			-	9,492.00
138	GUH	\$3,660.00	-			-	3,660.00
139	LV & Dampers	\$15,828.00	-			-	15,828.00
140	Split & F/CU	\$20,788.00	-			-	20,788.00
141	Dehumidifiers	\$18,166.00	-			-	18,166.00
142	Duct Material	\$4,003.00	-			-	4,003.00
143	HVAC Materials	\$4,497.00	-			-	4,497.00
144	HVAC Labor	\$117,908.00	-			-	117,908.00
145	Insulation	\$10,000.00	-			-	10,000.00
146	Test & Balance	\$5,750.00	-			-	5,750.00
147						-	-
148	Electrical & Controls					-	-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 R Application Period: From 10/01/25 to 10/23/25 Application Date: 10/23/25

149	Electrical					-		-
150	Mobilization - Neumiller	\$122,150.00	61,075.00	2,500.00		63,575.00		58,575.00
151	Submittals	\$15,114.00	-	13,602.60		13,602.60		1,511.40
152	Manholes	\$20,000.00	-			-		20,000.00
153	Lighting Lot	\$39,160.00	-		32,831.69	32,831.69		6,328.31
154	Gear Lot	\$73,570.00	-			-		73,570.00
155	Site Material	\$155,725.00	-			-		155,725.00
156	Site Labor	\$79,845.00	-	10,379.85		10,379.85		69,465.15
157	Existing Plant Material	\$34,488.00	-			-		34,488.00
158	Existing Plant Labor	\$44,883.00	-			-		44,883.00
159	Well No. 3	\$4,933.00	-			-		4,933.00
160	Well No. 5 Material	\$8,819.00	-			-		8,819.00
161	RO Building Material	\$42,586.00	-			-		42,586.00
162	RO Building Labor	\$77,390.00	-			-		77,390.00
163	Clearwell Material	\$6,653.00	-			-		6,653.00
164	Clearwell Labor	\$11,184.00	-			-		11,184.00
165						-		-
166						-		-
167	Allowance - EP2 - Elec Equip & Controls					-		-
168	Elec Systems Analysis	\$75,000.00	37,500.00			37,500.00	50%	37,500.00
169	LV Transformers	\$125,000.00	-			-	0%	125,000.00
170	Control Panels	\$95,890.00	-			-		95,890.00
171	Field Instrumentation	\$185,000.00	-			-		185,000.00
172	MCCs	\$365,000.00	-			-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-		114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-		85,273.00
176						-		-
177	Earthwork					-		-
178	Site Preloading	\$194,820.00	194,820.00			194,820.00		-
179	General Site Grading/Backfill	\$265,000.00	-			-		265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 Application Period: From <u>10/01/25</u> to <u>10/23/25</u> Application Date: <u>10/23/25</u>								
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-			-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	-	30,616.00		30,616.00		14,634.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	-	9,384.00		9,384.00		6,256.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-			-		37,650.00
184						-		-
185	Exterior Improvements					-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00			22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-			-		130,288.00
188	Chain Link Fencing	\$32,250.00	-			-		32,250.00
189	Seeding	\$6,914.00	-			-		6,914.00
190						-		-
191	Utilities					-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60			29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	-	20,530.40		20,530.40		5,132.60
194	C - UG Storm Sewer North	\$48,686.00	-	14,605.80		14,605.80		34,080.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	9,274.50	3,709.80		12,984.30		5,564.70
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-			-		8,554.00
197	G - UG Storm Sewer East	\$67,822.00	-			-		67,822.00
198	H & J- UG Storm Sewer West/South	\$87,552.00	-			-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-			-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	-	124,376.25		124,376.25		41,458.75
201	Roof Drains	\$2,500.00	-			-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	-	6,375.00		6,375.00		2,125.00
203						-		-
204	Process Integration (Piping)					-		-
205	Structure 10 - Existing Bldg		-			-		-
206	Process Piping Materials	\$55,103.74	-			-		55,103.74
207	Process Piping Labor	\$37,550.00	-			-		37,550.00
208	Valves Materials	\$9,500.00	-			-		9,500.00
209	Valves Labor	\$8,250.28	-			-		8,250.28
210	Structure 20 - RO Building		-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 3 		Application Period:		From	10/01/25	to	10/23/25	Application Date:	10/23/25
211	Process Piping Materials			\$111,340.84	-			-	111,340.84
212	Process Piping Labor			\$85,502.50	-			-	85,502.50
213	Valves Materials			\$83,000.00	-			-	83,000.00
214	Valves Labor			\$30,614.26	-			-	30,614.26
215	Structure 30 - Clearwell				-			-	-
216	Process Piping Materials			\$62,822.42	-			-	62,822.42
217	Process Piping Labor			\$69,588.64	-			-	69,588.64
218	Valves Materials			\$42,830.00	-			-	42,830.00
219	Valves Labor			\$26,450.68	-			-	26,450.68
220	Insulation			\$6,825.00	-			-	6,825.00
221								-	-
222	Pollution Control Equipment							-	-
223	Vertical Turbine Pumps Materials			\$115,300.00	-			-	115,300.00
224	Vertical Turbine Pumps Labor			\$24,601.24	-			-	24,601.24
225	Slide Gates Materials			\$24,155.00	-			-	24,155.00
226	Slide Gates Labor			\$9,001.40	-			-	9,001.40
227	Clearwell Leak Testing			\$18,144.00	-			-	18,144.00
228	Lab Equipment			\$7,216.00	-			-	7,216.00
229	Filter Media Replacement Materials			\$49,780.00	-			-	49,780.00
230	Filter Media Replacement Labor			\$16,480.00	-			-	16,480.00
231	Forced Draft Aerator Materials			\$125,890.00	-			-	125,890.00
232	Forced Draft Aerator Labor			\$14,995.00	-			-	14,995.00
233	RO System Materials			\$1,408,500.00	-			-	1,408,500.00
234	RO System Labor			\$203,600.00	-			-	203,600.00
235	Chem Sys Chlorine Fluoride Caustic			\$125,425.00	-			-	125,425.00
236	Chem Systems Labor			\$41,582.00	-			-	41,582.00
237					-			-	-
238					-			-	-
239					-			-	-
240					-			-	-
241					-			-	-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin				Owner's Project No.:				
Engineer:	MSA Professional Services				Engineer's Project No.:	13603016			
Contractor:	Tricon Construction Group				Contractor's Project No.:				
Project:	Water Treatment Plant Upgrades - City of Tiffin								
Contract:									

Application No.:	Application Period:	From	to	Application Date:					
3 		10/01/25	10/23/25	10/23/25					

Original Contract Totals	\$	12,182,553.00	\$	801,683.84	\$	395,804.97	\$	32,831.69	\$	1,230,320.50	10%	\$	10,952,232.50
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 3R Application Period: From 10/01/25 to 10/23/25 Application Date: 10/23/25

Change Orders

Change Order #1						-		-
Electrical Controls Changes	\$12,420.34					-		12,420.34
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals	\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ 12,420.34

Original Contract and Change Orders

Project Totals	\$ 12,194,973.34	\$ 801,683.84	\$ 395,804.97	\$ 32,831.69	\$ 1,230,320.50	10%	\$ 10,964,652.84
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Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.:	4	Application Date:	11/21/2025
Application Period:	From 10/24/2025	to	11/30/2025

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	1,759,214.72
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	1,759,214.72
5. Retainage		
a. 5% X \$ 1,738,164.72 Work Completed	\$	86,908.24
b. 5% X \$ 21,050.00 Stored Materials	\$	1,052.50
c. Total Retainage (Line 5.a + Line 5.b)	\$	87,960.74
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,671,253.98
7. Less previous payments (Line 6 from prior application)	\$	1,168,804.48
8. Amount due this application	\$	502,449.50
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	10,523,719.36

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

Contractor:	Tricon Construction Group	Date:	11/25/2025
Signature:	Mary K Stone		

PAYMENT OF:	\$	502,449.50
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(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By:	Claire Wiener
Title:	Senior Project Engineer
Date:	11/26/25

Approved by Owner

By:	
Title:	
Date:	

Approved by Funding Agency

By:	
Title:	

By:	
Title:	

Date:	
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Date:	
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin Engineer: MSA Professional Services Contractor: Tricon Construction Group Project: Water Treatment Plant Upgrades - City of Tiffin Contract:	Owner's Project No.: Engineer's Project No.: 13603016 Contractor's Project No.:
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Application No.: 4R	Application Period:	From 10/24/25	to 11/30/25	Application Date: 11/21/25
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	156,307.48	39,076.87		195,384.35	33%	393,568.65
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	-	329,890.00		329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	240,000.00			240,000.00	69%	110,000.00
07	Site Testing	\$53,736.00	7,525.33	1,519.52		9,044.85	17%	44,691.15
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	445.20	148.40		593.60	11%	4,806.40
10	Dumpster	\$14,600.00	1,000.00	500.00		1,500.00	10%	13,100.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	2,500.00	500.00		3,000.00	36%	5,250.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	-	29,594.60		29,594.60	35%	54,961.40

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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25	Rebar - Labor	\$71,872.60	-	21,561.78		21,561.78	30%	50,310.82
26	Base Footings Materials	\$89,665.00	-			-	0%	89,665.00
27	Base Footings Labor	\$49,315.75	-			-	0%	49,315.75
28	Wall Footings Materials	\$98,663.00	-			-	0%	98,663.00
29	Wall Footings Labor	\$54,264.65	-			-	0%	54,264.65
30	Floor Slab Materials	\$156,442.00	-			-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-			-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	-			-	0%	1,515.00
33	Equipment Pads Labor	\$3,451.50	-			-	0%	3,451.50
34	Precast Concrete Materials	\$575,000.00	-			-	0%	575,000.00
35	Precast Concrete Labor	\$204,412.67	-			-	0%	204,412.67
36	Structure 30- Clearwell		-			-		-
37	Rebar Materials	\$204,551.00	-			-	0%	204,551.00
38	Rebar labor	\$112,503.05	-			-	0%	112,503.05
39	Mat Foundation - Materials	\$123,255.00	-			-	0%	123,255.00
40	Mat Foundation - Labor	\$68,450.80	-			-	0%	68,450.80
41	Walls - Materials	\$78,452.00	-			-	0%	78,452.00
42	Walls - Labor	\$98,065.00	-			-	0%	98,065.00
43	Elevated Slab - Materials	\$198,553.00	-			-	0%	198,553.00
44	Elevated Slab - Labor	\$109,204.15	-			-	0%	109,204.15
45	Precast Concrete - Materials	\$210,000.00	-			-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	-			-	0%	61,058.33
47			-			-		-
48	Masonry		-			-		-
49	Masonry - Materials	\$15,116.00	-			-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-			-	0%	50,603.00
51			-			-		-
52	Metals		-			-		-
53	Metal Fabrications - Materials	\$57,200.00	-			-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-			-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-			-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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56	Grating - Labor	\$2,777.25	-		-	0%	2,777.25
57			-		-		-
58	Wood, Plastics and Composites		-		-		-
59	Structure 10 - Existing Building		-		-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-		-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-		-		45,669.32
62	Trusses - Materials	\$15,887.00	-		-		15,887.00
63	Trusses - Labor	\$55,229.36	-		-		55,229.36
64	Structure 20 - RO Building		-		-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-		-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-		-		55,565.78
67	Trusses - Materials	\$33,966.50	-		-		33,966.50
68	Trusses - Labor	\$79,156.72	-		-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-		-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-		-		17,836.00
71	Structural 30 - Clearwell		-		-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-		-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-		-		18,569.52
74	Trusses - Materials	\$5,858.50	-		-		5,858.50
75	Trusses - Labor	\$16,979.50	-		-		16,979.50
76			-		-		-
77	Thermal & Moisture Protection		-		-		-
78	Blown Insulation	\$20,001.00	-		-		20,001.00
79	Structure 10 - Existing Building		-		-		-
80	Metal Roofing - Materials	\$11,566.00	-		-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-		-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-		-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-		-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-		-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-		-		3,215.00
86	Structure 20 - RO Building		-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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87	Metal Roofing - Materials	\$35,256.00	-			-		35,256.00
88	Metal Roofing - Labor	\$40,587.00	-			-		40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-		5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-		9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-		5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-		8,544.32
93	Structure 30 - Clearwell		-			-		-
94	Metal Roofing - Materials	\$9,442.00	-			-		9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-		11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-		3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-		6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-		2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-		3,215.42
100	Roof Hatches - Materials	\$6,200.00	-			-		6,200.00
101			-			-		-
102	Openings		-			-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-		53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-		6,890.00
105	Vault Doors - Materials	\$49,611.00	-		21,050.00	21,050.00		28,561.00
106	Vault Doors - Labor	\$3,110.00	-			-		3,110.00
107	Overhead Door	\$43,790.00	-			-		43,790.00
108	Aluminum Windows	\$8,996.00	-			-		8,996.00
109			-			-		-
110	Finishes		-			-		-
111	Resilient Base	\$2,500.00	-			-		2,500.00
112	Epoxy Flooring	\$67,408.00	-			-		67,408.00
113	High Performance Coatings	\$68,724.00	-			-		68,724.00
114			-			-		-
115	Specialties		-			-		-
116	Signage	\$450.00	-			-		450.00
117	Metal Lockers	\$7,100.00	-			-		7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin		Owner's Project No.:	
Engineer: MSA Professional Services		Engineer's Project No.: 13603016	
Contractor: Tricon Construction Group		Contractor's Project No.:	
Project: Water Treatment Plant Upgrades - City of Tiffin			
Contract:			

Application No.: 4R	Application Period:	From 10/24/25	to 11/30/25	Application Date: 11/21/25
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Item No.	Description	Amount	Unit	Rate	Total
118	Metal Storage Systems	\$6,947.00	-		6,947.00
119	Fire Extinguishers	\$854.00	-		854.00
120			-		-
121	Furnishings		-		-
122	Lab Casework	\$18,810.00	-		18,810.00
123			-		-
124	Plumbing		-		-
125	Bldg 10 AG Plumbing Materials	\$26,000.00	-		26,000.00
126	Bldg 10 AG Plumbing Labor	\$25,000.00	-		25,000.00
127	Bldg 20 Trench Drains/UG Materials	\$5,000.00	-		5,000.00
128	Bldg 20 Trench Drains/UG Labor	\$20,000.00	-		20,000.00
129	Bldg 20 AG Plumbing Materials	\$15,500.00	-		15,500.00
130	Bldg 20 AG Plumbing Labor	\$28,000.00	-		28,000.00
131	Bldg 20 AG Plumbing Fixtures	\$5,000.00	-		5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor	\$20,000.00	-		20,000.00
133	Insulation	\$5,000.00	-		5,000.00
134			-		-
135	HVAC/Dehumidifier		-		-
136	EF & Destrat	\$37,066.00	-		37,066.00
137	EUH	\$9,492.00	-		9,492.00
138	GUH	\$3,660.00	-		3,660.00
139	LV & Dampers	\$15,828.00	-		15,828.00
140	Split & F/CU	\$20,788.00	-		20,788.00
141	Dehumidifiers	\$18,166.00	-		18,166.00
142	Duct Material	\$4,003.00	-		4,003.00
143	HVAC Materials	\$4,497.00	-		4,497.00
144	HVAC Labor	\$117,908.00	-		117,908.00
145	Insulation	\$10,000.00	-		10,000.00
146	Test & Balance	\$5,750.00	-		5,750.00
147			-		-
148	Electrical & Controls		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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149	Electrical		-			-		-
150	Mobilization - Neumiller	\$122,150.00	63,575.00			63,575.00		58,575.00
151	Submittals	\$15,114.00	13,602.60			13,602.60		1,511.40
152	Manholes	\$20,000.00	-			-		20,000.00
153	Lighting Lot	\$39,160.00	32,831.69			32,831.69		6,328.31
154	Gear Lot	\$73,570.00	-			-		73,570.00
155	Site Material	\$155,725.00	-	25,000.00		25,000.00		130,725.00
156	Site Labor	\$79,845.00	10,379.85	5,000.00		15,379.85		64,465.15
157	Existing Plant Material	\$34,488.00	-			-		34,488.00
158	Existing Plant Labor	\$44,883.00	-			-		44,883.00
159	Well No. 3	\$4,933.00	-			-		4,933.00
160	Well No. 5 Material	\$8,819.00	-			-		8,819.00
161	RO Building Material	\$42,586.00	-			-		42,586.00
162	RO Building Labor	\$77,390.00	-			-		77,390.00
163	Clearwell Material	\$6,653.00	-			-		6,653.00
164	Clearwell Labor	\$11,184.00	-			-		11,184.00
165			-			-		-
166			-			-		-
167	Allowance - EP2 - Elec Equip & Controls		-			-		-
168	Elec Systems Analysis	\$75,000.00	37,500.00			37,500.00	50%	37,500.00
169	LV Transformers	\$125,000.00	-			-	0%	125,000.00
170	Control Panels	\$95,890.00	-			-		95,890.00
171	Field Instrumentation	\$185,000.00	-			-		185,000.00
172	MCCs	\$365,000.00	-			-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-		114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-		85,273.00
176			-			-		-
177	Earthwork		-			-		-
178	Site Preloading	\$194,820.00	194,820.00			194,820.00		-
179	General Site Grading/Backfill	\$265,000.00	-			-		265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R		Application Period:		From	10/24/25	to	11/30/25	Application Date:	11/21/25
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-				-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	30,616.00				30,616.00		14,634.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	9,384.00				9,384.00		6,256.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-				-		37,650.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-				-		130,288.00
188	Chain Link Fencing	\$32,250.00	-				-		32,250.00
189	Seeding	\$6,914.00	-				-		6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40		5,132.60
194	C - UG Storm Sewer North	\$48,686.00	14,605.80	24,343.00			38,948.80		9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	12,984.30	3,709.80			16,694.10		1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-				-		8,554.00
197	G - UG Storm Sewer East	\$67,822.00	-				-		67,822.00
198	H & J- UG Storm Sewer West/South	\$87,552.00	-				-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	124,376.25	24,875.25			149,251.50		16,583.50
201	Roof Drains	\$2,500.00	-				-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	6,375.00	2,125.00			8,500.00		-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-		55,103.74
207	Process Piping Labor	\$37,550.00	-				-		37,550.00
208	Valves Materials	\$9,500.00	-				-		9,500.00
209	Valves Labor	\$8,250.28	-				-		8,250.28
210	Structure 20 - RO Building		-				-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin						Owner's Project No.:		
Engineer: MSA Professional Services						Engineer's Project No.: 13603016		
Contractor: Tricon Construction Group						Contractor's Project No.:		
Project: Water Treatment Plant Upgrades - City of Tiffin								
Contract:								

Application No.: 4R		Application Period:		From	10/24/25	to	11/30/25	Application Date:	11/21/25
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Item No.	Description	Amount	Unit	Rate	Total	Balance	Paid	Total Paid
211	Process Piping Materials	\$111,340.84	-			-		111,340.84
212	Process Piping Labor	\$85,502.50	-			-		85,502.50
213	Valves Materials	\$83,000.00	-			-		83,000.00
214	Valves Labor	\$30,614.26	-			-		30,614.26
215	Structure 30 - Clearwell		-			-		-
216	Process Piping Materials	\$62,822.42	-			-		62,822.42
217	Process Piping Labor	\$69,588.64	-			-		69,588.64
218	Valves Materials	\$42,830.00	-			-		42,830.00
219	Valves Labor	\$26,450.68	-			-		26,450.68
220	Insulation	\$6,825.00	-			-		6,825.00
221			-			-		-
222	Pollution Control Equipment		-			-		-
223	Vertical Turbine Pumps Materials	\$115,300.00	-			-		115,300.00
224	Vertical Turbine Pumps Labor	\$24,601.24	-			-		24,601.24
225	Slide Gates Materials	\$24,155.00	-			-		24,155.00
226	Slide Gates Labor	\$9,001.40	-			-		9,001.40
227	Clearwell Leak Testing	\$18,144.00	-			-		18,144.00
228	Lab Equipment	\$7,216.00	-			-		7,216.00
229	Filter Media Replacement Materials	\$49,780.00	-			-		49,780.00
230	Filter Media Replacement Labor	\$16,480.00	-			-		16,480.00
231	Forced Draft Aerator Materials	\$125,890.00	-			-		125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-			-		14,995.00
233	RO System Materials	\$1,408,500.00	-			-		1,408,500.00
234	RO System Labor	\$203,600.00	-			-		203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-			-		125,425.00
236	Chem Systems Labor	\$41,582.00	-			-		41,582.00
237			-			-		-
238			-			-		-
239			-			-		-
240			-			-		-
241			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: <u>City of Tiffin</u>		Owner's Project No.: _____	
Engineer: <u>MSA Professional Services</u>		Engineer's Project No.: <u>13603016</u>	
Contractor: <u>Tricon Construction Group</u>		Contractor's Project No.: _____	
Project: <u>Water Treatment Plant Upgrades - City of Tiffin</u>			
Contract: _____			
Application No.: <u>4R</u>	Application Period:	From <u>10/24/25</u> to <u>11/30/25</u>	Application Date: <u>11/21/25</u>
Original Contract Totals	\$	12,182,553.00	\$ 1,230,320.50
	\$	507,844.22	\$ 21,050.00
	\$	1,759,214.72	14%
	\$	10,423,338.28	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 4R	Application Period:	From	10/24/25	to	11/30/25	Application Date:	11/21/25
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Change Orders							
	Change Order #1					-	-
	Electrical Controls Changes	\$12,420.34				-	12,420.34
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
						-	-
Change Order Totals		\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0% \$ 12,420.34
Original Contract and Change Orders							
Project Totals		\$ 12,194,973.34	\$ 1,230,320.50	\$ 507,844.22	\$ 21,050.00	\$ 1,759,214.72	14% \$ 10,435,758.62

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.:	5	Application Date:	1/23/2026
Application Period:	From	12/1/2025	to 1/23/2026

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

PAYMENT OF:	\$	152,152.06
	(line 8 or other - attach explanation of the other amount)	

By: _____
Title: _____
Date: _____

By: _____
Title: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
Engineer: MSA Professional Services
Contractor: Tricon Construction Group
Project: Water Treatment Plant Upgrades - City of Tiffin
Contract:

Owner's Project No.:
Engineer's Project No.: 13603016
Contractor's Project No.:

Application No.: 5 **Application Period:** From 12/01/25 to 01/23/26 **Application Date:** 01/23/26

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	195,384.35			195,384.35	33%	393,568.65
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	329,890.00			329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	240,000.00			240,000.00	69%	110,000.00
07	Site Testing	\$53,736.00	9,044.85	3,585.63		12,630.48	24%	41,105.52
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	593.60	296.80		890.40	16%	4,509.60
10	Dumpster	\$14,600.00	1,500.00	500.00		2,000.00	14%	12,600.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	3,000.00	500.00		3,500.00	42%	4,750.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	29,594.60			29,594.60	35%	54,961.40

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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25	Rebar - Labor	\$71,872.60	21,561.78			21,561.78	30%	50,310.82
26	Base Footings Materials	\$89,665.00	-	89,665.00		89,665.00	100%	-
27	Base Footings Labor	\$49,315.75	-	49,315.75		49,315.75	100%	-
28	Wall Footings Materials	\$98,663.00	-			-	0%	98,663.00
29	Wall Footings Labor	\$54,264.65	-			-	0%	54,264.65
30	Floor Slab Materials	\$156,442.00	-			-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-			-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	-			-	0%	1,515.00
33	Equipment Pads Labor	\$3,451.50	-			-	0%	3,451.50
34	Precast Concrete Materials	\$575,000.00	-			-	0%	575,000.00
35	Precast Concrete Labor	\$204,412.67	-			-	0%	204,412.67
36	Structure 30- Clearwell		-			-		-
37	Rebar Materials	\$204,551.00	-			-	0%	204,551.00
38	Rebar labor	\$112,503.05	-			-	0%	112,503.05
39	Mat Foundation - Materials	\$123,255.00	-			-	0%	123,255.00
40	Mat Foundation - Labor	\$68,450.80	-			-	0%	68,450.80
41	Walls - Materials	\$78,452.00	-			-	0%	78,452.00
42	Walls - Labor	\$98,065.00	-			-	0%	98,065.00
43	Elevated Slab - Materials	\$198,553.00	-			-	0%	198,553.00
44	Elevated Slab - Labor	\$109,204.15	-			-	0%	109,204.15
45	Precast Concrete - Materials	\$210,000.00	-			-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	-			-	0%	61,058.33
47			-			-		-
48	Masonry		-			-		-
49	Masonry - Materials	\$15,116.00	-			-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-			-	0%	50,603.00
51			-			-		-
52	Metals		-			-		-
53	Metal Fabrications - Materials	\$57,200.00	-			-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-			-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-			-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin		Owner's Project No.:		
Engineer:	MSA Professional Services		Engineer's Project No.:	13603016	
Contractor:	Tricon Construction Group		Contractor's Project No.:		
Project:	Water Treatment Plant Upgrades - City of Tiffin				
Contract:					

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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56	Grating - Labor	\$2,777.25	-		-	0%	2,777.25
57			-		-		-
58	Wood, Plastics and Composites		-		-		-
59	Structure 10 - Existing Building		-		-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-		-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-		-		45,669.32
62	Trusses - Materials	\$15,887.00	-		-		15,887.00
63	Trusses - Labor	\$55,229.36	-		-		55,229.36
64	Structure 20 - RO Building		-		-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-		-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-		-		55,565.78
67	Trusses - Materials	\$33,966.50	-		-		33,966.50
68	Trusses - Labor	\$79,156.72	-		-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-		-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-		-		17,836.00
71	Structural 30 - Clearwell		-		-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-		-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-		-		18,569.52
74	Trusses - Materials	\$5,858.50	-		-		5,858.50
75	Trusses - Labor	\$16,979.50	-		-		16,979.50
76			-		-		-
77	Thermal & Moisture Protection		-		-		-
78	Blown Insulation	\$20,001.00	-		-		20,001.00
79	Structure 10 - Existing Building		-		-		-
80	Metal Roofing - Materials	\$11,566.00	-		-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-		-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-		-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-		-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-		-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-		-		3,215.00
86	Structure 20 - RO Building		-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5	Application Period:	From 12/01/25	to 01/23/26	Application Date: 01/23/26
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87	Metal Roofing - Materials	\$35,256.00	-		-	35,256.00
88	Metal Roofing - Labor	\$40,587.00	-		-	40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-		-	5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-		-	9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-		-	5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-		-	8,544.32
93	Structure 30 - Clearwell		-		-	-
94	Metal Roofing - Materials	\$9,442.00	-		-	9,442.00
95	Metal Roofing - Labor	\$11,566.68	-		-	11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-		-	3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-		-	6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-		-	2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-		-	3,215.42
100	Roof Hatches - Materials	\$6,200.00	-		-	6,200.00
101			-		-	-
102	Openings		-		-	-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-		-	53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-		-	6,890.00
105	Vault Doors - Materials	\$49,611.00	-	21,050.00	21,050.00	28,561.00
106	Vault Doors - Labor	\$3,110.00	-		-	3,110.00
107	Overhead Door	\$43,790.00	-		-	43,790.00
108	Aluminum Windows	\$8,996.00	-		-	8,996.00
109			-		-	-
110	Finishes		-		-	-
111	Resilient Base	\$2,500.00	-		-	2,500.00
112	Epoxy Flooring	\$67,408.00	-		-	67,408.00
113	High Performance Coatings	\$68,724.00	-		-	68,724.00
114			-		-	-
115	Specialties		-		-	-
116	Signage	\$450.00	-		-	450.00
117	Metal Lockers	\$7,100.00	-		-	7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5		Application Period:		From	12/01/25	to	01/23/26	Application Date:	01/23/26
118	Metal Storage Systems		\$6,947.00	-			-		6,947.00
119	Fire Extinguishers		\$854.00	-			-		854.00
120				-			-		-
121	Furnishings			-			-		-
122	Lab Casework		\$18,810.00	-			-		18,810.00
123				-			-		-
124	Plumbing			-			-		-
125	Bldg 10 AG Plumbing Materials		\$26,000.00	-			-		26,000.00
126	Bldg 10 AG Plumbing Labor		\$25,000.00	-			-		25,000.00
127	Bldg 20 Trench Drains/UG Materials		\$5,000.00	-			-		5,000.00
128	Bldg 20 Trench Drains/UG Labor		\$20,000.00	-			-		20,000.00
129	Bldg 20 AG Plumbing Materials		\$15,500.00	-			-		15,500.00
130	Bldg 20 AG Plumbing Labor		\$28,000.00	-			-		28,000.00
131	Bldg 20 AG Plumbing Fixtures		\$5,000.00	-			-		5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor		\$20,000.00	-			-		20,000.00
133	Insulation		\$5,000.00	-			-		5,000.00
134				-			-		-
135	HVAC/Dehumidifier			-			-		-
136	EF & Destrat		\$37,066.00	-			-		37,066.00
137	EUH		\$9,492.00	-			-		9,492.00
138	GUH		\$3,660.00	-			-		3,660.00
139	LV & Dampers		\$15,828.00	-			-		15,828.00
140	Split & F/CU		\$20,788.00	-			-		20,788.00
141	Dehumidifiers		\$18,166.00	-			-		18,166.00
142	Duct Material		\$4,003.00	-			-		4,003.00
143	HVAC Materials		\$4,497.00	-			-		4,497.00
144	HVAC Labor		\$117,908.00	-			-		117,908.00
145	Insulation		\$10,000.00	-			-		10,000.00
146	Test & Balance		\$5,750.00	-			-		5,750.00
147				-			-		-
148	Electrical & Controls			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin				Owner's Project No.:			
Engineer:	MSA Professional Services				Engineer's Project No.:	13603016		
Contractor:	Tricon Construction Group				Contractor's Project No.:			
Project:	Water Treatment Plant Upgrades - City of Tiffin							
Contract:								

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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149	Electrical		-			-		-
150	Mobilization - Neumiller	\$122,150.00	63,575.00	5,000.00		68,575.00		53,575.00
151	Submittals	\$15,114.00	13,602.60	1,511.40		15,114.00		-
152	Manholes	\$20,000.00	-	9,785.48		9,785.48		10,214.52
153	Lighting Lot	\$39,160.00	32,831.69			32,831.69		6,328.31
154	Gear Lot	\$73,570.00	-			-		73,570.00
155	Site Material	\$155,725.00	25,000.00			25,000.00		130,725.00
156	Site Labor	\$79,845.00	15,379.85			15,379.85		64,465.15
157	Existing Plant Material	\$34,488.00	-			-		34,488.00
158	Existing Plant Labor	\$44,883.00	-			-		44,883.00
159	Well No. 3	\$4,933.00	-			-		4,933.00
160	Well No. 5 Material	\$8,819.00	-			-		8,819.00
161	RO Building Material	\$42,586.00	-			-		42,586.00
162	RO Building Labor	\$77,390.00	-			-		77,390.00
163	Clearwell Material	\$6,653.00	-			-		6,653.00
164	Clearwell Labor	\$11,184.00	-			-		11,184.00
165			-			-		-
166			-			-		-
167	Allowance - EP2 - Elec Equip & Controls		-			-		-
168	Elec Systems Analysis	\$75,000.00	37,500.00			37,500.00	50%	37,500.00
169	LV Transformers	\$125,000.00	-			-	0%	125,000.00
170	Control Panels	\$95,890.00	-			-		95,890.00
171	Field Instrumentation	\$185,000.00	-			-		185,000.00
172	MCCs	\$365,000.00	-			-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-		114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-		85,273.00
176			-			-		-
177	Earthwork		-			-		-
178	Site Preloading	\$194,820.00	194,820.00			194,820.00		-
179	General Site Grading/Backfill	\$265,000.00	-			-		265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5		Application Period:		From	12/01/25	to	01/23/26	Application Date:	01/23/26
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-				-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	30,616.00				30,616.00		14,634.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	9,384.00				9,384.00		6,256.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-				-		37,650.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-				-		130,288.00
188	Chain Link Fencing	\$32,250.00	-				-		32,250.00
189	Seeding	\$6,914.00	-				-		6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40		5,132.60
194	C - UG Storm Sewer North	\$48,686.00	38,948.80				38,948.80		9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	16,694.10				16,694.10		1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-				-		8,554.00
197	G - UG Storm Sewer East	\$67,822.00	-				-		67,822.00
198	H & J- UG Storm Sewer West/South	\$87,552.00	-				-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	149,251.50				149,251.50		16,583.50
201	Roof Drains	\$2,500.00	-				-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	8,500.00				8,500.00		-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-		55,103.74
207	Process Piping Labor	\$37,550.00	-				-		37,550.00
208	Valves Materials	\$9,500.00	-				-		9,500.00
209	Valves Labor	\$8,250.28	-				-		8,250.28
210	Structure 20 - RO Building		-				-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5		Application Period:		From	12/01/25	to	01/23/26	Application Date:	01/23/26
211	Process Piping Materials			\$111,340.84	-		-		111,340.84
212	Process Piping Labor			\$85,502.50	-		-		85,502.50
213	Valves Materials			\$83,000.00	-		-		83,000.00
214	Valves Labor			\$30,614.26	-		-		30,614.26
215	Structure 30 - Clearwell				-		-		-
216	Process Piping Materials			\$62,822.42	-		-		62,822.42
217	Process Piping Labor			\$69,588.64	-		-		69,588.64
218	Valves Materials			\$42,830.00	-		-		42,830.00
219	Valves Labor			\$26,450.68	-		-		26,450.68
220	Insulation			\$6,825.00	-		-		6,825.00
221					-		-		-
222	Pollution Control Equipment				-		-		-
223	Vertical Turbine Pumps Materials			\$115,300.00	-		-		115,300.00
224	Vertical Turbine Pumps Labor			\$24,601.24	-		-		24,601.24
225	Slide Gates Materials			\$24,155.00	-		-		24,155.00
226	Slide Gates Labor			\$9,001.40	-		-		9,001.40
227	Clearwell Leak Testing			\$18,144.00	-		-		18,144.00
228	Lab Equipment			\$7,216.00	-		-		7,216.00
229	Filter Media Replacement Materials			\$49,780.00	-		-		49,780.00
230	Filter Media Replacement Labor			\$16,480.00	-		-		16,480.00
231	Forced Draft Aerator Materials			\$125,890.00	-		-		125,890.00
232	Forced Draft Aerator Labor			\$14,995.00	-		-		14,995.00
233	RO System Materials			\$1,408,500.00	-		-		1,408,500.00
234	RO System Labor			\$203,600.00	-		-		203,600.00
235	Chem Sys Chlorine Fluoride Caustic			\$125,425.00	-		-		125,425.00
236	Chem Systems Labor			\$41,582.00	-		-		41,582.00
237					-		-		-
238					-		-		-
239					-		-		-
240					-		-		-
241					-		-		-

Progress Estimate - Lump Sum Work**Contractor's Application for Payment**

Owner: City of Tiffin
Engineer: MSA Professional Services
Contractor: Tricon Construction Group
Project: Water Treatment Plant Upgrades - City of Tiffin
Contract: _____

Owner's Project No.: _____
Engineer's Project No.: 13603016
Contractor's Project No.: _____

Application No.: 5 **Application Period:** **From** 12/01/25 **to** 01/23/26 **Application Date:** 01/23/26

Original Contract Totals	\$	12,182,553.00	\$	1,738,164.72	\$	160,160.06	\$	21,050.00	\$	1,919,374.78	16%	\$	10,263,178.22
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: 13603016
 Contractor's Project No.: _____

Application No.: 5 Application Period: From 12/01/25 to 01/23/26 Application Date: 01/23/26

Change Orders								
Change Order #1						-		-
Electrical Controls Changes	\$12,420.34					-		12,420.34
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals	\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0%	\$	12,420.34
Original Contract and Change Orders								
Project Totals	\$ 12,194,973.34	\$ 1,738,164.72	\$ 160,160.06	\$ 21,050.00	\$ 1,919,374.78	16%	\$	10,275,598.56

Stored Material Summary

Contractor's Application

[illegible]



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	January 30, 2026
AGENDA ITEM:	Discussion and Consideration of Pay Application #5 – Tricon Construction Group – Water Treatment Plant Upgrades – Motion to Approve
ACTION:	Motion

Purpose

The purpose of this item is to present Pay Application No. 5 from Tricon Construction Group for work completed on the Water Treatment Plant Upgrades project for the period December 1, 2025 through January 23, 2026. The request has been reviewed and recommended for approval by MSA Professional Services, the project engineer.

Project Background

The Water Treatment Plant Upgrades project is a major capital improvement intended to expand and modernize treatment capacity, replace aging plant components, and support long-term growth within the City of Tiffin. Tricon Construction Group is performing the work under a contract originally totaling \$12,182,553.00. A previously approved change order increased the contract by \$12,420.34, resulting in a revised total contract value of \$12,194,973.34.

The application includes progress across multiple work categories, including structural concrete work, electrical systems, earthwork, roofing, site utilities, mechanical equipment, and early RO system components. The engineer has confirmed that quantities and work completed are consistent with field observations and contractual requirements.

Change Orders

- **Change Order No. 1 (Electrical Controls Changes):** \$12,420.34
Included in the revised contract total. No new change orders are included with this pay request.

Budget and Contract

- **Original Contract:** \$12,182,553.00
- **Approved Change Orders:** +\$12,420.34
- **Current Contract Total:** \$12,194,973.34
- **Balance to finish (including retainage):** \$10,371,567.30

The project remains within the approved budget authority.

Engineer Recommendation

MSA Professional Services has reviewed and recommends payment in the amount of \$152,152.06 to Tricon Construction Group for Pay Application No. 5. The application was signed and approved by the project engineer on January 26, 2026. Staff recommends that the City Council approve Pay Application No. 5 to Tricon Construction Group in the amount of \$152,152.06 for work completed on the Water Treatment Plant Upgrades project.

ATTACHMENTS: Pay Application

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		

Application No.:	5	Application Date:	1/23/2026
Application Period:	From	12/1/2025	to 1/23/2026

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

PAYMENT OF:	\$	152,152.06
	(line 8 or other - attach explanation of the other amount)	

By: _____
Title: _____
Date: _____

By: _____
Title: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
Engineer: MSA Professional Services
Contractor: Tricon Construction Group
Project: Water Treatment Plant Upgrades - City of Tiffin
Contract:

Owner's Project No.:
Engineer's Project No.: 13603016
Contractor's Project No.:

Application No.: 5 **Application Period:** From 12/01/25 to 01/23/26 **Application Date:** 01/23/26

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	195,384.35			195,384.35	33%	393,568.65
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	329,890.00			329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	240,000.00			240,000.00	69%	110,000.00
07	Site Testing	\$53,736.00	9,044.85	3,585.63		12,630.48	24%	41,105.52
08	Traffic Control	\$10,000.00	-			-	0%	10,000.00
09	Portable Toilets	\$5,400.00	593.60	296.80		890.40	16%	4,509.60
10	Dumpster	\$14,600.00	1,500.00	500.00		2,000.00	14%	12,600.00
11	Concrete Washout Pit	\$2,400.00	-			-	0%	2,400.00
12	Erosion Control	\$8,250.00	3,000.00	500.00		3,500.00	42%	4,750.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	-			-	0%	54,588.00
20	Rebar - Labor	\$46,399.80	-			-	0%	46,399.80
21	Concrete - Materials	\$165,884.00	-			-	0%	165,884.00
22	Concrete - Labor	\$91,308.20	-			-	0%	91,308.20
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	29,594.60			29,594.60	35%	54,961.40

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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25	Rebar - Labor	\$71,872.60	21,561.78			21,561.78	30%	50,310.82
26	Base Footings Materials	\$89,665.00	-	89,665.00		89,665.00	100%	-
27	Base Footings Labor	\$49,315.75	-	49,315.75		49,315.75	100%	-
28	Wall Footings Materials	\$98,663.00	-			-	0%	98,663.00
29	Wall Footings Labor	\$54,264.65	-			-	0%	54,264.65
30	Floor Slab Materials	\$156,442.00	-			-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-			-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	-			-	0%	1,515.00
33	Equipment Pads Labor	\$3,451.50	-			-	0%	3,451.50
34	Precast Concrete Materials	\$575,000.00	-			-	0%	575,000.00
35	Precast Concrete Labor	\$204,412.67	-			-	0%	204,412.67
36	Structure 30- Clearwell		-			-		-
37	Rebar Materials	\$204,551.00	-			-	0%	204,551.00
38	Rebar labor	\$112,503.05	-			-	0%	112,503.05
39	Mat Foundation - Materials	\$123,255.00	-			-	0%	123,255.00
40	Mat Foundation - Labor	\$68,450.80	-			-	0%	68,450.80
41	Walls - Materials	\$78,452.00	-			-	0%	78,452.00
42	Walls - Labor	\$98,065.00	-			-	0%	98,065.00
43	Elevated Slab - Materials	\$198,553.00	-			-	0%	198,553.00
44	Elevated Slab - Labor	\$109,204.15	-			-	0%	109,204.15
45	Precast Concrete - Materials	\$210,000.00	-			-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	-			-	0%	61,058.33
47			-			-		-
48	Masonry		-			-		-
49	Masonry - Materials	\$15,116.00	-			-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-			-	0%	50,603.00
51			-			-		-
52	Metals		-			-		-
53	Metal Fabrications - Materials	\$57,200.00	-			-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-			-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-			-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin		Owner's Project No.:		
Engineer:	MSA Professional Services		Engineer's Project No.:	13603016	
Contractor:	Tricon Construction Group		Contractor's Project No.:		
Project:	Water Treatment Plant Upgrades - City of Tiffin				
Contract:					

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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56	Grating - Labor	\$2,777.25	-		-	0%	2,777.25
57			-		-		-
58	Wood, Plastics and Composites		-		-		-
59	Structure 10 - Existing Building		-		-		-
60	Walls, Headers, Mezz Hardware - M	\$15,568.75	-		-		15,568.75
61	Walls, Headers, Mezz Hardware - L	\$45,669.32	-		-		45,669.32
62	Trusses - Materials	\$15,887.00	-		-		15,887.00
63	Trusses - Labor	\$55,229.36	-		-		55,229.36
64	Structure 20 - RO Building		-		-		-
65	Walls, Headers, Mezz Hardware - M	\$25,568.65	-		-		25,568.65
66	Walls, Headers, Mezz Hardware - L	\$55,565.78	-		-		55,565.78
67	Trusses - Materials	\$33,966.50	-		-		33,966.50
68	Trusses - Labor	\$79,156.72	-		-		79,156.72
69	FRP Grating - Materials	\$32,000.00	-		-		32,000.00
70	FRP Grating - Labor	\$17,836.00	-		-		17,836.00
71	Structural 30 - Clearwell		-		-		-
72	Walls, Headers, Hardware - Materials	\$3,692.40	-		-		3,692.40
73	Walls, Headers, Hardware - Labor	\$18,569.52	-		-		18,569.52
74	Trusses - Materials	\$5,858.50	-		-		5,858.50
75	Trusses - Labor	\$16,979.50	-		-		16,979.50
76			-		-		-
77	Thermal & Moisture Protection		-		-		-
78	Blown Insulation	\$20,001.00	-		-		20,001.00
79	Structure 10 - Existing Building		-		-		-
80	Metal Roofing - Materials	\$11,566.00	-		-		11,566.00
81	Metal Roofing - Labor	\$6,541.50	-		-		6,541.50
82	Preformed Metal Soffit - Materials	\$1,586.00	-		-		1,586.00
83	Preformed Metal Soffit - Labor	\$1,852.50	-		-		1,852.50
84	Gutters & Downspouts - Materials	\$2,500.00	-		-		2,500.00
85	Gutters & Downspouts - Labor	\$3,215.00	-		-		3,215.00
86	Structure 20 - RO Building		-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5	Application Period:	From 12/01/25	to 01/23/26	Application Date: 01/23/26
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87	Metal Roofing - Materials	\$35,256.00	-		-	35,256.00
88	Metal Roofing - Labor	\$40,587.00	-		-	40,587.00
89	Preformed Metal Soffit - Materials	\$5,877.00	-		-	5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-		-	9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-		-	5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-		-	8,544.32
93	Structure 30 - Clearwell		-		-	-
94	Metal Roofing - Materials	\$9,442.00	-		-	9,442.00
95	Metal Roofing - Labor	\$11,566.68	-		-	11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-		-	3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-		-	6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-		-	2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-		-	3,215.42
100	Roof Hatches - Materials	\$6,200.00	-		-	6,200.00
101			-		-	-
102	Openings		-		-	-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-		-	53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-		-	6,890.00
105	Vault Doors - Materials	\$49,611.00	-	21,050.00	21,050.00	28,561.00
106	Vault Doors - Labor	\$3,110.00	-		-	3,110.00
107	Overhead Door	\$43,790.00	-		-	43,790.00
108	Aluminum Windows	\$8,996.00	-		-	8,996.00
109			-		-	-
110	Finishes		-		-	-
111	Resilient Base	\$2,500.00	-		-	2,500.00
112	Epoxy Flooring	\$67,408.00	-		-	67,408.00
113	High Performance Coatings	\$68,724.00	-		-	68,724.00
114			-		-	-
115	Specialties		-		-	-
116	Signage	\$450.00	-		-	450.00
117	Metal Lockers	\$7,100.00	-		-	7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5		Application Period:		From	12/01/25	to	01/23/26	Application Date:	01/23/26
118	Metal Storage Systems		\$6,947.00	-			-		6,947.00
119	Fire Extinguishers		\$854.00	-			-		854.00
120				-			-		-
121	Furnishings			-			-		-
122	Lab Casework		\$18,810.00	-			-		18,810.00
123				-			-		-
124	Plumbing			-			-		-
125	Bldg 10 AG Plumbing Materials		\$26,000.00	-			-		26,000.00
126	Bldg 10 AG Plumbing Labor		\$25,000.00	-			-		25,000.00
127	Bldg 20 Trench Drains/UG Materials		\$5,000.00	-			-		5,000.00
128	Bldg 20 Trench Drains/UG Labor		\$20,000.00	-			-		20,000.00
129	Bldg 20 AG Plumbing Materials		\$15,500.00	-			-		15,500.00
130	Bldg 20 AG Plumbing Labor		\$28,000.00	-			-		28,000.00
131	Bldg 20 AG Plumbing Fixtures		\$5,000.00	-			-		5,000.00
132	Bldg 20 AG Plumbing Fixtures Labor		\$20,000.00	-			-		20,000.00
133	Insulation		\$5,000.00	-			-		5,000.00
134				-			-		-
135	HVAC/Dehumidifier			-			-		-
136	EF & Destrat		\$37,066.00	-			-		37,066.00
137	EUH		\$9,492.00	-			-		9,492.00
138	GUH		\$3,660.00	-			-		3,660.00
139	LV & Dampers		\$15,828.00	-			-		15,828.00
140	Split & F/CU		\$20,788.00	-			-		20,788.00
141	Dehumidifiers		\$18,166.00	-			-		18,166.00
142	Duct Material		\$4,003.00	-			-		4,003.00
143	HVAC Materials		\$4,497.00	-			-		4,497.00
144	HVAC Labor		\$117,908.00	-			-		117,908.00
145	Insulation		\$10,000.00	-			-		10,000.00
146	Test & Balance		\$5,750.00	-			-		5,750.00
147				-			-		-
148	Electrical & Controls			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin				Owner's Project No.:			
Engineer:	MSA Professional Services				Engineer's Project No.:	13603016		
Contractor:	Tricon Construction Group				Contractor's Project No.:			
Project:	Water Treatment Plant Upgrades - City of Tiffin							
Contract:								

Application No.:	5	Application Period:	From	12/01/25	to	01/23/26	Application Date:	01/23/26
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149	Electrical		-			-		-
150	Mobilization - Neumiller	\$122,150.00	63,575.00	5,000.00		68,575.00		53,575.00
151	Submittals	\$15,114.00	13,602.60	1,511.40		15,114.00		-
152	Manholes	\$20,000.00	-	9,785.48		9,785.48		10,214.52
153	Lighting Lot	\$39,160.00	32,831.69			32,831.69		6,328.31
154	Gear Lot	\$73,570.00	-			-		73,570.00
155	Site Material	\$155,725.00	25,000.00			25,000.00		130,725.00
156	Site Labor	\$79,845.00	15,379.85			15,379.85		64,465.15
157	Existing Plant Material	\$34,488.00	-			-		34,488.00
158	Existing Plant Labor	\$44,883.00	-			-		44,883.00
159	Well No. 3	\$4,933.00	-			-		4,933.00
160	Well No. 5 Material	\$8,819.00	-			-		8,819.00
161	RO Building Material	\$42,586.00	-			-		42,586.00
162	RO Building Labor	\$77,390.00	-			-		77,390.00
163	Clearwell Material	\$6,653.00	-			-		6,653.00
164	Clearwell Labor	\$11,184.00	-			-		11,184.00
165			-			-		-
166			-			-		-
167	Allowance - EP2 - Elec Equip & Controls		-			-		-
168	Elec Systems Analysis	\$75,000.00	37,500.00			37,500.00	50%	37,500.00
169	LV Transformers	\$125,000.00	-			-	0%	125,000.00
170	Control Panels	\$95,890.00	-			-		95,890.00
171	Field Instrumentation	\$185,000.00	-			-		185,000.00
172	MCCs	\$365,000.00	-			-		365,000.00
173	Electrical Distribution Equipment	\$114,000.00	-			-		114,000.00
174	SCADA Networking Integration	\$102,500.00	-			-		102,500.00
175	HS Pump #3 Enclosure	\$85,273.00	-			-		85,273.00
176			-			-		-
177	Earthwork		-			-		-
178	Site Preloading	\$194,820.00	194,820.00			194,820.00		-
179	General Site Grading/Backfill	\$265,000.00	-			-		265,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:			

Application No.: 5		Application Period:		From	12/01/25	to	01/23/26	Application Date:	01/23/26
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	-				-		25,630.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	30,616.00				30,616.00		14,634.00
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	9,384.00				9,384.00		6,256.00
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	-				-		37,650.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00		-
187	Concrete Paving (Site)	\$130,288.00	-				-		130,288.00
188	Chain Link Fencing	\$32,250.00	-				-		32,250.00
189	Seeding	\$6,914.00	-				-		6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60		3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40		5,132.60
194	C - UG Storm Sewer North	\$48,686.00	38,948.80				38,948.80		9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	16,694.10				16,694.10		1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	-				-		8,554.00
197	G - UG Storm Sewer East	\$67,822.00	-				-		67,822.00
198	H & J- UG Storm Sewer West/South	\$87,552.00	-				-		87,552.00
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-		42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	149,251.50				149,251.50		16,583.50
201	Roof Drains	\$2,500.00	-				-		2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	8,500.00				8,500.00		-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-		55,103.74
207	Process Piping Labor	\$37,550.00	-				-		37,550.00
208	Valves Materials	\$9,500.00	-				-		9,500.00
209	Valves Labor	\$8,250.28	-				-		8,250.28
210	Structure 20 - RO Building		-				-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract:

Owner's Project No.:
 Engineer's Project No.: 13603016
 Contractor's Project No.:

Application No.: 5 Application Period: From 12/01/25 to 01/23/26 Application Date: 01/23/26

211	Process Piping Materials	\$111,340.84	-		-	111,340.84
212	Process Piping Labor	\$85,502.50	-		-	85,502.50
213	Valves Materials	\$83,000.00	-		-	83,000.00
214	Valves Labor	\$30,614.26	-		-	30,614.26
215	Structure 30 - Clearwell		-		-	-
216	Process Piping Materials	\$62,822.42	-		-	62,822.42
217	Process Piping Labor	\$69,588.64	-		-	69,588.64
218	Valves Materials	\$42,830.00	-		-	42,830.00
219	Valves Labor	\$26,450.68	-		-	26,450.68
220	Insulation	\$6,825.00	-		-	6,825.00
221			-		-	-
222	Pollution Control Equipment		-		-	-
223	Vertical Turbine Pumps Materials	\$115,300.00	-		-	115,300.00
224	Vertical Turbine Pumps Labor	\$24,601.24	-		-	24,601.24
225	Slide Gates Materials	\$24,155.00	-		-	24,155.00
226	Slide Gates Labor	\$9,001.40	-		-	9,001.40
227	Clearwell Leak Testing	\$18,144.00	-		-	18,144.00
228	Lab Equipment	\$7,216.00	-		-	7,216.00
229	Filter Media Replacement Materials	\$49,780.00	-		-	49,780.00
230	Filter Media Replacement Labor	\$16,480.00	-		-	16,480.00
231	Forced Draft Aerator Materials	\$125,890.00	-		-	125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-		-	14,995.00
233	RO System Materials	\$1,408,500.00	-		-	1,408,500.00
234	RO System Labor	\$203,600.00	-		-	203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-		-	125,425.00
236	Chem Systems Labor	\$41,582.00	-		-	41,582.00
237			-		-	-
238			-		-	-
239			-		-	-
240			-		-	-
241			-		-	-

Progress Estimate - Lump Sum Work**Contractor's Application for Payment**

Owner: City of Tiffin
Engineer: MSA Professional Services
Contractor: Tricon Construction Group
Project: Water Treatment Plant Upgrades - City of Tiffin
Contract: _____

Owner's Project No.: _____
Engineer's Project No.: 13603016
Contractor's Project No.: _____

Application No.: 5 **Application Period:** **From** 12/01/25 **to** 01/23/26 **Application Date:** 01/23/26

Original Contract Totals	\$	12,182,553.00	\$	1,738,164.72	\$	160,160.06	\$	21,050.00	\$	1,919,374.78	16%	\$	10,263,178.22
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin
 Engineer: MSA Professional Services
 Contractor: Tricon Construction Group
 Project: Water Treatment Plant Upgrades - City of Tiffin
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: 13603016
 Contractor's Project No.: _____

Application No.: 5 Application Period: From 12/01/25 to 01/23/26 Application Date: 01/23/26

Change Orders								
Change Order #1						-		-
Electrical Controls Changes	\$12,420.34					-		12,420.34
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals	\$ 12,420.34	\$ -	\$ -	\$ -	\$ -	0%	\$	12,420.34
Original Contract and Change Orders								
Project Totals	\$ 12,194,973.34	\$ 1,738,164.72	\$ 160,160.06	\$ 21,050.00	\$ 1,919,374.78	16%	\$	10,275,598.56

Stored Material Summary

Contractor's Application

[illegible]



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Discussion and Consideration of Replacement X-Ripper/Grinder (Vogelsang XRC 100-480QD) for the City's Wastewater Collection System

ACTION: Motion

Purpose

The purpose of this item is to present for City Council consideration a quote from **Iowa Pump Works** for the replacement of the existing wastewater grinder (Vogelsang XRC 100-480QD) serving the City's wastewater collection system. The grinder is critical for reducing solids and protecting downstream pumps and infrastructure from clogging and mechanical damage.

Background

The existing grinder, a **Vogelsang XRC 100-480QD (SN: 13-02844)**, has reached the end of its useful life and requires replacement. Failure of this unit would increase the risk of equipment downtime, pump failures, sewer backups, and costly emergency repairs.

Iowa Pump Works has provided a formal quote for a complete replacement assembly, including the X-Ripper grinder unit. The quote includes the equipment only and does **not** include freight. Lead time for delivery is estimated at **5–7 weeks**.

Fiscal Impact

The total cost to the City for the grinder assembly is **\$35,167.06**, plus freight and any applicable taxes or tariff surcharges. Funding would come from the wastewater enterprise budget or wastewater capital improvement funds.

Staff Recommendation

Staff recommends **approval** of the Iowa Pump Works quote for the purchase of the Vogelsang XRC100-480QD X-Ripper grinder assembly in the amount of **\$35,167.06**, plus freight and applicable surcharges. Approval is recommended. Replacing this equipment is essential for maintaining proper operation of the wastewater system, preventing blockages, extending pump life, and avoiding the risk of emergency failures.

ATTACHMENTS: Quote



IOWA PUMP WORKS

Iowa Pump Works, LLC.
825 SW Ordinance Rd
Ankeny, IA 50023

Quote
#QTE010693
01/23/2026

Bill To
Tiffin IA, City of
PO Box 259
Tiffin IA 52340
United States
Phone:

Ship To
Tiffin IA, City of
201 Railroad St
Tiffin IA 52340
United States

Details

QUOTE IS FOR THE REPLACEMENT OF VOGELSANG XRC 100-480QD (SN: 13-02844)***SHIPPING NOT INCLUDED IN ESTIMATE***LEAD TIME 5-7 WEEKS

Prepared By
Luke Den Adel

Phone
855-228-6383

Email
info@lowapumpworks.com

Sales Rep
Scott Kleppe

Expires
02/02/2026

Terms
Net 30

Item	Comment	QTY	Rate	Amount
23427 QUOTE ITEM	XRC100-480QD Assembly X-Ripper Assembly	1	\$35,167.06	\$35,167.06
Subtotal				\$35,167.06
Total				\$35,167.06

Pricing is valid for 10 days and does not include freight charges or applicable taxes.

Items quoted for repair and left over 30 days, without a decision to repair, will be discarded.

Signature: _____ Date: _____

NOTE: All orders are subject to Tariff Surcharges. Tariff Surcharges are based on Tariff values charged by individual Vendors and are not set amount. These Tariff Surcharges are subject to change at any time.

Online credit card/ECheck payments are handled by a third party processor and 3% fees will apply when making payment.

Thank you for your business.

Toll Free: 855-228-6383 | Email: info@lowapumpworks.com | Website: <http://www.lowapumpworks.com>



QTE010693



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: January 30, 2026

AGENDA ITEM: Discussion and Consideration of Changing the Agreement for Services for Field Rental in the Parks & Recreations Department

ACTION: Motion

Purpose

To discuss and receive Council feedback on addressing the rental process for City Park baseball diamonds for outside users and organizations.

Background

The rental process has previously relied on verbal agreements and a lack of information collected at the time of reservation. There was no acknowledgement of the liabilities, and no hold harmless agreements. Invoices weren't sent until after the event concluded, resulting in staff having to make calls and collect outstanding invoices.

Options for Consideration

Develop a more formal rental agreement clearly indicating the party renting the facility, purpose of the event, dates, and any other information needed. The agreement will include a facility use policy, damage deposit, hold harmless agreement, and insurance requirements.

Staff Recommendation

Staff recommends Council discuss and provide direction on whether to proceed with proposed facility rental agreement. If Council wishes to move forward, staff will implement the rental agreement for use of the baseball diamonds this spring.

ATTACHMENTS: Tiffin City Park Ball Diamond Rental Agreement



CITY PARK BALL DIAMONDS- AGREEMENT FOR USE

City of Tiffin Parks and Recreation Department
809 E Marengo Rd, Tiffin, Iowa 52340 - (319)519-3133 – gweber@tiffin-iowa.org

APPLICANT INFORMATION

Name of Individual or Sanctioning Organization _____ Website _____

Name of Tournament or Event _____ Name of Contact Person _____

Mailing Address _____ City _____ Zip Code _____

Home # _____ Work # _____ Cell # _____

Primary E-Mail _____ Secondary E-Mail _____

Is event open to public or invitational only? _____ Will anything be sold at your event? Yes _____ No _____

FIELD LIGHT USAGE? Yes _____ No _____ **Gate Fee Collected?** Yes _____ No _____

ANTICIPATED # OF TEAMS: _____ **ANTICIPATED # OF GAMES:** _____

DATES: _____ **DATES:** _____

1st choice: Sat.(/ /) Sun.(/ /) Other(/ /) 2nd choice: Sat.(/ /) Sun.(/ /) Mon.(/ /)
mo. day mo. day mo. day mo. day mo. day mo. day

OF FIELDS REQUESTED: (4 fields) **TIMES:** (Sat. 8am- 9pm and/or Sun. 8am-4pm)

Saturday _____ Saturday Gates Open _____ Field Start Time _____ Field End Time _____

Sunday _____ Sunday Gates Open _____ Field Start Time _____ Field End Time _____

Other _____ Other Gates Open _____ Field Start Time _____ Field End Time _____

FIELD SET UP &/or _____

SPECIAL REQUESTS: _____

FEES: Damage/Cleaning Deposit (must accompany "Agreement for Use") \$500 per weekend _____

Weekend Diamond Rental Fee	\$1,300 full facility (4 diamonds)
Saturday Only	\$750.00 full facility (4 diamonds)
Sunday Only	\$600.00 full facility (4 diamonds)
Weeknight Full Complex	Contact office for pricing and availability
Aux Fields #5 & #6	\$24/hr
Bag of Field Dry	\$10 /bag
Bag of Chalk	\$8/bag

Total

~ DEPOSITS MUST BE PAID BY EITHER CREDIT CARD AUTHORIZATION OR CASHIERS CHECK MADE PAYABLE TO THE "CITY OF TIFFIN" ~ FEES MUST BE PAID BY CHECK (MADE PAYABLE TO THE CITY OF TIFFIN), CREDIT CARD, CASHIERS CHECK OR CASH AND MUST BE RECEIVED 4 WEEKS IN ADVANCE OF DATE OF USE UNLESS POST EVENT BILLING ARRANGEMENTS HAVE BEEN MADE. NO REFUND OF FEES AFTER THIS DATE UNLESS THE DEPARTMENT CANCELS DUE TO WEATHER OR OTHER UNFORSEEN CIRCUMSTANCES.

The undersigned, being of legal age and in consideration of the opportunity to use above facilities of the Tiffin Parks and Recreation Department, and to participate in the activities identified above, hereby agree to assume full responsibility for any risk resulting from participation in any activity and I further agree to indemnify and hold harmless the City of Tiffin, its officials and officers, employees, agents and representatives, from any and all claims, causes of action, demands, and expenses of every kind, resulting from or relating to third party or his/her property, arising out of use of the facilities or relating to the activity which is the subject matter of this executed form. Further, I have read and understand the Park Regulations, as codified in, the Tiffin Parks and Recreation Rental Policies and Procedures, and agree to abide by them, to ensure that other invited participants abide by said regulations, to assume responsibility for any theft or damage of equipment, facilities, and grounds as a result of such use, and to fully reimburse the City for the expense of any theft or damage, including excessive cleanup.

Signature

Date

FOR OFFICE USE ONLY

Date of Receipt / / Deposit \$ Check # Deposit returned / / .
Employee Initials Rental Fees \$ Check #

TIFFIN PARKS AND RECREATION FACILITY USE POLICY

I. Introduction

The Tiffin Parks and Recreation Department (the "Department") welcomes and encourages community use of Jim Bartels City Park Ball Diamonds. We believe that this public facility should be made available for limited recreation activities, sports competition, by community groups, organizations, and individuals as a private rental.

This document outlines policies and guidelines for use of the "City Park Complex."

II. Eligibility

All users of City Park Complex must comply with all federal, state, and local equal opportunity laws and regulations prohibiting discrimination including the American Disabilities Act.

III. Priority

1. The Department has priority for use of its facilities for Department sponsored, approved, and co-sponsored programs/events.
2. Returning events in good standing will receive 2nd priority for use.
3. 1st come; 1st serve for remaining open dates.
4. Department's main objective is to maximize usage of the Complex. Events attracting more participants will be given higher priority.

IV. Administrative Authority

The Department staff shall develop and execute appropriate guidelines for use of City Park Complex.

V. General User Responsibility for All Park and Recreation Facility Rentals

- A. All users shall comply with all Federal, State and Local laws and ordinances and shall comply with Park Regulations in City code.
- B. If approval is given for use of this Park Facilities and it is thereafter determined the Park Facilities will not be available, notice of cancellation will be given to the applicant as soon as possible with reasons for the cancellation.
- C. The Department reserves the right to withhold or withdraw approval of any reservation.
- D. **The City will require a certificate of insurance against liability associated with such usage.** See attached Hold Harmless & Insurance addendum
In renting, leasing, or making available for use, the City assumes no responsibility for:
 1. Loss or damage to any property placed on the premises by the user.
 2. Loss or damage to any property or personal effects, including motor vehicles and their contents, of the user, its members, employees, agents, participants, guests, or attendees.
 3. Royalties, licenses, or costs associated with any production or event.
- E. The Department reserves the right to cancel or postpone any activity due to conflicts, disregard of rules and regulations, inclement weather, unsafe playing conditions or other unforeseen circumstances.
- F. The Department does not endorse or condone any activities or products represented by the users.
- G. All flyers, announcements, advertisers and/or ads to be posted in Park Facilities or used and/or promoted with your event requires prior approval of the Recreation Program/Facility Supervisor or his/her designee and event shall note on any promotional material that **"The City of Tiffin does not endorse or condone any activities or products represented by this use"**.
- H. The user shall be responsible for reparation of any theft or damages to equipment, facilities, and grounds because of such use.
- I. The individual whose signature appears on the Park Facilities "Agreement for Use" or "Permit" is responsible for the supervision and behavior of the participants. Children under 18 years of age must have adult supervision.
- J. The area(s) described on the Agreement for Use/Permit, and granted for use, are the only Park Facilities available to the user.
- K. No sublet or assignment shall be initiated by the user unless written consent is given by the Department.
- L. The City reserves the right through its representatives to control all activities and to eject any person(s) from the Park Facility who causes disfavor to the rules and regulations of said facility or poses a threat to the safety of self or others. In such case, there will be no refund of user fees or deposits.
- M. Prior to use, the user shall notify the Department staff of any damages, deficiency, or similar fact observed by him/her either in the building or on the grounds, in order that such condition might not be attributable to the user in course of occupancy.
- N. If extra lighting and/or sound equipment are required, the Department must approve in advance and the user shall be responsible for all costs and arrangements. Rental time includes set-up and clean-up time. No person shall use or cause to be used any loudspeaker, loudspeaker system, sound amplifier or any other machine or device which produces, reproduces, or amplifies sound outside of buildings or other enclosed structures for the purposes of amplifying a live performance without first obtaining a permit to do so. Use of In-house PA system is allowed with permission.
- O. A Damage Deposit, payable at reservation, will be refunded in full to the user upon returning of the facility to its original condition. The City retains the right to keep the Damage Deposit if there is excessive cleaning required following the use, damage to the facility, equipment or grounds or theft attributable to the use. A cancellation made at least 60 days in advance of the use will receive a refund of rental fees collected. Deposit will not be refunded after cancellation, at any time.
- P. FEES must be paid by either check (payable to City of Tiffin), credit card, cashier's check or cash and must be paid 4 weeks in advance of date of use unless post event billing has been pre-arranged. NO REFUND OF FEES AFTER THIS DATE UNLESS DEPARTMENT CANCELS DUE TO WEATHER OR OTHER UNFORSEEN CIRCUMSTANCES.
- Q. Any accidents on the premises occurring during the use shall be reported immediately to the Department staff.
- R. Obstruction(s) shall not block aisles, emergency exits, passageways, or be placed as to affect the ingress and/or egress from the facility. Personal vehicles are not allowed inside Complex.
- S. Food and beverages are not allowed brought into City Park Complex. Concession agreements are in place to provide this service exclusively.
- T. Users and their participants must abide by the Iowa Smoke free Air Act. Smoking is prohibited inside the entire City Park Complex. This includes all areas and buildings inside the fences of the Complex.
- U. Coolers are not allowed inside Complex without prior approval of Parks & Recreation Director. It is Users responsibility to inform and enforce this with all participants.
- V. No pets are allowed on ball diamonds. Pets in Park must be on leash.

HOLD HARMLESS and INDEMNIFICATION:

Tournament Directors shall, and hereby agrees to, protect, defend, indemnify and hold harmless the City of Tiffin, its officers and employees from any and all claims, demands, suits, settlements, judgments, and damages of every kind and nature made, to include all costs associated with the investigation and defense of any claim, rendered or incurred by or on behalf of the City, its officers and employees, by reason of any injury or loss, including but not limited to, personal injury, including bodily injury or death, property damage, including loss of use and economic damages arising out of or in any way connected or associated with this Agreement or the use or occupancy of City property.

INSURANCE REQUIREMENTS

- Tournament Director must provide Liability Insurance Certificate to the City **TWO WEEKS** prior to the first day of the first day of the tournament. If such certificate of insurance is not presented to the City, the tournament **will** be cancelled, and the deposit will not be returned.
- The facility user, at its own expense, shall procure and maintain during the time of use the following insurance to cover all risk which shall arise directly or indirectly from the user's obligations and activities.
 - **General Liability Insurance** with limits of at least \$1,000,000 per occurrence for Bodily Injury and Property Damage. As a minimum, coverage for Premises, Operations, Products and completed Operations shall be included. This coverage shall protect the public or any person from injury or property damages sustained by reason of use of City property.
 - **Qualifying Insurance:** Policies shall be issued by insurers authorized to do business in the State of Iowa and currently having an A.M. Best Rating of "B" or better. All policies shall be occurrence form and not claims made form. The user shall be responsible for deductibles and self-insured retentions in their insurance policies.
 - **Additional Insured:** The City of Tiffin, its officers and employees shall be named as an additional insured on the liability insurance policy(s).
 - **CERTIFICATE OF INSURANCE REQUIREMENTS**
 - A certificate of insurance must be provided to the CITY prior to the city granting approval to use City property. Certificates may be sent by e-mail, fax (319.545.4147, mail or delivery.
 - In the description area of the certificate of insurance the user must be identified and what facility and dates the certificate covers.
 - The following address must appear in the Certificate Holder section:
City of Tiffin
Parks and Recreation Department
300 Railroad St
Tiffin, IA, 52340

TIFFIN PARKS & RECREATION DEPARTMENT RESPONSIBILITIES

1. Mow outfield grass on all diamonds and the grass between and around each diamond.
2. Install bases and pitching rubber / portable mounds on all diamonds to the renter's specifications
3. Inform the contact person how to operate and clean any equipment renter is permitted to use during the rental period.
4. Provide trashcans / bags / hand soap and toilet paper.
5. If necessary, provide contact person with keys to building to access supplies.
6. Prior to the tournament, clean the concession room (if necessary), restrooms etc.
7. Reserve the City Park shelters to avoid conflict during your event at no charge to you.
8. Drag the field and chalk on Friday by 3pm. Saturday Night or early Sunday is available (if requested). Renter handles between games.
9. Renter will have access to chalk/field dry.
10. If you need field maintenance help, TPRD may be able to provide two workers at an additional \$30/hr. Contact Parks & Recreation Director for more info.
11. Lights on diamonds #3 and #4 will be on by requested time. Lights will shut off by 10:30pm.
12. Provide all concessions for event unless otherwise agreed upon.

TOURNAMENT DIRECTOR RESPONSIBILITIES

1. Provide adequate traffic and security control measures during tournament to insure the safety of participants, spectators and property.
2. Collect all supplies/equipment removed from site at the end of your rental day.
3. Assist with checking restrooms regularly during tournament and notify TPRD staff to replace soap, toilet paper, etc., as needed (if necessary).
4. Reimburse the City of Tiffin for lost, stolen or damaged equipment or property associated with the tournament, which is owned / rented by TPRD.
5. The tournament will provide all their own baseballs and other baseball related equipment unless agreed upon. Metal spikes are not allowed on the portable mounds or on the ball diamonds.
6. The tournament will provide its own umpires/officials. The umpire room / equipment room will be off limits to the renter.
7. Renter must provide Tiffin Parks & Recreation Department with a point of contact, including the individuals name, and cell phone number for during the tournament.
8. It is the tournament hosts responsibility to make sure dugouts and common areas are free of trash at the days end. Failure to do may result in loss of deposit. PLEASE INITIAL _____
9. Renters are required to adhere to all rules and regulations and conduct themselves in a sportsmanlike manner. Conduct will be a factor in deciding subsequent year uses.

City of Tiffin, IA

CLIENT LIAISON:

Andrew Inhelder, PE

Office: 319.364.4773

Cell: 515.802.0906

ainhelder@msa-ps.com

DATE:

January 29, 2026



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.

**CITY OF TIFFIN
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
February 2, 2026**

- The City of North Liberty accepted the bid and authorized the execution of a contract with CJ Moyna & Sons, LLC, for the Forevergreen Road and Jasper Avenue Improvements Project (roundabout) at their January 20th City Council Meeting. CJ Moyna's bid was in the amount \$5,056,181.66. The engineer's estimate for the project was \$6,699,325.60.
- Ordinance No. 2026-523 – an Ordinance Rezoning the Grove Park Area is back on the agenda. With final plat documents not completed in time for the last council meeting, it has been requested to combine the second and third readings of the ordinance at the February 17th meeting.
- We are still planning for a special City Council meeting for the FY 2026-2027 budget. Please keep looking at your schedules for next week. We will confirm the meeting date at Tuesday's meeting.
- With no suggested changes to the draft of the results from the Minor Strategic Planning and Goal Setting session, the final draft will be on the next agenda for formal council approval.
- The Parks & Grounds Specialists position has been posted. The deadline for applications is Friday, February 27th.
- Just a friendly reminder of the joint work session with the Clear Creek Amana School on Wednesday, February 4th at 5:30 p.m. at the District Office in Oxford. Attached is the agenda for the meeting.

City of Tiffin, Iowa
Clear Creek Amana School District, Tiffin, Iowa

Meeting: City of Tiffin/Clear Creek Amana School District Joint Work Session
Place: Clear Creek Amana District Office, 1486 Highway 6 NW, Oxford, Iowa 52322
Date/Time: February 4, 2026 – 5:30 PM
Web Page: www.tiffin-iowa.org – www.ccaschools.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

Board President:	Dr. Allison Momany	Superintendent:	Aaron Davidson
Board Vice President:	Abdouramane Bila	Board Secretary:	Lori Robertson
Board Member:	Casey Cooney		
Board Member:	Rick Hergert		
Board Member:	Nick Pfeiffer		
Board Member:	Gabe Schaapveld		
Board Member:	Braden Smith		

Call to Order – 5:30 PM

- A. Roll Call**
- B. Agenda Additions/Agenda Approval**
- C. Welcome and Introductions**
- D. Discussion of a School Resource Officer (SRO) for the CCA School District**
- E. Discussion the Pedestrian Tunnel under Highway 6 between High School and Middle School**
- F. Update on the City of Tiffin’s Capital Projects**
- G. Update on Clear Creek Amana’s Capital Projects**
- H. Scheduling of Next Meeting**
- I. Other Business**
- J. Adjournment**

Pursuant to §21.4(2) of the Code of Iowa, the City/School has the right to amend this agenda up until 24 hours before the posted meeting time.

If anyone with a disability would like to attend the meeting, please call 545-2572 or 828-4510 to arrange for accommodations/transportation.