

Tiffin Regular City Council Meeting

Tiffin City Council Meeting

July 01, 2025 07:00 pm

City of Tiffin, Iowa

Meeting: Tiffin City Council Meeting
Place: Tiffin City Hall, 300 Railroad Street, Tiffin, Iowa 52340
Date/Time: July 1 2025 – 7:00 PM
Web Page: www.tiffin-iowa.org
Posted: June 27, 2025 (website & front entry of City Hall)

Mayor:	Tim Kasparek	City Administrator:	Doug Boldt
Council At Large:	Tim Orris – Mayor Pro-Tem	Asst. City Administrator:	Ashley Platz
Council At Large:	Al Havens	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:	Frank Haege
		Fire Chief:	Brad Hill
		City Engineer:	MSA Professional Services

A. Call to Order - 7:00PM

B. Roll Call

C. Agenda Additions/Agenda Approval

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 6/17/2025 Council Minutes

File: [Item Packet](#)

2. Approval of Summary of Receipts Report

File: [Item Packet](#)

3. Approval of Liquor License Renewal - Casa Tequila Authentic Mexican Restaurant

File: [Attachment](#)

4. Approval of Special Events Liquor License Renewal - Pinseekers Tiffin

File: [Attachment](#)

F. Mayoral Proclamation

G. Public Hearing

1. Public Hearing on the Annexation of Certain Property to the City of Tiffin

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

File: [Item Packet](#)

H. Ordinance Approval/Amendment

1. Ordinance No. 2025-520 – An Ordinance Amending the Municipal Code of Tiffin, Iowa, Section 92.02 of Chapter 92, Rates for Service

- a. Motion to Approve Third and Final Reading

File: [Item Packet](#)

I. Resolutions for Approval

- 1. Resolution No. 2025-070 – A Resolution Approving the Annexation of Certain Properties to the City of Tiffin, Iowa**

File: [Resolution](#)

- 2. Resolution No. 2025-071 – A Resolution Approving Amendment to the Developer's Agreements for Prairie Village**

File: [Resolution](#)

- 3. Resolution No. 2025-072 - A Resolution Approving the Escrow Agreement for Prairie Village Part 3, Phase 4**

File: [Resolution](#)

- 4. Resolution No. 2025-073 - A Resolution Approving the Final Plat for Prairie Village, Part 3, Phase 4**

File: [Resolution](#)

J. Old Business

- 1. Resolution No. 2025-067 – A Resolution Setting the Salaries for the Appointed Officers and Employees of the City of Tiffin, Iowa**

File: [Resolution](#)

K. Motions for Approval

- 1. Consideration of Payables List – Motion to Approve**

File: [Attachment](#)

- 2. Consideration of Change Order #5 – Rathje Construction, Original Town Urbanization Project – Motion to Approve**

File: [Attachment](#)

- 3. Consideration of Change Order #6 - Rathje Construction, Original Town Urbanization Project – Motion to Approve**

File: [Attachment](#)

4. **Consideration of Change Order #1 – Tricon Construction Group, Water Treatment Plant Upgrade – Motion to Approve**
File: [Attachment](#)
5. **Consideration of Pay Application #2 – Miron Construction, Recreation Center Project – Motion to Approve**
File: [Attachment](#)
6. **Consideration of Pay Application #4 – Boomerang Corporation, North Park Road Improvements Project – Motion to Approve**
File: [Attachment](#)
7. **Consideration of Pay Applications #4 and #5 – GHS Development/Maxwell Construction, Tiffin Heights West Watermain Extension – Motion to Approve**
File: [Attachment](#)
8. **Consideration of Accepting Bid from Cornerstone Excavating for the Earth Stockpile Spreading Project – Motion to Approve**
File: [Attachment](#)
9. **Discussion and Consideration to Update City of Tiffin Electronic Message Sign and Council Action as Needed**
File: [Attachment](#)

L. Reports to be Received/Filed

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 Engineer's Report - Included in the Packet
10. City Attorney's Report
11. City Administrator's Report - Included in the Packet

File: [M.11 - Attachment](#)

File: [M.11 - City Administrator's Report](#)

File: [M.9 - Engineer's 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.



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE: June 26, 2025

AGENDA ITEM: Approval of the June 17, 2025 Council Minutes

ACTION: Approval

MAYOR/COUNCIL ACTION: Motion to Approve

ATTACHMENTS: Council Minutes

PREPARED BY: Abigail Hora, City Clerk

DATE PREPARED: June 26, 2025

City of Tiffin, Iowa

Meeting: Tiffin City Council Meeting
Place: Tiffin City Hall, 300 Railroad Street, Tiffin, Iowa 52340
Date/Time: June 17, 2025 – 7:00 PM
Web Page: www.tiffin-iowa.org
Posted: June 13, 2025 (website & front entry of City Hall)

Mayor:	Tim Kasparek	City Administrator:	Doug Boldt
Council At Large:	Tim Orris – Mayor Pro-Tem	Asst. City Administrator:	Ashley Platz
Council At Large:	Al Havens	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:	Frank Haeger
		Fire Chief:	Brad Hill
		City Engineer:	MSA Professional Services

Work Session - Call to Order – 5:30 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, June 17, 2025, at the City Hall Council Chambers. Mayor Kasparek called the meeting to order at 5:34 PM. Upon roll being called the following members were present: Eric Schnedler (arrived at 5:56 PM), Al Havens, Chris Olney, Tim Orris (present via phone) and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

B. Agenda Additions/Agenda Approval

Motion to approve agenda by Olney.

Second by Havens.

All ayes, agenda approved.

C. County Elected Officials Presentation – County Attorney, Treasurer, Auditor and Sheriff

Discussion: Scott Finlayson, Johnson County Treasurer, provided an update on the Iowa Tax and Tags website, highlighting new features such as payment reminders and the option to set up a payment plan. Rachel Zimmerman Smith, Johnson County Attorney, shared a report on the activities and operations of her office. Sheriff Brad Kunkel gave an update on staffing within the Sheriff's Office and discussed the ongoing evaluation of the jail and next steps for pursuing a bond referendum.

D. Discussion of Traffic Signal at Village Drive and Roberts Ferry Road

Discussion: City Administrator Doug Boldt provided an update on the traffic signal at Village Drive and Roberts Ferry Road. A Right-of-Way permit from the Iowa DOT will be required for the work. The cost, including engineering, will be split three ways.

E. Discussion and Update of Rec Fest and Improvements to Park Place City Center Park Area

Discussion: Brianna Wilkerson and Scott Anderson were present to review proposed changes. A special City Council meeting is scheduled for noon on Tuesday, June 24th to discuss the rebranding effort.

F. Review of ICSC Economic Development Conference

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

H. Other Business

I. Adjournment

Motion to adjourn by Olney.

Second by Schnedler.

All ayes, meeting adjourned at 7:00 PM.

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

B. Roll Call

The City of Tiffin City Council held a work session Tuesday, June 17, 2025, at the City Hall Council Chambers. Mayor Kasparek called the meeting to order at 7:03 PM. Upon roll being called the following members were present: Eric Schnedler, Al Havens, Chris Olney, Tim Orris (present via phone) 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 Limkemann.

Second by Schnedler.

All ayes, agenda approved.

D. Communications and Reports

1. Unscheduled

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

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

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 June 3, 2025, City Council Minutes
2. Approval of Summary of Receipts Report
3. Approval of Clerk's/Treasurers Report
4. Approval of Cigarette License Renewal – July 1, 2025 – Kum & Go, The Depot Express, Parkside Liquor, Fareway, Hometown Spirits and Casey's General Stores
5. Approval of Liquor License Renewal – Bryants Off 6
6. Approval of Liquor License Renewal – Kum & Go #137

Motion to approve the Consent Agenda by Havens.

Second by Limkemann.

All ayes, consent agenda approved.

F. Mayoral Proclamation

- 1.

G. Public Hearing

1. Public Hearing on the Approval of a Proposed Development Agreement with 80/380, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

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

Motion to open Public Hearing on the Approval of a Proposed Development Agreement with 80/380, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement by Olney.

Second by Limkemann.

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

Discussion: Nothing Received at City Hall.

Motion to close Public Hearing on the Approval of a Proposed Development Agreement with 80/380, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement by Olney

Second by Havens.

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

All ayes, motion carried.

H. Ordinance Approval/Amendment

1. Ordinance No. 2025-520 – An Ordinance Amending the Municipal Code of Tiffin, Iowa, Section 92.02 of Chapter 92, Rates for Service
 - a. Motion to Approve Second Reading and Proceed to Third ReadingOrdinance No. 2025-520 – An Ordinance Amending the Municipal Code of Tiffin, Iowa, Section 92.02 of Chapter 92, Rates for Service by Olney.
Second by Havens.
Roll Call: Schnedler, Limkemann, Havens, Orris, Olney.
All ayes, second reading approved.

I. Resolutions for Approval

1. Resolution No. 2025-064 – A Resolution Approving a Development Agreement with 80/380, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion to approve Resolution No. 2025-064 – A Resolution Approving a Development Agreement with 80/380, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement by Limkemann.
Second by Schnedler.
Roll Call: Olney, Schnedler, Limkemann, Havens, Orris.
All ayes, motion carried.
2. Resolution No. 2025-065 – A Resolution Approving an Amended Development Agreement with 80/380, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Motion to approve Resolution No. 2025-065 – A Resolution Approving an Amended Development Agreement with 80/380, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement by Limkemann.
Second by Schnedler.
Roll Call: Limkemann, Havens, Orris, Olney, Schnedler.
All ayes, motion carried.
3. Resolution No. 2025-066 – A Resolution to Update the Petty Cash/Change Fund and Policies on Use Thereof. Motion to approve Resolution No. 2025-066 – A Resolution to Update the Petty Cash/Change Fund and Policies on Use Thereof by Limkemann.
Second by Havens.
Roll Call: Havens, Orris, Olney, Schnedler, Limkemann.
All ayes, motion carried.
4. Resolution No. 2025-067 – A Resolution Setting the Salaries for the Appointed Officers and Employees of the City of Tiffin, Iowa. Motion to table Resolution No. 2025-067 – A Resolution Setting the Salaries for the Appointed Officers and Employees of the City of Tiffin, Iowa to with the directive to the city administrator to reevaluate the park and recreation director position and bring it back before the Council at the next Council meeting by Limkemann.
Second by Schnedler.
Roll Call: Orris, Olney, Schnedler, Limkemann, Havens.
All ayes, motion carried.
5. Resolution No. 2025-068 – A Resolution for the Partial Release of the Escrow for the Tiffin West Improvements. Motion to approve Resolution No. 2025-068 – A Resolution for the Partial Release of the Escrow for the Tiffin West Improvements by Limkemann.
Second by Schnedler.
Roll Call: Olney, Schnedler, Limkemann, Havens, Orris.
All ayes, motion carried.
6. Resolution No. 2025-069 – A Resolution Setting the Date of July 1, 2025, for a Public Hearing for the Annexation of Certain Properties to the City of Tiffin, Iowa. Motion to approve Resolution No.

2025-069 – A Resolution Setting the Date of July 1, 2025, for a Public Hearing for the Annexation of Certain Properties to the City of Tiffin, Iowa by Limkemann.

Second by Schnedler.

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

All ayes, motion carried.

J. Old Business

1.

K. Motions for Approval

1. Consideration of Payables List – Motion to approve by Limkemann.
Second by Schnedler.
All ayes, motion carried.
2. Consideration of Change Order #4 – Rathje Construction, Original Town Urbanization Project –
Motion to approve by Limkemann.
Second by Havens.
All ayes, motion carried.

L. Reports to be Received/Filed

1. May Johnson County Sheriff's Report
2. Monthly Departmental Budget Reports

M. Reports from City Personnel

1. Mayor's Report – Nothing to Report.
2. City Council Reports – Discussion: Council Member Schnedler noted that the fire department logo still references the association rather than Tiffin Fire.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report – Nothing to Report.
5. Water/Wastewater Superintendent's Report – Discussion: Water/Wastewater Superintendent Brett Mehmen reported that a change order for North Park Road is forthcoming, involving two service connections for an additional tie-in from Boomerang.
6. Recreation Director's Report – Nothing to Report.
7. Fire Chief's Report – Nothing to Report.
8. Law Enforcement Report – Nothing to Report.
9. City Engineer's Report – Nothing to Report.
10. City Attorney's Report – Nothing to Report.
11. City Administrator's Report – Discussion: City Administrator Doug Boldt reported having had a kickoff meeting for Special Census which will be October 15, 2025.

N. Adjournment

Motion to adjourn by Limkemann.

Second by Schnedler.

All ayes, meeting adjourned at 7:40 PM.



____ June 19th, 2025
Abigail Hora, City Clerk



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE: June 26, 2025

AGENDA ITEM: E-2. Approval of Summary of Receipts Report

ACTION: Approval

MAYOR/COUNCIL ACTION: Motion to Approve

ATTACHMENTS: Council Minutes

PREPARED BY: Abigail Hora, City Clerk

DATE PREPARED: June 26, 2025

City of Tiffin Summary of Receipts

06/14/2025-06/27/2025

001-GENERAL	\$	74,379.21
110-ROAD USE TAX	\$	70,576.80
112-EMPLOYEE BENEFIT	\$	-
119-EMERGENCY FUND	\$	-
121-LOCAL OPTION SALES TAX	\$	56,325.80
125-TIF	\$	-
200-DEBT SERVICE	\$	-
301-DEVELOPER ESCROW	\$	-
307-PARK ROAD PAVING	\$	-
310-TRAIL PROJECT	\$	-
316-GO BONDS	\$	-
320-ROUNDAABOUT	\$	-
321-ORIGINAL TOWN URBANIZATION	\$	-
335-FOREVERGREEN RD	\$	-
336-PUBLIC WORKS BUILDING	\$	-
344-PW EQUIPMENT	\$	-
600-WATER	\$	70,768.85
601-WATER SINKING	\$	-
607-SECOND WELL	\$	-
610-SEWER	\$	80,748.73
611-SEWER SINKING	\$	-
617-SANITARY SEWER IMPROVEMENTS	\$	-
618-SEWER MAIN UPSIZE RAILROAD	\$	-
670-RECYCLING/GARBAGE	\$	30,412.53
740-STORM WATER	\$	6,459.17
TOTAL:	\$	389,671.09

Abigail Hora

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<licensingnotification@iowaabd.com>
Sent: Monday, June 16, 2025 11:56 AM
To: Abigail Hora
Cc: licensingnotification@iowaabd.com
Subject: Application App-223053 Ready for Review

Hello,

Application Number App-223053 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: Casa Tequila Foods Inc.

DBA: Casa Tequila Authentic Mexican Grill

License Number: LC0037013

Application Number: App-223053

Tentative Effective Date: 7/20/2025

License Type: Class C Retail Alcohol License (LC)

Application Type: Renewal

Amendment Type:

Thank you.

Abigail Hora

From: noreply@salesforce.com on behalf of IOWA ABD Licensing Support
<licensingnotification@iowaabd.com>
Sent: Thursday, June 26, 2025 7:13 AM
To: Abigail Hora
Cc: licensingnotification@iowaabd.com
Subject: Application App-223182 Ready for Review

Hello,

Application Number App-223182 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: PINSEEKERS TIFFIN OPERATIONS LLC

DBA: Pinseekers Tiffin

License Number:

Application Number: App-223182

Tentative Effective Date: 8/9/2025

License Type: Special Class C Retail Alcohol License (BW)

Application Type: New

Amendment Type:

Thank you.



AGENDA INFORMATION TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2025
AGENDA ITEM:	Ordinance 2025-520 – Water Rate Increase 2025
ACTION:	Motion to Pass and Adopt

Background

This ordinance was introduced and approved on first reading on **June 3, 2025**, and passed its second reading on **June 17, 2025**. The proposed amendment adjusts both the base rate and the flow (usage) rate for municipal water service.

Rate adjustments were recommended following an internal review of current water revenues, operating expenses, and capital needs associated with Tiffin’s water infrastructure, maintenance, and long-term service delivery goals.

Water Rate Schedule

Effective July 1, 2025:

- **Base Rate:** \$15.00/month (up from \$7.00)
- **Flow Rate:** \$5.75 per 1,000 gallons

Effective July 1, 2026:

- **Base Rate:** \$15.00/month
- **Flow Rate:** \$7.85 per 1,000 gallons

Effective July 1, 2027:

- **Base Rate:** \$15.00/month
- **Flow Rate:** \$10.15 per 1,000 gallons

Justification for the Rate Increase

- **Maintain System Sustainability:** Ensures the City can meet the rising costs of water treatment, distribution, and maintenance.
- **Support Future Growth:** Helps prepare for system expansions required by Tiffin’s continued residential and commercial development.
- **Align With Regional Trends:** Adjustments bring Tiffin’s rates closer to those of similarly sized and neighboring communities.
- **Avoid Reactive Hikes:** This phased model prevents sharp, sudden increases by forecasting and spreading out revenue needs.

Public Outreach & Transparency

- Staff shared information about the proposed increase via City Council meetings and utility bill inserts.
- No formal objections have been filed.
- Staff remains available to respond to individual resident inquiries about billing impact.

MAYOR/COUNCIL ACTION: Pass and Adopt

ATTACHMENTS: Ordinance

PREPARED BY: Ashley Platz, Asst. City Administrator

CITY OF TIFFIN ORDINANCE NO. 2025-520

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF TIFFIN, IOWA, SECTION 92.02 OF CHAPTER 92, RATES FOR SERVICE

BE IT ENACTED by the City Council of the City of Tiffin, Iowa:

Section I. Purpose: The purpose of this ordinance is to amend Section 92.02 of Chapter 92 of the Municipal Code of Tiffin, Iowa, to change the rate structure of water charges – Rates for Service.

Section II. Amendment. Section 92.02 of Chapter 92 is hereby amended as follows:

CHAPTER 92 WATER RATES

92.02 RATES FOR SERVICE. Water service shall be furnished at the following rates:

(Code of Iowa, Sec. 384.84)

1. Monthly Rates Within the City Limits – **Effective July 1, 2025**
 - a. Base Rate - ~~\$7.00~~ **\$15.00** per month
 - b. Flow Rate - ~~\$5.50~~ – **\$5.75 per 1000 gallons**, equal to ~~\$0.0055~~ **\$0.00575** per gallon
2. Monthly Rates Within the City Limits – **Effective July 1, 2026**
 - a. Base Rate - **\$15.00** per month
 - b. Flow Rate - **\$7.85 per 1000 gallons**, equal to **\$0.00785** per gallon
3. Monthly Rates Within the City Limits – **Effective July 1, 2027**
 - a. Base Rate - **\$15.00** per month
 - b. Flow Rate - **\$10.15 per 1000 gallons**, equal to **\$0.01015** per gallon

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

Section IV. Severability Clause. If any section, provision or part of this ordinance shall be adjudged 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 V. When Effective. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 3rd day of June, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Olney introduced Ordinance No. 2025-520, and moved that it be given its first reading. The motion was seconded by Councilperson Havens.

Ayes: Havens, Orris, Olney, Schnedler, Limkemann.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-520, was read the first time, discussed, and placed on record.

On the 17th day of June 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Olney introduced Ordinance No. 2025-520, and moved that it be given its second reading. The motion was seconded by Councilperson Havens.

Ayes: Schnedler, Limkemann, Havens, Orris, Olney.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-520, was read the second time and discussed and placed on record.

On the 1st day of July 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson ____ introduced Ordinance No. 2025-520, 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. 2025-520 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the 1st day of July 2025 and approved by the Mayor on the 2nd day of July 2025.

CITY OF TIFFIN, IOWA:

By: _____
Tim Kasparek, Mayor

ATTEST:

Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE MUNICIPAL CODE OF TIFFIN, IOWA, SECTION 92.02 OF CHAPTER 92, RATES FOR SERVICE and known as No. 2025-520 was duly passed by the Council on the _____th day of _____ 2025, and signed by the Mayor on the _____th day of _____ 2025, and published on the _____th day of _____ 2025, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2025-520 in the following places:

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

Abigail Hora, City Clerk

RESOLUTION NO. 2025-070

A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF TIFFIN, IOWA

Whereas, the owners of multiple properties located on or around Highway 6 west of Tiffin have requested and submitted an application for voluntary annexation to the City of Tiffin, and;

Whereas, the Katherine Campbell 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Auditor's Parcel 2008057 in the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southwest Corner of Auditor's Parcel 2008057 and the point of beginning; thence S81°07'35"E along said northerly right of way, 507.52 feet; thence easterly 23.01 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S80°41'21"E, 23.01 feet to the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence N0°04'09"W along the west boundary of said Lot 1, 50.72 feet; thence westerly 15.12 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southerly, chord bears N80°50'54"W, 15.12 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 516.27 feet to the west line of said Parcel 2008057; thence S1°03'12"E along said west line, 50.76 feet to the point of beginning.

And

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 640.31 feet; thence easterly 198.15 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S77°21'38"E, 198.01 feet, to the Southeast Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa and the point beginning; thence southeasterly 183.70 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S70°06'13"E, 183.59 feet; thence S66°36'44"E along said northerly right of way, 356.45 feet to the Southeast Corner of said Parcel 2008057; thence N0°56'05"W along the east line of said Parcel 2008057, a distance of 54.87 feet; thence N66°36'44"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 333.85 feet; thence northwesterly 204.48 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N70°22'25"W, 204.33 feet, to the east line of said Lot 1, Blue Line Subdivision; thence S0°01'11"W, 52.04 feet to the point of beginning.

Said annexation parcel contains 1.23 acres, subject to easements and restrictions of record.

Whereas, the Miller 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Lot 1, Blue Line Subdivision, Johnson County, Iowa, described as follows:

Beginning at the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence 175.14 feet along the northerly right of way of U.S. Highway 6 and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S76°55'23"E, 175.05 feet, to the Southeast Corner of said Lot 1; thence

N0°01'11"E along the east line of said Lot 1, a distance of 52.04 feet; thence northwesterly 174.92 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N77°21'09"W, 174.83 feet, to the west line of said Lot 1; thence S0°04'09"E, 50.72 feet to the point of beginning.

Said annexation parcel contains 0.20 acre, subject to easements and restrictions of record.

Whereas, the Doug Campbell 50 feet property to be annexed as legally described below and included in the attached Exhibit,

Part of Auditor's Parcel 2008055 in the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all located in Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the East Quarter Corner of Section 30, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the east line of the Northeast Quarter of said Section 30, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6 and the point of beginning; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southeast Corner of Auditor's Parcel 2008055; thence N1°03'12"W along the east line of said Auditor's Parcel 2008055, 50.76 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 547.76 feet; thence northwesterly 319.62 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1307.39 foot radius curve, concave northeasterly, chord bears N74°07'22"W, 318.83 feet; thence N67°07'09"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 617.88 feet to said northerly right of way; thence S22°16'24"E along said northerly right of way, 70.90 feet; thence S67°07'09"E along said northerly right of way, 567.61 feet; thence southeasterly 331.84 feet along said northerly right of way and the arc of a 1357.39 foot radius curve, concave northeasterly, chord bears S74°07'22"E, 331.02 feet; thence S81°07'35"E along said northerly right of way, 423.72 feet to the point of beginning.

Said annexation parcel contains 1.69 acres, subject to easements and restrictions of record.

Whereas, the Carew Enterprises Parcel to be annexed as legally described below and included in the attached Exhibit,

All that part of the south half of the northeast quarter lying South of the Iowa City and Marengo Road, and all that part of the northwest quarter of the northeast quarter lying, South of the Iowa City and Marengo Road, all In Section 30, Township 80 North, Range 7 West of the 5th P.M., excepting 12/100 acre described as follows: Beginning at a point In the southerly line of

Iowa City and Marengo Road, said point being on the east line of said Section 30, thence south along the section line 427 feet, thence west 12 feet, thence north 427 feet, thence east 12 feet to the place of beginning; also excepting tract conveyed to the State of Iowa by deed recorded In Book 245, page 23, deed records of Johnson County, Iowa, and excepting the tract conveyed to the Clear Creek Township, Johnson County, Iowa, by deed recorded in Book 206, page 392, deed records of Johnson County, Iowa; Subject to easements as shown of record; Also excepting the following: Commencing at the east quarter corner of Section 30, Township 80 North, Range 7 West of the 5th P.M., thence north 0 degrees 00 minutes west 753.7 feet along the east line of said Section 30, thence north 80 degrees 04 minutes west 167.50 feet along the southerly right of way line of U.S. Highway #6 to an iron rail which is the point of beginning; thence south 0 degrees 00 minutes west 294.3 feet, thence south 90 degrees 00 minutes west 1277.5 feet, thence north 2 degrees 32 minutes east 266.30 feet, thence south 89 degrees 58 minutes east 372.30 feet, thence north 49 degrees 45 minutes east 306.40 feet, thence south 66 degrees 04 minutes east 31.40 feet along the southerly right of way line of U.S. Highway #6, thence southeasterly along a curve concave northerly with a radius of 1507.50 feet and with a chord bearing a distance of south 73 degrees 04 minutes east 367.00 feet, thence South 80 degrees 04 Minutes east 283.90 feet to the point of beginning.

containing 59.75 acres more or less

Whereas, the Meade Parcel to be annexed as legally described below and included in the attached Exhibit,

The east 233 feet of the east half of the north half of the northeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 30, Township 80 North, Range 7 West of the 5th P.M.

containing 3.52 acres more or less

Whereas, it is in the best interest of the City of Tiffin that said properties be annexed to the City at this time.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa to approve the annexation request of the properties referred to herein and shown on the attached Exhibits shall hereafter become a part of the City of Tiffin, Iowa.

Be it further resolved that the City Administrator or City Clerk is hereby directed to file the appropriate documentation with the City Development Board in order to proceed with the finalization of these annexations.

On the 1st day of July, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-070, A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF TIFFIN, IOWA**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasparek declared that the **RESOLUTION NO. 2025-070, A RESOLUTION APPROVING THE ANNEXATION OF CERTAIN PROPERTIES TO THE CITY OF**

TIFFIN, IOWA, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

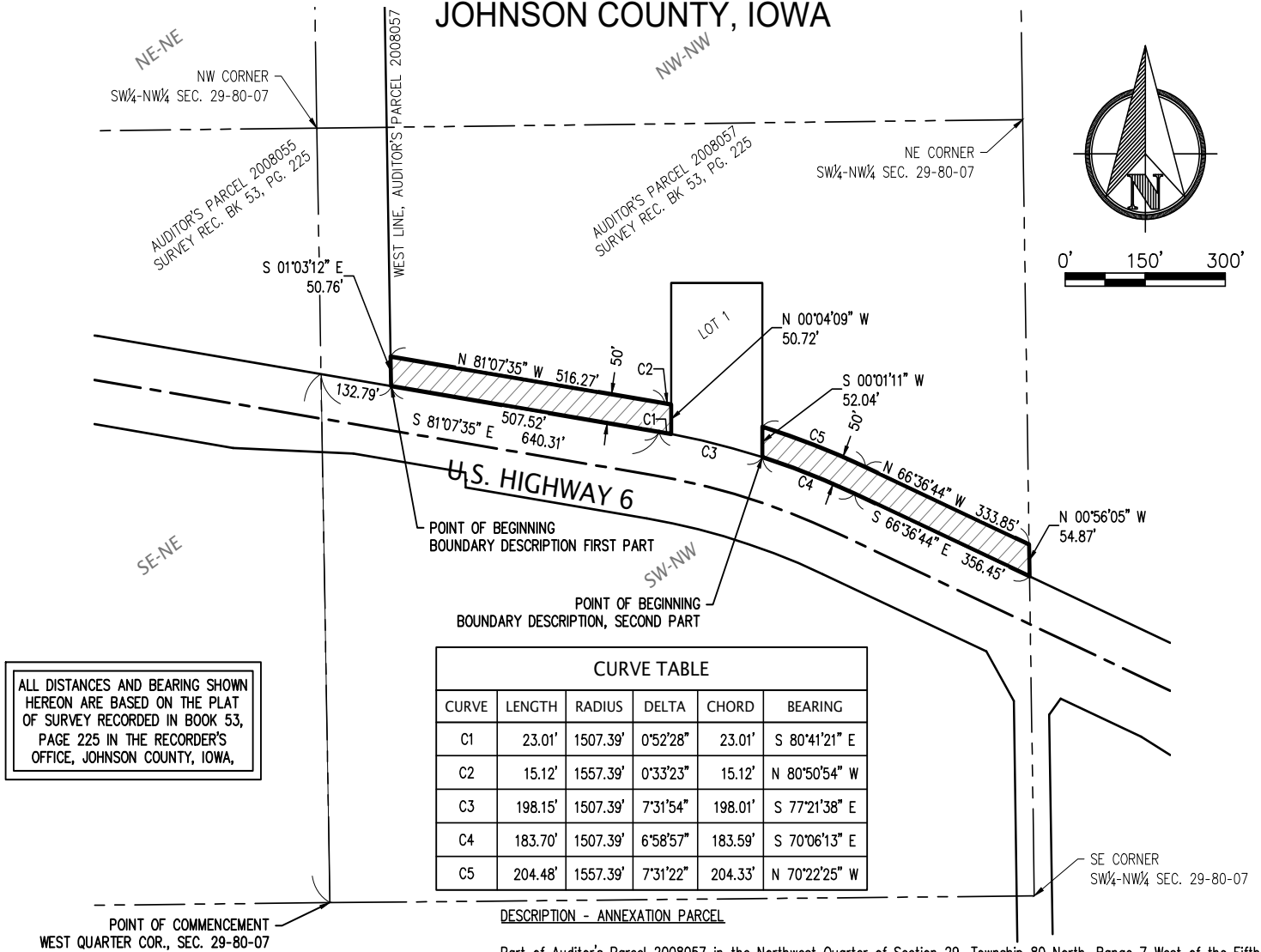
Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF AUDITOR'S PARCEL 2008057 IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN
JOHNSON COUNTY, IOWA



DESCRIPTION - ANNEXATION PARCEL

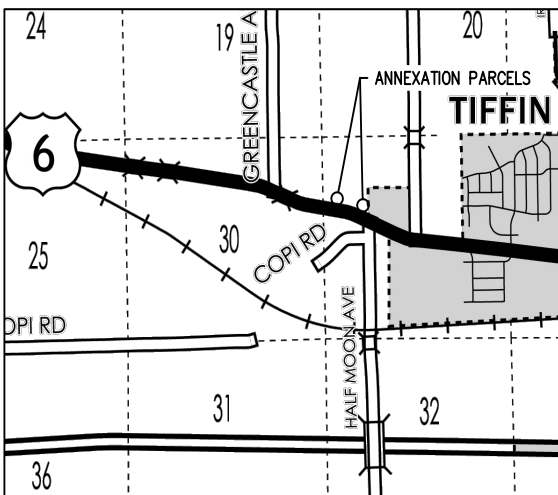
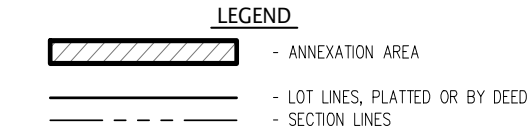
Part of Auditor's Parcel 2008057 in the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southwest Corner of Auditor's Parcel 2008057 and the point of beginning; thence S81°07'35"E along said northerly right of way, 507.52 feet; thence easterly 23.01 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S80°41'21"E, 23.01 feet to the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence N0°04'09"W along the west boundary of said Lot 1, 50.72 feet; thence westerly 15.12 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southerly, chord bears N80°50'54"W, 15.12 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 516.27 feet to the west line of said Parcel 2008057; thence S1°03'12"E along said west line, 50.76 feet to the point of beginning.

And

Commencing at the West Quarter Corner of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the west line of the Northwest Quarter of said Section 29, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6; thence S81°07'35"E along said northerly right of way, 640.31 feet; thence easterly 198.15 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southerly, chord bears S77°21'38"E, 198.01 feet, to the Southeast Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa and the point beginning; thence southeasterly 183.70 feet along said northerly right of way and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S70°06'13"E, 183.59 feet; thence S66°36'44"E along said northerly right of way, 356.45 feet to the Southeast Corner of said Parcel 2008057; thence N0°56'05"W along the east line of said Parcel 2008057, a distance of 54.87 feet; thence N66°36'44"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 333.85 feet; thence northwesterly 204.48 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N70°22'25"W, 204.33 feet, to the east line of said Lot 1, Blue Line Subdivision; thence S0°01'11"W, 52.04 feet to the point of beginning.

Said annexation parcel contains 1.23 acres, subject to easements and restrictions of record.

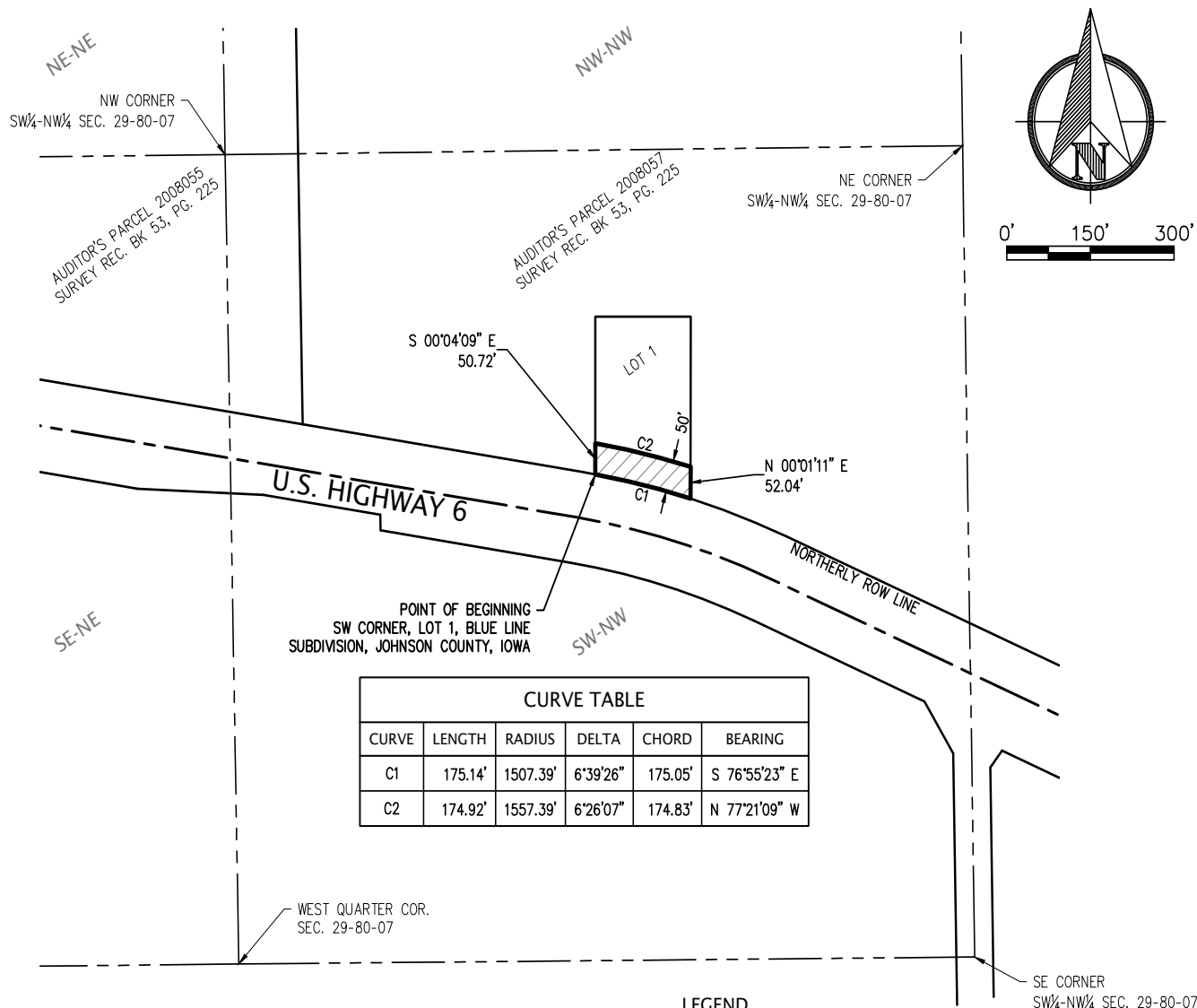


LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF LOT 1, BLUE LINE SUBDIVISION,
JOHNSON COUNTY, IOWA
JOHNSON COUNTY, IOWA

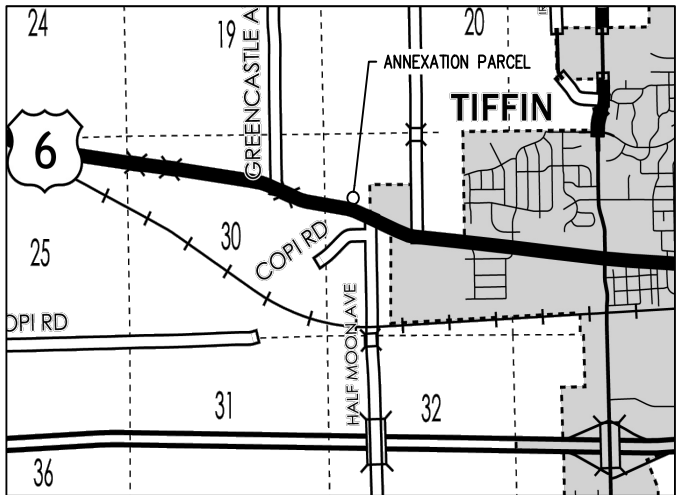


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	175.14'	1507.39'	6°39'26"	175.05'	S 76°55'23" E
C2	174.92'	1557.39'	6°26'07"	174.83'	N 77°21'09" W

ALL DISTANCES AND BEARING SHOWN HEREON ARE BASED
ON THE PLAT OF SURVEY RECORDED IN BOOK 53, PAGE 225
IN THE RECORDER'S OFFICE, JOHNSON COUNTY, IOWA,

LEGEND

-  - ANNEXATION AREA
-  - LOT LINES, PLATTED OR BY DEED
-  - SECTION LINES



LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

DESCRIPTION - ANNEXATION PARCEL

Part of Lot 1, Blue Line Subdivision, Johnson County, Iowa, described as follows:

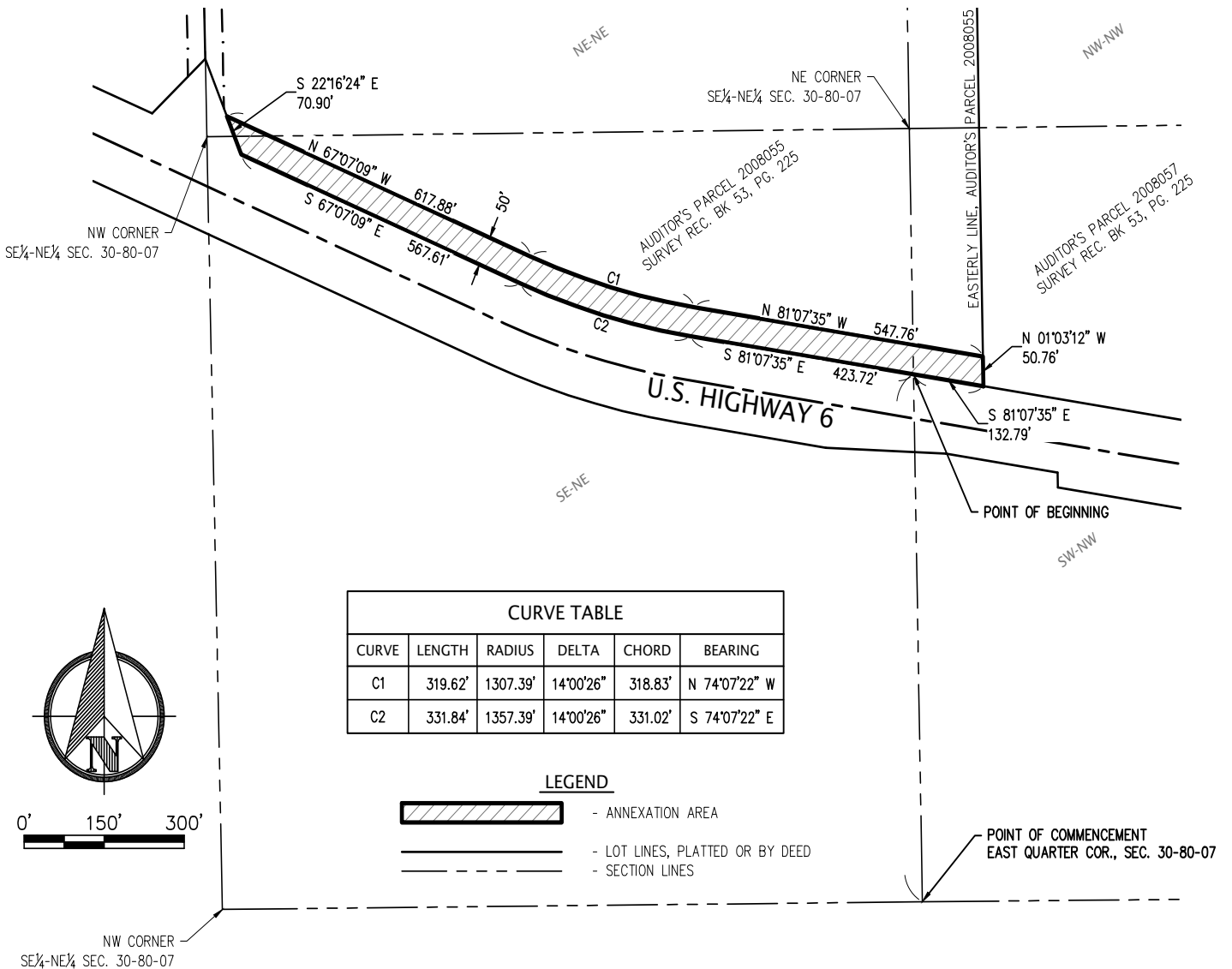
Beginning at the Southwest Corner of Lot 1, Blue Line Subdivision, Johnson County, Iowa; thence 175.14 feet along the northerly right of way of U.S. Highway 6 and the arc of a 1507.39 foot radius curve, concave southwesterly, chord bears S76°55'23"E, 175.05 feet, to the Southeast Corner of said Lot 1; thence N0°01'11"E along the east line of said Lot 1, a distance of 52.04 feet; thence northwesterly 174.92 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1557.39 foot radius curve, concave southwesterly, chord bears N77°21'09"W, 174.83 feet, to the west line of said Lot 1; thence S0°04'09"E, 50.72 feet to the point of beginning.

Said annexation parcel contains 0.20 acre, subject to easements and restrictions of record.

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF AUDITOR'S PARCEL 2008055 IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, ALL LOCATED IN TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN
JOHNSON COUNTY, IOWA

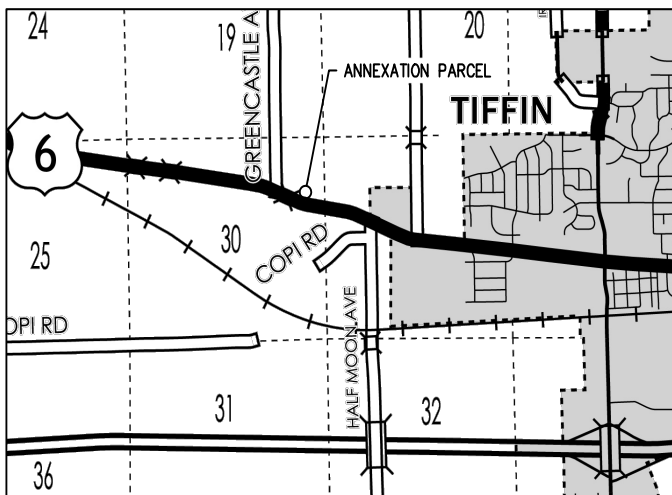


DESCRIPTION - ANNEXATION PARCEL

Part of Auditor's Parcel 2008055 in the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, all located in Township 80 North, Range 7 West of the Fifth Principal Meridian, Johnson County, Iowa, described as follows:

Commencing at the East Quarter Corner of Section 30, Township 80 North, Range 7 West of the Fifth Principal Meridian; thence N1°03'12"W along the east line of the Northeast Quarter of said Section 30, a distance of 904.80 feet to the northerly right of way of U.S. Highway 6 and the point of beginning; thence S81°07'35"E along said northerly right of way, 132.79 feet to the Southeast Corner of Auditor's Parcel 2008055; thence N1°03'12"W along the east line of said Auditor's Parcel 2008055, 50.76 feet; thence N81°07'35"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 547.76 feet; thence northwesterly 319.62 feet along an arc parallel with and 50.00 feet normally distant northeasterly from said northerly right of way and the arc of a 1307.39 foot radius curve, concave northeasterly, chord bears N74°07'22"W, 318.83 feet; thence N67°07'09"W along a line parallel with and 50.00 feet normally distant northeasterly from said northerly right of way, a distance of 617.88 feet to said northerly right of way; thence S22°16'24"E along said northerly right of way, 70.90 feet; thence S67°07'09"E along said northerly right of way, 567.61 feet; thence southeasterly 331.84 feet along said northerly right of way and the arc of a 1357.39 foot radius curve, concave northeasterly, chord bears S74°07'22"E, 331.02 feet; thence S81°07'35"E along said northerly right of way, 423.72 feet to the point of beginning.

Said annexation parcel contains 1.69 acres, subject to easements and restrictions of record.

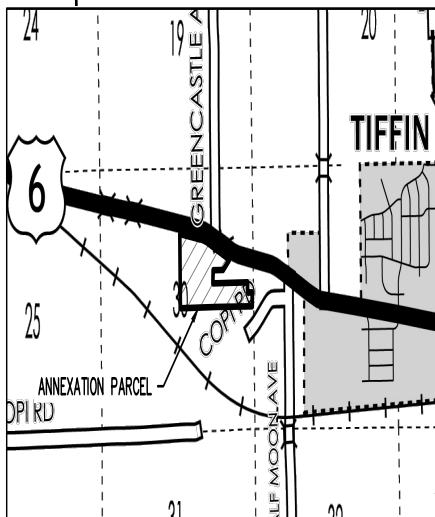
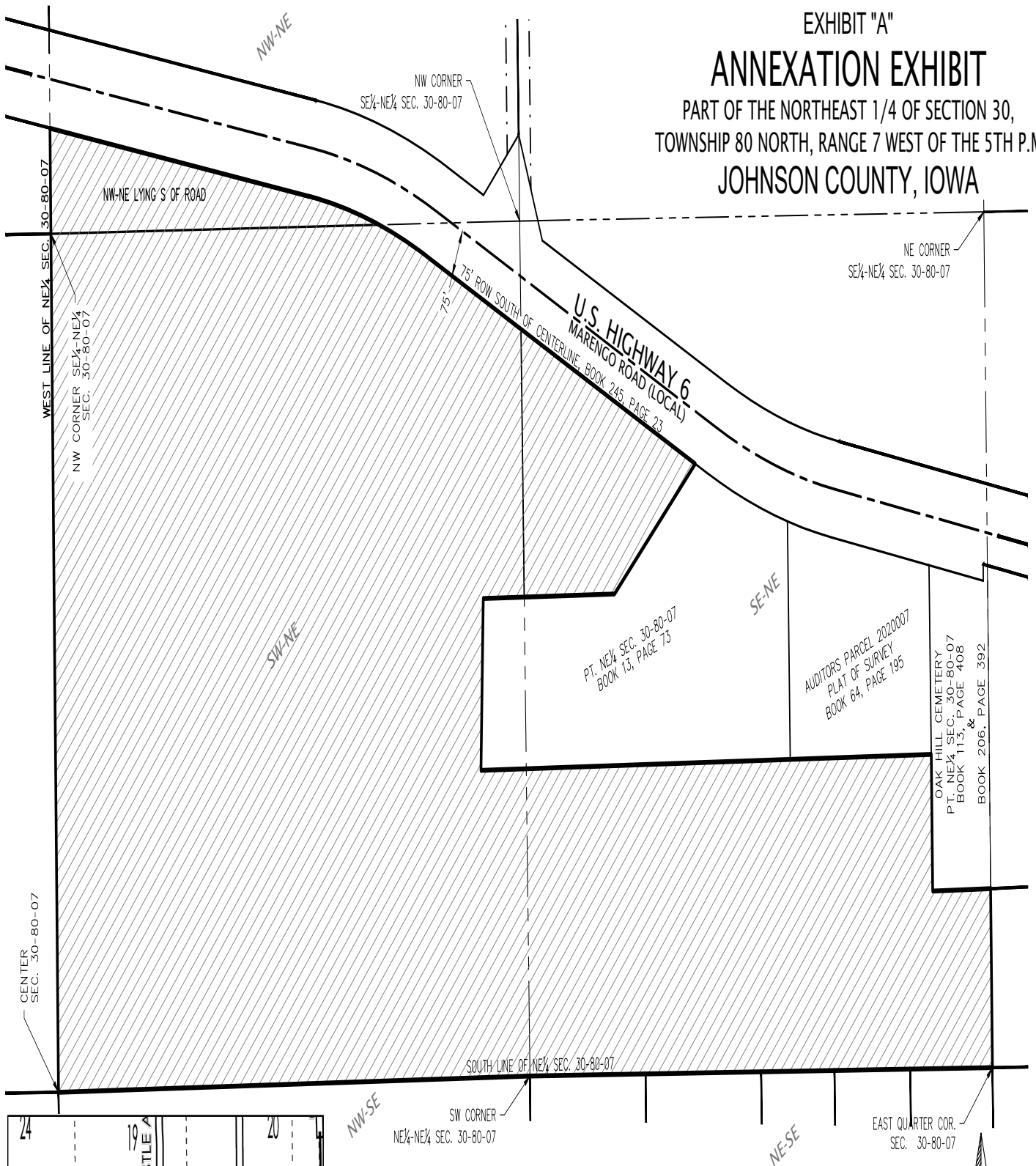


LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

EXHIBIT "A"

ANNEXATION EXHIBIT

PART OF THE NORTHEAST 1/4 OF SECTION 30,
TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M
JOHNSON COUNTY, IOWA

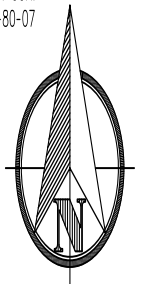


LOCATION MAP
JOHNSON COUNTY, IOWA - NTS

LEGEND	
	- ANNEXATION AREA
	- LOT LINES, PLATTED OR BY DEED
	- SECTION LINES

DESCRIPTION - ANNEXATION PARCEL
SEE EXHIBIT 'B'

LINEWORK SHOWN HEREON IS BASED ON
THE JOHNSON COUNTY, IOWA GIS DATA.
ANY DISTANCES OR DIMENSIONS NOTED
ARE BASED ON RECORDS, PLAT OR DEED.



0' 150' 300'

YTT DESIGN SOLUTIONS
CIVIL ENGINEERING SOLUTIONS FOR
YESTERDAY. TODAY. TOMORROW.

EXHIBIT "B"

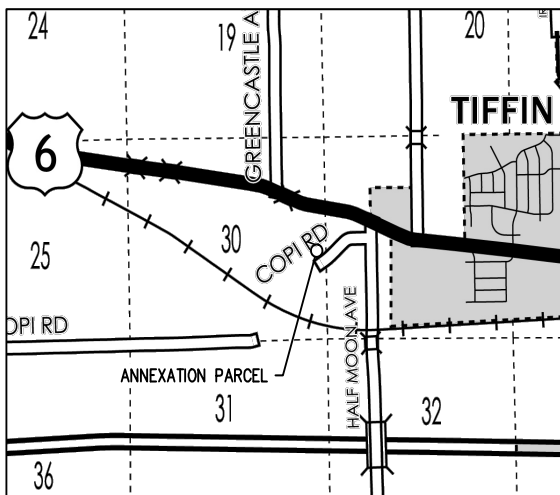
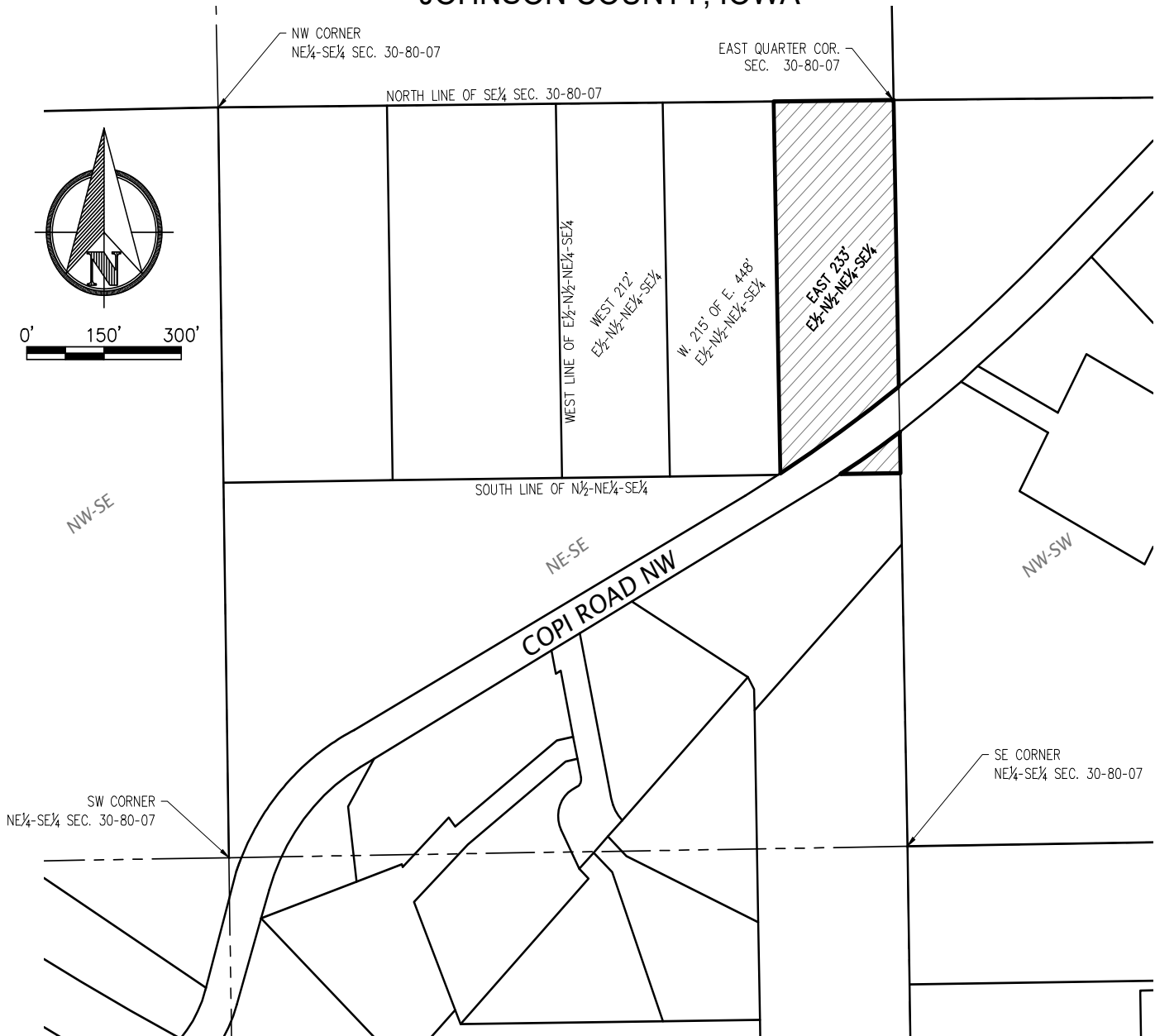
DESCRIPTION - ANNEXATION PARCEL

All that part of the south half of the northeast quarter lying South of the Iowa City and Marengo Road, and all that part of the northwest quarter of the northeast quarter lying, South of the Iowa City and Marengo Road, all in Section 30, Township 80 North, Range 7 West of the 5th P.M., excepting 12/100 acre described as follows: Beginning at a point in the southerly line of Iowa City and Marengo Road, said point being on the east line of said Section 30, thence south along the section line 427 feet, thence west 12 feet, thence north 427 feet, thence east 12 feet to the place of beginning; also excepting tract conveyed to the State of Iowa by deed recorded in Book 245, page 23, deed records of Johnson County, Iowa, and excepting the tract conveyed to the Clear Creek Township, Johnson County, Iowa, by deed recorded in Book 206, page 392, deed records of Johnson County, Iowa; Subject to easements as shown of record; Also excepting the following: Commencing at the east quarter corner of Section 30, Township 80 North, Range 7 West of the 5th P.M., thence north 0 degrees 00 minutes west 753.7 feet along the east line of said Section 30, thence north 80 degrees 04 minutes west 167.50 feet along the southerly right of way line of U.S. Highway #6 to an iron rail which is the point of beginning; thence south 0 degrees 00 minutes west 294.3 feet, thence south 90 degrees 00 minutes west 1277.5 feet, thence north 2 degrees 32 minutes east 266.30 feet, thence south 89 degrees 58 minutes east 372.30 feet, thence north 49 degrees 45 minutes east 306.40 feet, thence south 66 degrees 04 minutes east 31.40 feet along the southerly right of way line of U.S. Highway #6, thence southeasterly along a curve concave northerly with a radius of 1507.50 feet and with a chord bearing a distance of south 73 degrees 04 minutes east 367.00 feet, thence South 80 degrees 04 Minutes east 283.90 feet to the point of beginning.

EXHIBIT "A"

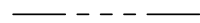
ANNEXATION EXHIBIT

THE EAST 233 FEET OF THE EAST HALF OF THE NORTH HALF OF
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE 5TH P.M
JOHNSON COUNTY, IOWA



LOCATION MAP
JOHNSON COUNTY, IOWA
NTS

LEGEND

-  - ANNEXATION AREA
-  - LOT LINES, PLATTED OR BY DEED
-  - SECTION LINES

DESCRIPTION - ANNEXATION PARCEL

The east 233 feet of the east half of the north half of the northeast 1/4 of the southeast 1/4 of Section 30, Township 80 North, Range 7 West of the 5th P.M. (containing 3.52 acres more or less)

LINEWORK SHOWN HEREON IS BASED ON
THE JOHNSON COUNTY, IOWA GIS DATA.
ANY DISTANCES OR DIMENSIONS NOTED
ARE BASED ON RECORDS, PLAT OR DEED.

RESOLUTION NO. 2025-071

A RESOLUTION APPROVING THE AMENDMENT TO THE DEVELOPER'S AGREEMENTS FOR PRAIRIE VILLAGE

Whereas, The City recognizes a need to clarify language in the Developer's Agreements for the Prairie Village Development to address the final plat and remaining improvements and amenities that still need to be completed; and,

Whereas, the City Council wishes to change the developer's agreements to reflect said items,

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa to approve the amendment to the developer's agreements for Prairie Village as reflected on the attached document.

On the 1st day of July, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-071, A RESOLUTION APPROVING THE AMENDMENT TO THE DEVELOPER'S AGREEMENTS FOR PRAIRIE VILLAGE** 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. 2025-071, A RESOLUTION APPROVING THE AMENDMENT TO THE DEVELOPER'S AGREEMENTS FOR PRAIRIE VILLAGE** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

**AMENDMENT TO DEVELOPER'S AGREEMENTS
PRAIRIE VILLAGE**

This Amendment (the "Amendment") is made as of the ____ day of July, 2025 (the "Effective Date"), by and among the City of Tiffin, Iowa, a municipal corporation (the "City"), and Iowa Development Group, Inc., an Iowa corporation, and TPV Commercial, LLC, an Iowa limited liability company (collectively, "Developer").

WITNESSETH:

WHEREAS, the City and Developer are parties to three Developer's Agreements recorded in Book 5817, Page 956 ("2018 Agreement"), Book 6429 Page 361 ("2022 Agreement"), and Book 6528, Page 28 ("2023 Agreement"); all of the records of the Johnson County, Iowa Recorder (collectively, "Agreements"); and

WHEREAS, the Developer owns the real estate subject to such Agreements.

WHEREAS, the City and Developer desire to amend the Agreements as contained herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The last sentence of Section 3(C)(4) of the 2018 Agreement is deleted in its entirety.
2. The following of Section 6 of the 2018 Agreement is deleted:

"Phase 2 will involve the development of Lot 3 ("Phase 2"). Phase 2 development will not commence until a traffic study has been done to determine the need for a traffic light or other street modifications at the corner of Highway 6 and what will be N. Kimberlite Street. Developer is not required to construct N. Kimberlite Street, and the adjoining sidewalks as a condition of a final plat approval for Phase 1. All public improvement associated with N. Kimberlite Street, the adjoining sidewalks, and the intersection of Highway 6 and N. Kimberlite St. will be done in conjunction with Phase 2. The final plat for Phase 2 shall include, at a minimum:

1. The installation of the intersection of State Street and North Kimberlite Street and N. Kimberlite Street.
2. The City and the Developer may enter into a separate Development Agreement for Lot 3, which may provide the Developer with certain development incentives.
3. The City and the Developer shall coordinate the installation of a traffic light, turn lane

off of Highway 6, or other traffic control measure as determined by a traffic study. The City and Developer shall share the cost of any traffic light, turn land or other traffic control measure(s), such allocation of cost to be specifically approved by the City Council at a later date. The cost sharing may be included in the development agreement specified in the prior paragraph.”

The following is inserted in lieu thereof:

“All public improvements associated with N. Kimberlite Street, including but not limited to constructing N. Kimberlite Street and installing a traffic light at the intersection of N. Kimberlite St. and Highway 6, must be completed and accepted by the City prior to the issuance of any certificate of occupancy for Lots 54 and 55 in Prairie Village Part 3, Phase 4 subdivision.”

3. The last two sentences of Section 3(C)(4) of the 2022 Agreement are deleted in their entirety and the following inserted in lieu thereof:
“This requirement includes the construction of a sidewalk along the west side of N. Kimberlite which is eight feet in width, and the construction of a sidewalk along the east side of N. Kimberlite which is five feet in width.”
4. The last sentence of Section 3(C)(4) of the 2023 Agreement is deleted in its entirety and the following inserted in lieu thereof: “The sidewalks to be installed along the streets abutting Outlot Z must be completed prior to the City accepting Outlot Z as provided for in Section 3(C)(10).”
5. Except as amended herein, all other terms and provisions of the Agreements remain in full force and effect.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the City and Developer have caused this Amendment to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF TIFFIN, IOWA

Attest:

By: _____
Tim Kasperek, Mayor

Abigail Hora, City Clerk

STATE OF IOWA, JOHNSON COUNTY) ss:

On this ____ day of _____, 2025, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Tim Kasperek and Abigail Hora, to me personally known, who, being duly sworn did say that they were the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the municipal corporation; and that the instrument was signed and sealed on behalf of the municipal corporation by the authority of its City Council, and said City Manager and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa
My Commission Expires: _____

IOWA DEVELOPMENT GROUP, INC.

By: _____

Matthew Adam, President

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on _____, 2025
by Matthew Adam as President of Iowa Development Group, Inc., an Iowa corporation.

Notary Public

TPV COMMERCIAL, LLC

By: _____

Matthew Adam, Manager

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on _____, 2025
by Matthew Adam as Manager of TPV Commercial, LLC, an Iowa limited liability
company.

Notary Public

RESOLUTION NO. 2025-072

**A RESOLUTION APPROVING THE ESCROW AGREEMENT FOR PRAIRIE VILLAGE
PART 3, PHASE 4**

Whereas, Iowa Development Group, Inc., has requested the City enter into an escrow agreement prior to completion of the all the improvements in the subdivision and required by the subdivision, and;

Whereas, the final plat is found to conform with all of the requirement of the City's Ordinances and Subdivision Agreement with the exceptions noted in the escrow agreement, attached, and;

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the Engineer and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) Iowa Development Group executing the attached escrow agreement; 2) Execution by the Subdivider and other necessary parties of all other documents required by the Subdivision Ordinance or Subdivision Agreement, including easement agreements. The final plat may not be recorded and no lots may be transferred until these contingencies have been completed.

On the 1st day of July, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-072, A RESOLUTION APPROVING THE ESCROW AGREEMENT FOR PRAIRIE VILLAGE PART 3, PHASE 4** and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2025-072, A RESOLUTION APPROVING THE ESCROW AGREEMENT FOR PRAIRIE VILLAGE PART 3, PHASE 4** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

Prepared by: Crystal K. Raiber, PO Box 2150 Iowa City, IA 52244-2150, 319-354-1104

ESCROW AGREEMENT
Prairie Village Part 3, Phase 4

THIS ESCROW AGREEMENT is made this ____ day of _____, 2025, by and between the City of Tiffin, Iowa ("City") and Iowa Development Group, Inc. ("Developer"),
WITNESSETH:

RECITALS

A. Developer has requested that the City approve its Final Plat for Prairie Village Part 3 Phase 4, Tiffin, Johnson County, Iowa (the "Subdivision").

B. As a condition of Final Plat approval, the City has required Developer deposit the sum of Nineteen Thousand Eight Hundred Eighty-One and 40/100 Dollars (\$19,881.40) (the "Escrow Amount") with the City in escrow pending Developer's obligation to complete the items listed on Exhibit A, attached hereto and by this reference incorporated herein (the "Escrow Items").

TERMS AND CONDITIONS

In consideration of the Recitals and the mutual covenants set out below, it is agreed as follows:

1. Prior to final plat approval, Developer will deposit the Escrow Amount with the City to be held in escrow and disbursed to Developer upon completion of the Escrow Items in accordance with the approved construction plans. The City shall provide a written receipt acknowledging receipt of the Escrow Amount.

2. The Escrow Items shall be constructed and installed by the Developer according to the plans and specifications approved by the City Engineer of the City of Tiffin, who shall have the right to make occasional inspection of the work in progress. Such inspections shall not relieve or release the Developer from its responsibility to construct said Escrow Items in accordance with the approved plans and specifications. Further, said inspections shall not create a duty or warranty on the part of the City that the construction of said Escrow Items are in compliance with said plans

and specifications.

3. Upon satisfaction of the terms as outlined in Paragraph 2 the City shall promptly distribute the Escrow Amount to Developer.

4. After installation and acceptance by the City, Developer shall have no obligation for maintenance or management of said Escrow Items whatsoever, except as provided in the Developer's Agreement.

5. The Developer agrees to complete the Escrow Items on or before September 1, 2025 (the "Construction Deadline").

6. In the event the Escrow Items are not completed by the Construction Deadline, the City may, but shall not be required to, utilize the Escrow Amount to complete the Escrow Items.

7. In the event the Escrow Amount is insufficient to pay for the Escrow Items, the Developer shall pay for the excess costs incurred.

8. Except as specifically provided above, nothing in this Agreement shall be construed to impose a requirement on the City to install the public improvements herein, nor shall the Developer be deemed to be acting as the City's agent during the construction and installation of the above-described improvement.

9. In the event of a dispute between Developer and City as to the satisfactory completion of the Escrow Items, the City may deposit the Escrow Amount with the Clerk of Court for the Johnson County District Court. Either party may thereafter make application to the Court for distribution of such funds.

10. This Agreement shall not be considered a lien on any lots in the Subdivision.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO ESCROW AGREEMENT]

Dated this ____ day of _____, 2025.

DEVELOPER:

IOWA DEVELOPMENT GROUP, INC.

By: _____
Matthew Adam, President

STATE OF IOWA)
)
COUNTY OF _____) SS:

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Adam, to me personally known, who, being by me duly sworn, did say that he is the President of Iowa Development Group, Inc.; that said instrument was signed on behalf of said corporation; and that the said Matthew Adam as President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

NOTARY PUBLIC – STATE OF IOWA
My Commission Expires: _____

CITY OF TIFFIN, IOWA

By: _____
Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

STATE OF IOWA)
)
COUNTY OF JOHNSON) ss:

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, 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 corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council; and that Tim Kasperek and Abigail Hora acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and them voluntarily executed.

NOTARY PUBLIC – STATE OF IOWA
My Commission Expires: _____



Prairie Village - Phase 4 (Escrow)

Tiffin, IA

Payment Application No:

Calculations

Application Date:

June 26, 2025

Concise Project No:

21-1003

Owner/Entity:

Iowa Development Group, LLC

Construction SUM	Escrow SUM (110%)
\$ 18,074.00	\$ 19,881.40

Construction Activity	Subcontractor/ Supplier	Item Price	Item Type	Item Quantities	Scheduled Value
General Site					
Erosion Control - Final Seeding	Concise	\$ 850.00	Per Acre	3	\$ 2,550.00
Division Total					\$ 2,550.00
Concrete					
Sidewalks - 4" Ramps & Common Panels	Concise	\$ 7.75	Square Foot	816	\$ 6,324.00
Sidewalks - Warning Panels	Concise	\$ 115.00	Square Foot	80	\$ 9,200.00
Division Total					\$ 15,524.00
TOTAL					\$ 18,074.00

EXHIBIT A

RESOLUTION NO. 2025-073

**A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3,
PHASE 4, TIFFIN, IOWA**

Whereas, McClure Engineering, has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Prairie Village Part 3, Phase 4, a subdivision of Tiffin, Iowa, which is legally described on the attached Exhibit; and,

Whereas, the Engineer and City Staff have done a final examination of the final plat and has provided recommendations on the approval of the final plat to the Council; and,

Whereas, the final plat is found to conform with all of the requirements of the City's Ordinances and Subdivision Agreement; and,

Whereas, this final plat does not have the pedestrian trail, certain amenities for the detention/retention facility and the connection to Kimberlite as outlined in the Developer's Agreement. Those items will be constructed/completed and be a part of approval of Prairie Village Part 3, Phase 5.

Now, therefore be it resolved by the City Council of the City of Tiffin, Iowa that the Mayor and City Clerk are hereby authorized to execute the documents necessary to approve the final plat as submitted and as approved by the Engineer, City Staff and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) execution of all necessary easement agreements and final plat documents, 2) execution of the escrow agreement, 3) the final plat may not be recorded and no lots may be transferred until this contingency have been completed. The recording of the plat and this resolution will indicate this contingency has been completed.

Be it further resolved, the Subdivider of this property will bear the cost to record this resolution and subsequent legal documents with the Office of the Johnson County Recorder.

On the 1st day of July, 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-073, A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3, PHASE 4, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasparek declared that the **RESOLUTION NO. 2025-073, A RESOLUTION APPROVING THE FINAL PLAT OF PRAIRIE VILLAGE PART 3, PHASE 4, A SUBDIVISION OF TIFFIN, JOHNSON COUNTY, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

Tim Kasparek, Mayor

ATTEST: _____
Brianna Wilkerson, Deputy City Clerk

Exhibit – Plat and Legal Description

CITY OF TIFFIN, JOHNSON COUNTY, IOWA

McCLURE
making lives better.
2226 E. Granite Lane, STE 2
Corvallis, Iowa 52241
319-426-9090

GENERAL LEGEND

— SURVEY BOUNDARY
--- PROPOSED LOT
--- EXIST PROPERTY LINE
--- SECTION LINE
--- PROPOSED EASEMENT
--- EXIST EASEMENT
--- 15' P.U.

MONUMENTS FINDER

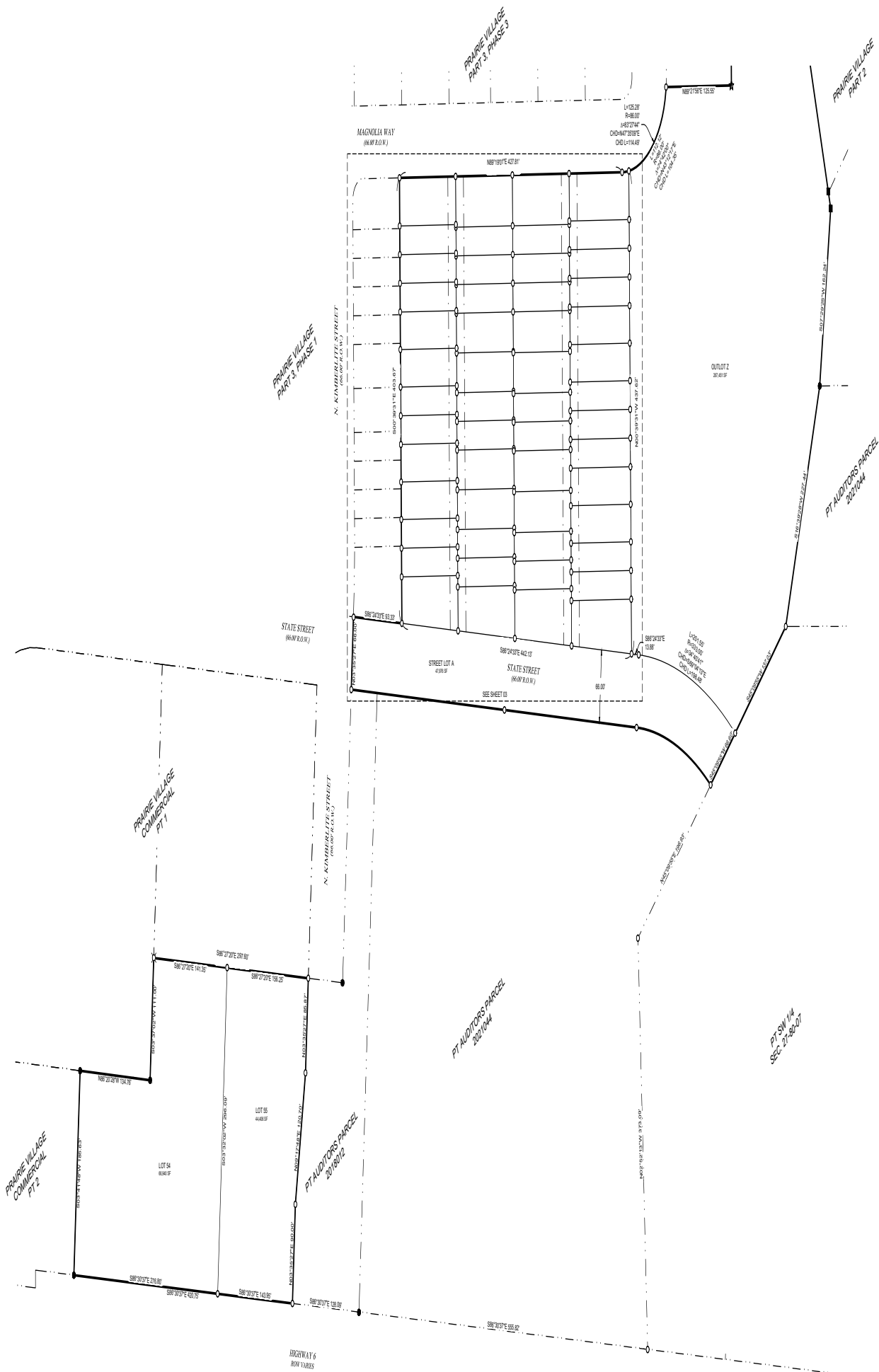
▲ SECTION CORNER (SEE NOTES)
● 5" PEARL W/PCP # 895
● 5" PEARL W/PCP # 12037
● 1"2 PEARL W/PCP # 12070
● 1"2 PEARL W/PCP # 12072 (CHERRYBROS)

MONUMENTS SET:

SECTION CORNER
● 5" PEARL W/PCP # 12037
● 1"2 PEARL W/PCP # 12072
X CUT X

END
BK PG BOOK AND PAGE
M/L RIGHT-OF-WAY
R.O.W. RIGHT-OF-WAY
P.U. PROPOSED EASEMENT
P.O.C. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
TPC YELLOW PLASTIC CAP
PPC ORANGE PLASTIC CAP
C/C CEMENT CAPPING





PRAIRIE VILLAGE PART 3 PHASE 4 FINAL PLAT			
DRAWN BY BACHEN	DATE 6/17/2025	DATE 6/25/2025	DATE 6/25/2025
BY SUPERVISOR A. FULLER	DATE 6/17/2025	DATE 6/25/2025	DATE 6/25/2025
DATE 02/05	DATE 02/05	DATE 02/05	DATE 02/05



PRAIRIE VILLAGE
 PART 3, PHASE 3

MAGNOLIA WAY
 (66'W R.O.W.)

L=15.15
 R=86.00
 CHORD=15.14
 DELTA=15.14

N. KIMBERLITE STREET
 (66'W R.O.W.)

PRAIRIE VILLAGE
 PART 3, PHASE 1

OUTLOT 2

STATE STREET
 (66'W R.O.W.)

STREET LOT A



NORTH
 0 15 30
 (FEET)
 1 inch = 30 ft.

PRAIRIE VILLAGE PART 3 PHASE 4
 FINAL PLAT

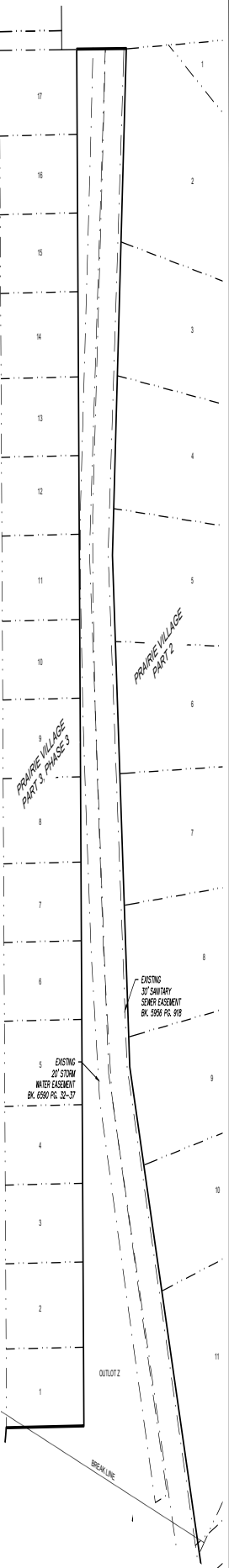
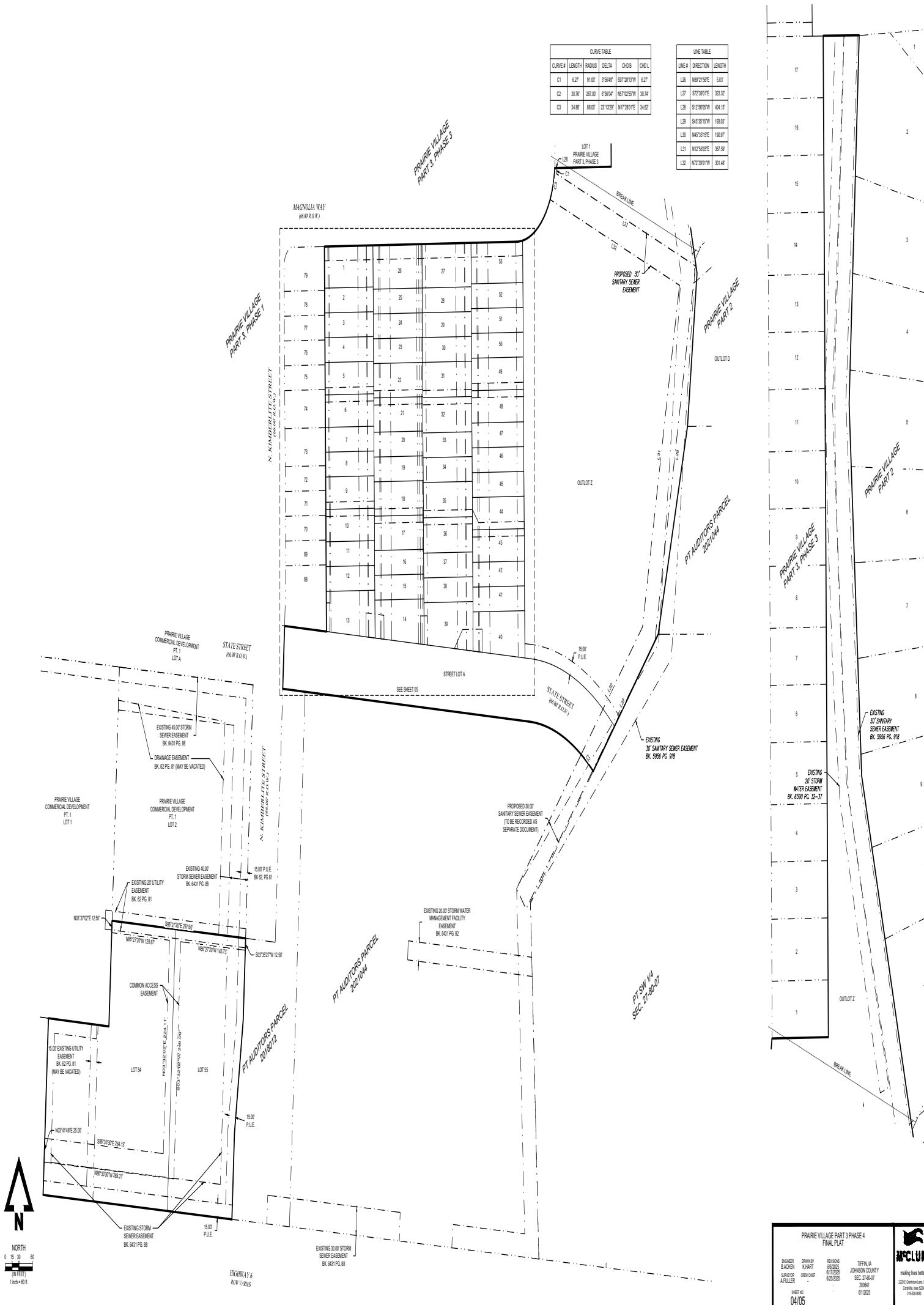
DRAWN BY BACHEN	CHECKED BY K. HART	REVISION 6/17/2025	TOWN & JACKSON COUNTY
SUBMITTED BY A. FULLER	DATE 6/17/2025	SEC. 25-4-07	2024
DATE 03/05			2025



making lives better.
 2225 Gateway Lane, Suite 200
 Omaha, NE 68104
 402.491.8888

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHDS	CHDL
C1	6.27	91.00	7°58'47"	S87°28'17"W	6.27
C2	30.78	287.00	6°30'04"	N67°02'59"W	30.74
C3	34.86	86.00	23°12'29"	N17°28'01"E	34.82

LINE TABLE		
LINE #	DIRECTION	LENGTH
L26	N89°21'59"E	5.03
L27	S72°30'11"E	323.32
L28	S12°56'52"W	404.15
L29	S45°35'15"W	130.07
L30	N45°35'15"E	130.07
L31	N12°56'52"E	307.59
L32	N72°30'11"E	307.48



PRairie Village Part 3 Phase 4
FINAL PLAT

DESIGNED BY BACHEN
SUPERVISOR LAFILLER
CHECKED BY K. HART
DATE 06/20/2025
DATE 07/02/2025
DATE 08/02/2025

REVIEWED BY T. F. N. JR.
DATE 06/20/2025
DATE 07/02/2025
DATE 08/02/2025

PROJECT NO. 04/05
DATE 04/05

MCCLELLAN

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. 0000000000
EXPIRATION DATE 12/31/2025

PRairie Village
PART 3, PHASE 3

MAGNOLIA WAY
(66.00' R.O.W.)

N KIMBERLITE STREET
(66.00' R.O.W.)

PRairie Village
PART 3, PHASE 1

OUTLOT Z

STREET LOT A

STATE STREET
(66.00' R.O.W.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°30'37"W	30.06
L2	N89°22'29"E	7.50
L3	S00°30'31"E	30.01
L4	N89°24'33"W	7.52
L5	N89°24'33"W	20.00
L6	N01°30'37"W	25.07
L7	S89°24'33"E	40.11
L8	S00°30'31"E	25.07
L9	N89°24'33"W	20.05
L10	N89°24'33"W	7.52
L11	N01°30'37"W	25.07
L12	N89°22'29"E	15.00
L13	S00°30'31"E	30.01

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N89°24'33"W	7.52
L15	N89°24'33"W	41.79
L16	N42°08'59"E	38.89
L17	N89°22'29"E	43.47
L18	S00°30'31"E	24.32
L19	N89°24'33"W	20.05
L20	N01°30'37"W	7.50
L21	S89°22'29"E	101.47
L22	N45°00'00"W	19.44
L23	S00°30'31"E	20.97
L24	N89°22'29"E	115.00
L25	N01°30'37"W	7.50



NORTH
0 7.5 15 30
(IN FEET)
1 inch = 30 ft

PRairie Village PART 3 PHASE 4
FINAL PLAT

DESIGNED BY
BACHEN

DRAWN BY
LUNENBERG
A-FULLER

REVISIONS
06/2025
07/2025
08/2025

APPROVED BY
K. HART
C. HART
06/2025

TOWN OF
JOHNSON COUNTY
SEC. 25-48-07
2024A

07/2025

making lives better.
2225 Gateway Lane, #103
Cedar Rapids, IA 52401
319-428-6888

RESOLUTION NO 2025-067

A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA

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

SECTION 1. In accordance with the decisions of the City Council and the collective bargaining agreement, as applicable, the following persons and full-time positions shall be paid salaries or wages indicated and the City Clerk is authorized to issue warrants less legally required authorized deductions from the amounts set out below, bi-weekly, not including longevity pay; and make such contributions to IPERS and FICA and other purposes as required by law or authorization of the Council, subject to audit and review by the City Council:

Public Works:

Brett Mehmen	\$4,397.39/ppd
Brian Detert	\$4,211.89/ppd
Jonas Zimmerman	\$31.32/hr
Adam Endres	\$27.72/hr
Colton Beckler	\$31.32/hr
Nathan Wessling	\$27.72/hr
Sam Young	\$27.72/hr
Jacob Wessling	\$27.72/hr
Zane Smith	\$27.72/hr
Cole Pegump	\$27.72/hr

Building Department:

Brian Shay	\$3,717.85/ppd
Nick Sitzman	\$3,283.15/ppd
Chris Kemmerer	\$32.78/hr

Recreation Department:

Frank Haege	\$3,509.40/ppd
-------------	----------------

Administration:

Doug Boldt	\$5,384.62/ppd
Abigail Hora	\$3,265.96/ppd
Brianna Wilkerson	\$31.94/hr
Emily Meyer	\$28.56/hr
Abigail Hayes	\$24.35/hr
Ashley Platz	\$4,060.00/ppd

Fire Department:

William Erb	\$3,283.15/ppd
-------------	----------------

Library

Elizabeth Petersen	\$2769.23/ppd
--------------------	---------------

On the 1st day of July, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2025-067, A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA** 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. 2025-067, A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

This Resolution shall be effective as of the first pay period in July.

Passed by the City Council on the 1st day of July, 2025.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



Tiffin, IA

Expense Approval Report

By Fund

Payable Dates 7/1/2025 - 7/1/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
HARRYS CUSTOM TROPHIES	006910	07/01/2025	medals for baseball	001-431-6505	310.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-575-6407	1,205.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-580-6407	7,052.87
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-588-6407	600.14
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-597-6407	5,656.32
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	500.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	550.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	860.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	1,161.86
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	127.50
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	1,400.00
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	001-610-6407	1,853.82
MONTICELLO SPORTS INC.	050625-5	07/01/2025	SAFETY IST BASE TRIGON- CHAMPRO-ATHLETIC SPECIALTIE	001-431-6505	240.00
MONTICELLO SPORTS INC.	051925-6	07/01/2025	BASE PLUGS	001-430-6504	48.00
KZIA RADIO	062725	07/01/2025	RADIO ADVERTISEMENT	001-151-6403	919.00
DAN KIRK	07012025	07/01/2025	LIBRARY PROGRAM	001-410-6517	495.00
ALL FLAGS	07012025	07/01/2025	FLAGS	001-430-6507	723.21
JAY-PLATZ, ASHLEY	07012025	07/01/2025	MILAGE REIMBURSEMENT	001-650-6599	192.64
VISA	07012025 AH	07/01/2025	MISC FEE	001-650-6506	0.01
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-520-6599	94.00
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-610-6230	20.85
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-610-6298	257.28
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-610-6299	471.78
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-620-6419	20.00
VISA	07012025 AP	07/01/2025	ECON DEV, EQUIPMENT, EMPLOYEE APPRECIATION	001-650-6504	2,923.98
IOWA LEAGUE OF CITIES	105913	07/01/2025	MEMBER DUES FY 26	001-610-6210	2,320.00
CITY OF IOWA CITY	109642	07/01/2025	FY 26 MPOJC	001-699-6210	5,445.00
MEDIAQUEST SIGNS	13185DEP	07/01/2025	SIGN FACE REPLACEMENT	001-650-6310	5,700.00
PEPSICO	19490014	07/01/2025	CONCESSIONS BEVERAGES	001-431-6597	649.76
BAKER & TAYLOR	2039098343	07/01/2025	BOOKS	001-410-6507	132.37
BAKER & TAYLOR	2039115322	07/01/2025	BOOKS	001-410-6507	80.53
BAKER & TAYLOR	2039133683	07/01/2025	BOOKS	001-410-6507	354.14
CEDAR VALLEY HUMANE SOCIETY	2628	07/01/2025	STRAY ANIMAL BOARDING	001-190-6413	130.00
AT & T MOBILITY	287342296585X06062025	07/01/2025	CELL PHONES	001-170-6373	66.98
US FOODS, INC IOWA	3678077	07/01/2025	CONCESSIONS SUPPLIES	001-431-6597	1,664.82
US FOODS, INC IOWA	3687336	07/01/2025	CONCESSIONS SUPPLIES	001-431-6597	86.86
US FOODS, INC IOWA	3872476	07/01/2025	CONCESSIONS SUPPLIES	001-431-6597	1,815.46
US FOODS, INC IOWA	3922191	07/01/2025	CONCESSIONS SUPPLIES	001-431-6597	111.99
CHRIS LENOCH	48607815	07/01/2025	REIMBURSEMENT - FACEPIECE LENS	001-150-6179	109.65
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6320	3.49
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6320	7.99
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6320	7.50

Expense Approval Report

Payable Dates: 7/1/2025 - 7/1/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6332	24.17
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6332	30.98
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6332	27.99
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6507	29.46
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6507	69.97
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6507	29.99
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	001-430-6507	35.97
NATIONWIDE OFFICE CLEAN	58249	07/01/2025	CITY HALL/PW CLEANING	001-650-6409	405.29
NATIONWIDE OFFICE CLEAN	58250	07/01/2025	CONCESSIONS CLEANING	001-431-6409	844.35
PEPSICO	64908011	07/01/2025	CONCESSIONS BEVERAGES	001-431-6597	537.93
IOWA INTERSTATE RAILROAD,	733877	07/01/2025	MEHMEN AVE SIGNAL MAINTENANCE	001-210-6417	795.58
TOTAL ADMINISTRATIVE SERVI	IN3487040	07/01/2025	MEMBERSHIP FEE	001-620-6419	400.00
ALTORFER INC	WO400047419	07/01/2025	MAINTENANCE SERVICE	001-430-6310	1,157.50
Fund 001 - General Fund Total:					50,758.98

Fund: 110 - Road Use Tax

AT & T MOBILITY	287342296585X06062025	07/01/2025	CELL PHONES	110-210-6373	156.25
TREE GUYS	319	07/01/2025	TREE REMOVAL, GRIND STUM	110-210-6499	960.00
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6332	24.17
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6332	27.99
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6504	17.96
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6504	53.88
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6504	5.62
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6504	38.46
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6504	10.90
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6507	41.94
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	110-210-6507	29.98
MATHESON TRI-GAS,DEPT.#30	52455932	07/01/2025	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	143.15
MATHESON TRI-GAS,DEPT.#30	52469426	07/01/2025	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	132.23
MATHESON TRI-GAS,DEPT.#30	52482820	07/01/2025	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	145.01
MATHESON TRI-GAS,DEPT.#30	52496177	07/01/2025	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	140.75
MATHESON TRI-GAS,DEPT.#30	52509526	07/01/2025	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	145.01
NATIONWIDE OFFICE CLEAN	58249	07/01/2025	CITY HALL/PW CLEANING	110-210-6409	405.29
ALTORFER INC	WO400047419	07/01/2025	MAINTENANCE SERVICE	110-210-6310	1,157.50
Fund 110 - Road Use Tax Total:					3,636.09

Fund: 112 - Employee Benefit

PRINCIPAL LIFE INSURANCE	07012025	07/01/2025	LIFE INSURANCE	112-210-6150	56.96
PRINCIPAL LIFE INSURANCE	07012025	07/01/2025	LIFE INSURANCE	112-620-6150	56.96
Fund 112 - Employee Benefit Total:					113.92

Fund: 200 - Debt Service

UMB	1013242	07/01/2025	ADMIN FEE 2024A	200-717-6899	600.00
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Expense Approval Report

Payable Dates: 7/1/2025 - 7/1/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
UMB	1013436	07/01/2025	ADMIN FEE 2022A	200-716-6899	600.00
UMB	1013584	07/01/2025	2017 GO ADMIN FEE	200-713-6899	250.00
UMB	1013592	07/01/2025	ADMIN FEE 2018GO	200-714-6899	300.00
Fund 200 - Debt Service Total:					1,750.00

Fund: 307 - Park Road Paving

MSA PROFESSIONAL SERVICES	017273	07/01/2025	N PARK RD PROJECT	307-210-6407	32,148.03
BOOMERANG CORP.	PAY REQUEST 4	07/01/2025	N PARK RD WIDENING	307-210-6499	750,588.88
Fund 307 - Park Road Paving Total:					782,736.91

Fund: 340 - Recreation Center

MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	340-430-6407	2,857.50
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	340-430-6407	1,305.20
MSA PROFESSIONAL SERVICES	017409	07/01/2025	GENERAL ENGINEERING	340-430-6407	875.00
MIRON CONSTRUCTION CO, I	PAY APPLICATION 2	07/01/2025	PAY APPLICATION 2	340-430-6499	185,543.34
Fund 340 - Recreation Center Total:					190,581.04

Fund: 600 - Water

PRINCIPAL LIFE INSURANCE	07012025	07/01/2025	LIFE INSURANCE	600-810-6150	56.97
MEDIACOM	07012025	07/01/2025	INTERNET FOR WWTP	600-810-6373	114.14
CHEM-SULT INC	15437	07/01/2025	CHEMICALS	600-810-6501	2,188.50
CHEM-SULT INC	15463	07/01/2025	CHEMICALS	600-810-6501	865.50
AT & T MOBILITY	287342296585X06062025	07/01/2025	CELL PHONES	600-810-6373	223.22
CARGILL INC	2911092458	07/01/2025	SALT FOR WATER PLANT	600-810-6501	6,197.61
STATE HYGIENIC LAB	301935	07/01/2025	WATER/SEWER TESTING	600-810-6511	77.70
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	600-810-6504	65.82
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	600-810-6504	51.97
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	600-810-6507	60.94
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	600-810-6507	29.90
SCHIMBERG CO	69294-00	07/01/2025	Parts for Hydrant, Curb box tool	600-810-6505	239.39
USA BLUE BOOK	INV00749850	07/01/2025	WATER/SEWER TESTING SUPPLIES	600-810-6507	34.42
GHS DEVELOPMENT	PAY ESTIMATE 4	07/01/2025	WATERMAIN EXTENSION	600-810-6710	97,335.81
GHS DEVELOPMENT	PAY ESTIMATE 5	07/01/2025	WATERMAIN EXTENSION	600-810-6710	65,939.83
DAKOTA SUPPLY GROUP	S104778633.001	07/01/2025	Water Service Replacement for Village Dr.	600-810-6399	1,547.00
Fund 600 - Water Total:					175,028.72

Fund: 608 - WATER TREATMENT PLANT

MSA PROFESSIONAL SERVICES	017471	07/01/2025	WATER TREATMENT PLANT	608-810-6407	19,812.60
Fund 608 - WATER TREATMENT PLANT Total:					19,812.60

Fund: 610 - Sewer

MSA PROFESSIONAL SERVICES	016730	07/01/2025	SANITARY SEWER STUDY	610-815-6490	14,349.09
AUTOMATIC SYSTEMS	043482	07/01/2025	SEWER TREAT. PLANT LIFT STATION PROCESSOR REPAIR	610-815-6490	1,580.00
PRINCIPAL LIFE INSURANCE	07012025	07/01/2025	LIFE INSURANCE	610-815-6150	56.96
MEDIACOM	07012025	07/01/2025	INTERNET FOR WWTP	610-815-6371	114.14
SMITH SANITATION	250526098019	07/01/2025	WW PLANT DUMPSTER RENTAL	610-815-6490	175.00
INSITE INSTRUMENT GROUP	254875	07/01/2025	DISSOLVED OXYGEN SENSOR	610-815-6350	1,599.00
AT & T MOBILITY	287342296585X06062025	07/01/2025	CELL PHONES	610-815-6373	223.29
STATE HYGIENIC LAB	301935	07/01/2025	WATER/SEWER TESTING	610-815-6511	310.80
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	610-815-6350	16.95
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	610-815-6504	16.16
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	610-815-6504	81.96

Expense Approval Report

Payable Dates: 7/1/2025 - 7/1/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
JOHN DEERE FINANCIAL	5061902	07/01/2025	TOOLS, RAKE, CHAINS, UNIFORMS, PAINT	610-815-6504	9.99
HAWKINS, INC	7088377	07/01/2025	CHEMICALS	610-815-6501	1,125.30
USA BLUE BOOK	INV00724565	07/01/2025	PROBE REPLACEMENT CAPS	610-815-6511	459.87
USA BLUE BOOK	INV00725508	07/01/2025	Lift Station Bacteria	610-815-6501	237.58
USA BLUE BOOK	INV00749850	07/01/2025	WATER/SEWER TESTING SUPPLIES	610-815-6507	34.43
MACQUEEN EQUIPMENT	P27541	07/01/2025	MINOR EQUIPMENT	610-815-6504	397.90
				Fund 610 - Sewer Total:	20,788.42
Fund: 740 - Storm Water					
NEUMILLER ELECTRIC INC.	33106	07/01/2025	WATER FOUNTAIN BREAKER	740-865-6399	555.74
MACQUEEN EQUIPMENT	P27541	07/01/2025	MINOR EQUIPMENT	740-865-6399	397.89
				Fund 740 - Storm Water Total:	953.63
				Grand Total:	1,246,160.31

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	50,758.98
110 - Road Use Tax	3,636.09
112 - Employee Benefit	113.92
200 - Debt Service	1,750.00
307 - Park Road Paving	782,736.91
340 - Recreation Center	190,581.04
600 - Water	175,028.72
608 - WATER TREATMENT PLANT	19,812.60
610 - Sewer	20,788.42
740 - Storm Water	953.63
Grand Total:	1,246,160.31

Account Summary

Account Number	Account Name	Payment Amount
001-150-6179	BUNKER GEAR/PPE - FIR	109.65
001-151-6403	MEDIA MARKETING (TV/	919.00
001-170-6373	TELEPHONE/COMMUNI	66.98
001-190-6413	ANIMAL CONTROL-CON	130.00
001-210-6417	RAILROAD CROSSING M	795.58
001-410-6507	OPERATING SUPPLIES - L	567.04
001-410-6517	READING PROGAMS - LI	495.00
001-430-6310	BUILDING REPAIR/MAIN	1,157.50
001-430-6320	GROUNDS REPAIR/MAIN	18.98
001-430-6332	VEHICLE REPAIRS - PARK	83.14
001-430-6504	MINOR EQUIPMENT - PA	48.00
001-430-6507	OPERATING SUPPLIES - P	888.60
001-431-6409	CONCESSIONS CLEANIN	844.35
001-431-6505	EQUIPMENT - RECREATI	550.00
001-431-6597	CONCESSIONS SUPPLIES	4,866.82
001-520-6599	OTHER SUPPLIES - ECON	94.00
001-575-6407	ENGINEERING - HOMEM	1,205.00
001-580-6407	ENGINEERING - TIFFIN	7,052.87
001-588-6407	ENGINEERING-PARK PLA	600.14
001-597-6407	ENGINEERING-TIFFIN HE	5,656.32
001-610-6210	DUES - ADMIN/COUNCIL	2,320.00
001-610-6230	TRAINING - ADMIN/COU	20.85
001-610-6298	EMPLOYEE APPRECIATIO	257.28
001-610-6299	EMPLOYEE APPRECIATIO	471.78
001-610-6407	ENGINEERING - ADMIN/	6,453.18
001-620-6419	TECHNOLOGY SERVICES	420.00
001-650-6310	BUILDINGS & GROUNDS	5,700.00
001-650-6409	CITY HALL CLEANING	405.29
001-650-6504	MINOR EQUIPMENT	2,923.98
001-650-6506	OFFICE SUPPLIES	0.01
001-650-6599	MISCELLANEOUS EXPEN	192.64
001-699-6210	DUES - MPO,ICAD	5,445.00
110-210-6310	BUILDING REPAIR/MAIN	1,157.50
110-210-6332	VEHICLE REPAIRS - RUT S	52.16
110-210-6373	TELEPHONE/COMMUNI	156.25
110-210-6409	PUBLIC WORKS CLEANIN	405.29
110-210-6499	OTHER CONTRACTUAL S	960.00
110-210-6504	MINOR EQUIPMENT - R	126.82
110-210-6507	OPERATING SUPPLIES -R	778.07
112-210-6150	GROUP INSURANCE - ST	56.96
112-620-6150	GROUP INSURANCE - CL	56.96
200-713-6899	BOND - 2017 GO BOND	250.00
200-714-6899	BOND - 2018A GO BOND	300.00

Account Summary

Account Number	Account Name	Payment Amount
200-716-6899	2022 BOND SERVICE FEE	600.00
200-717-6899	2024 GO BOND SERVICE	600.00
307-210-6407	ENGINEERING- NORTH P	32,148.03
307-210-6499	CONTRACTUAL - NORTH	750,588.88
340-430-6407	ENGINEERING- RECREATI	5,037.70
340-430-6499	CONTRACTURAL - RECRE	185,543.34
600-810-6150	GROUP INSURANCE - W	56.97
600-810-6373	TELEPHONE/COMM-WA	337.36
600-810-6399	OTHER REPAIR/MAINT	1,547.00
600-810-6501	CHEMICALS	9,251.61
600-810-6504	MINOR EQUIPMENT	117.79
600-810-6505	OTHER EQUIPMENT	239.39
600-810-6507	OPERATING SUPPLIES	125.26
600-810-6511	WATER TESTING SUPPLIE	77.70
600-810-6710	CAP OUTLAY	163,275.64
608-810-6407	ENGINEERING - WATER T	19,812.60
610-815-6150	GROUP INSURANCE - SE	56.96
610-815-6350	OPERATIONAL EQUIP RE	1,615.95
610-815-6371	UTILITIES - SEWER	114.14
610-815-6373	TELEPHONE/COMM-SE	223.29
610-815-6490	OTHER PROFESSIONAL S	16,104.09
610-815-6501	CHEMICALS	1,362.88
610-815-6504	MINOR EQUIPMENT	506.01
610-815-6507	OPERATING SUPPLIES	34.43
610-815-6511	SEWER TESTING SUPPLIE	770.67
740-865-6399	STORM WATER OTHER	953.63
Grand Total:		1,246,160.31

Project Account Summary

Project Account Key	Payment Amount
None	1,246,160.31
Grand Total:	1,246,160.31

CHANGE ORDER

DATE: 16 June, 2025

Change Order No: 5 (FIVE)

Agreement Date: 12/14/2023

PROJECT: Original Town Urbanization – Phase 3 HFC #18218.131

OWNER: Tiffin, IA

CONTRACTOR: Rathje Construction Co.

DESCRIPTION OF CHANGES TO CONTRACT DOCUMENTS:

New water service and storm sewer for new development on former Slim's site, See attachment for details.

CONTRACT PRICE CHANGES:

Original CONTRACT PRICE: \$ 2,134,856.90

CONTRACT with LAST CHANGE ORDER: \$ 2,216,900.51

THIS CHANGE ORDER AMOUNT: \$ 12,907.49

NEW CONTRACT PRICE: \$ 2,229,808.00

CONTRACT TIME CHANGES

CONTRACT TIME (increased)(decreased): 2 Days

NEW Completion Date: September 24, 2025

APPROVALS REQUIRED: *To be effective this Order must be approved by the OWNER.*

OWNER: _____

CONTRACTOR: See Attached

ENGINEER:  _____



CHANGE ORDER REQUEST

DATE: 6/13/2025
 CONTRACT # 0
 CHANGE ORDER REQUEST NO. 6

PROJECT: Tiffin Phase 3 Reconstruction Project
 CONTRACTOR: Rathje Construction
 CONTRACTOR PROJECT MANAGER: Dan Scofield
 CITY OF TIFFIN CONSTRUCTION PROJECT MANAGER: Ben Carhoff

DESCRIPTION OF REQUEST:

1. It was requested that before paving is installed on Main Street & 3rd Avenue of the Tiffin Phase 3 Urbanization Project to install a 6" water service, 6" sanitary sewer service, 8" ADS storm sewer and a 15" RCP storm line would need to be stubbed out from under the paving to right of way for the future use of the empty lot of 301 Main Street. The 6" water service includes shutting down the existing watermain, cutting in an 8x6 Tee into the existing 8" watermain, installing a 6" valve, laying roughly 30' of 6" C-900 and installing a blowoff with thrust block for flushing and testing per SUDAS specification 5030 testing and disinfection.
2. The 8" ADS HDPE includes cutting a new hole in the back of intake I-40, laying 20' of 8" HDPE and installing a concrete collar.
3. Other 2 items will be covered under original bid items.

SUDAS SPECIFICATION SECTION TO SUPPORT REQUEST, DIVISION 1:

JUSTIFICATION FOR THE REQUEST, WORKING DIVISION:

Line No.	Spec. #	Item No.	Item Description	Quantity	Unit	Unit Price	Mark up	Unit Price w/ Markup	Working Days Requested	Proposed Increase (Decrease) in Contract Price
1		8016	6" Water Service	1.00	EA	\$10,807.49	0.00%	\$10,807.49	1	\$10,807.49
2		8017	8" HDPE Storm Sewer	1.00	EA	\$2,100.00	0.00%	\$2,100.00	1	\$2,100.00
Net Increase (Decrease)									2	\$12,907.49

SUPPORT DOCUMENTS INCLUDED:

CONTRACT TIME IMPACT: (N/A)

REVISED SCHEDULE PROVIDED? YES or NO

STANDARD SUDAS BID ITEMS MUST BE USED IF POSSIBLE, OTHERWISE PROVIDE COST BREAKDOWN:

INVOICES (REQUIRED):

MATERIAL SUBMITTALS (REQUIRED):

ADDITIONAL SUPPORT DOCUMENTS INCLUDED:

This document does not change the Contract Price or Contract Time but is evidence that the parties expect that the subject changes will be incorporated into a subsequent Contract Change Order following negotiation by the parties as to effect, if any, upon Contract Price or Contract Time. Work shall not be deemed acknowledged per Division 1, General Provisions and Covenants until all signatures are received. Payment related to this document will only be made after execution of Contract Change Order through City Council.

CHANGE ORDER

DATE: 26 June, 2025

Change Order No: 6 (SIX)

Agreement Date: 12/14/2023

PROJECT: Original Town Urbanization – Phase 3 HFC #18218.131

OWNER: Tiffin, IA

CONTRACTOR: Rathje Construction Co.

DESCRIPTION OF CHANGES TO CONTRACT DOCUMENTS:

Unstable subgrade materials have been encountered on the project. An additional 6-inches of subbase material with geogrid is recommended. An area of approximately 300 SY requires Subgrade Stabilization. Prices for this type of work were established in CO#1.

Polymer Grid Subgrade Stabilization	300SY @ \$3.50	=\$1,050.00
6-Inch Subgrade Stabilization	300SY @ \$75.00	=\$22,500.00
Additional Excavation Class 10 Waste	50CY @ \$12.50	=\$625.00
	Estimated Total	=\$24,175.00

CONTRACT PRICE CHANGES:

Original CONTRACT PRICE: \$ 2,134,856.90

CONTRACT with LAST CHANGE ORDER: \$ 2,229,808.00

THIS CHANGE ORDER AMOUNT: \$ 24,175.00

NEW CONTRACT PRICE: \$ 2,253,983.00

CONTRACT TIME CHANGES

CONTRACT TIME (increased)(decreased): 2 Days

NEW Completion Date: September 26, 2025

APPROVALS REQUIRED: *To be effective this Order must be approved by the OWNER.*

OWNER: _____

CONTRACTOR: Verbally Verified and Approved by Dan Scofield 26 June, 2025

ENGINEER: _____

CHANGE ORDER NO.: 1

Owner: City of Tiffin Owner's Project No.:
 Engineer: MSA Professional Services Engineer's Project No.: 13603021
 Contractor: Tricon Construction Group Contractor's Project No.: 25-012-IA
 Project: Tiffin WTF Upgrade
 Contract Name: 13603021 – Tiffin WTF Upgrade
 Date Issued: June 19, 2025 Effective Date of Change Order: July 1, 2025

The Contract is modified as follows upon execution of this Change Order:

Description: Cost increase to add control related items that were added to the project after the control equipment was procured.

Attachments: Change order request documents.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 12,182,553.00	Original Contract Times: Substantial Completion: 9/30/26 Ready for final payment: 11/30/26
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. [Number of previous Change Order]: \$ N/A	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order]: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ 12,182,553.00	Contract Times prior to this Change Order: Substantial Completion: 9/30/26 Ready for final payment: 11/30/26
<u>Increase</u> this Change Order: \$ 12,420.34	[Increase] [Decrease] this Change Order: \$0.00 Substantial Completion: 0 Ready for final payment: 0
Contract Price incorporating this Change Order: \$ 12,194,973.34	Contract Times with all approved Change Orders: Substantial Completion: 9/30/26 Ready for final payment: 11/30/26

Recommended by Engineer By: _____ Title: _____ Date: _____ Authorized by Owner By: _____ Title: _____ Date: _____	Accepted by Contractor  _____ Ron Richard, Owner 06/19/2025 Approved by Funding Agency (if applicable) _____ _____ _____
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www.triconcg.com

746 58th Ave Ct SW
Cedar Rapids, IA 52404

Corporate Office
1230 East 12th Street
Dubuque, IA 52001
P 563.588.9516
F 563.588.9519

June 9, 2025

Clint Wienen
MSA Professional Services Inc
400 Ice Harbor Dr
Dubuque IA 52001

Project: Water Treatment Facility Upgrade
Re: COR # 1R – CB 1

Cost for electrical control changes per attached.

Automatic Systems Co	11,600.00
OHP	580.00
General Liability Insurance	60.41
Bond	179.93
Total	\$ 12,420.34

The above work will add __0__ days to the completion date.

Approved By:

Tom Shedek	6/9/2025
Project Manager – Tricon Construction	Date
Clint Wienen – MSA Professional Services Inc	Date
City of Tiffin	Date



CONSTRUCTION BULLETIN No.1

REQUEST FOR PROPOSAL

CONTRACTOR:	PROPOSAL REQUEST NO.:	1
Tricon General	DATE OF ISSUANCE:	04-23-2025
Construction, Inc.	CONTRACT FOR:	
746 58 th Ave Ct., SW		
Cedar Rapids, IA 52404		
OWNER:	CONTRACT DATED:	
City of Tiffin	ENGINEER'S PROJECT NO:	R013603021
300 Railroad St		
Tiffin, IA 52340		
PROJECT:	ENGINEER:	MSA Professional Services, Inc.
City of Tiffin	(Name and Address)	400 Ice Harbor Dr, Ste 110
Water Treatment Plant		Dubuque, IA 52001
Upgrade		

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within 10 business days or notify the Engineer in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

Changes to the System Integrator Procurement Contract Documents. Please provide proposal to provide the following changes to the System Integrator contract, installation and labor is not anticipated to impact on the general construction contract. Because these items are included in the general construction contract:

Additions:

- 20-LP-1A lighting panel modifications (breakers, increase main breaker size)
- 20-LP-1B lighting panel modifications (breakers)
- 30-LP-1 lighting panel modifications (breakers)
- Add aerator pit heater – breaker bucket with contactor in 20-MCC-1A (could use spare breaker without contactor)
- Moved PLC input from well 4 level transducer from 10-SCC-1 to 20-SCC-1 as a new input (it was determined this was not already installed by owner)
- Add Pre-Chlorine chemical flow meters - (2) PLC I/O + programming to 10-SCC-1
- Add fluoride chemical scale - (1) PLC I/O + programming to 10-SCC-1
- Add (2) fluoride chemical pumps - (8) PLC I/O + programming to 10-SCC-1
- Add fluoride chemical flow meters - (2) PLC I/O + programming to 10-SCC-1
- Add post chlorine and caustic chemical flow meters - (4) PLC I/O + programming to 20-SCC-1
- Add fluoride temperature probe - instrument, (1) PLC I/O + programming to 10-SCC-1
- Add Storage room occupancy sensor – instrument, (1) PLC I/O + programming to 10-SCC-1
- Add fluoride room door switch – instrument, (1) PLC I/O + programming to 10-SCC-1
- Add fluoride room fan/light control station – instrument, (2) PLC I/O + programming to 10-SCC-1
- Add fluoride room fan/damper control – power relays, (2) PLC I/O + programming to 10-SCC-1
- Add fluoride room light control – power relay + programming to 10-SCC-1

- Add fluoride room freeze stat --- instrument, (1) PLC I/O + programming to 10-SCC-1

Removals:

- Removed HWA manhole float switch
- Removed (1) spare backup PLC and (1) spare backup HMI, fully programmed (*not sure if this was included*)
- Removed ERMS switch from 20-SCC-1

Attachments: *(List attached documents that support description.)*

Refer to general construction contract documents and procurement documents.

REQUESTED BY: MSA Professional Services, Inc.



Name

PROJECT: Tiffin, IA WTP Upgrade-Electrical Equipment **ASC CO:** 20240138-001
Procurement

NAME: COP-001

DATE: May 6, 2025

REFERENCE: Construction Bulletin 1

QUOTATION EXPIRES: 60 Days

CHANGE ORDER PROPOSAL

Changes to the System Integrator Procurement Contract Documents.

Control Panel Modifications

A One(1) **10-SCC-1 Supervisory Control Center Modifications**, as required per Construction Bulletin 1, in accordance with Section 26 90 10, and modified as detailed below.

Proposed panel modifications shall be complete with addition of Allen Bradley CompactLogix I/O cards to allow for addition of Fluoride chemical system, additional flow metering, and interface relays, fuses, terminals, and wireway as needed.

B One (1) **20-SCC-1 Supervisory Control Center Modifications**, as required per Construction Bulletin 1, in accordance with Section 26 90 10, and modified as detailed below.

Proposed panel modifications shall be complete with addition of I/O for Well 4 level transducer, PLC programming, removal of ERMS Switch, and interface relays, fuses, terminals, and wireway as needed.

Instrumentation and Filed Devices

C Minus One (-1) **Float Switch** as required per Section 26 90 20, 2.06 and as detailed below.

1. LSH-1-4-2, Manhole #4 High Water Level Alarm - Deleted.

Motor Control Equipment Modifications

D One (1) **20-MCC-1A Modifications**, as required per Construction Bulletin 1, in accordance with Section 26 24 19 and as detailed below.

1. Cubicle 3B to be repurposed for 20-EUH-1, 5KW Chlorine Room Heater
2. Cubicle 3C to be repurposed for 20-EUH-2, 5KW Caustic Room Heater.
3. Cubicle 3D to be repurposed for 20-EUH-3, 5KW Anti-Scale Room Heater.
4. Cubicle 3E to be repurposed for 20-EUH-4, 3KW Flow Room Heater.
5. Cubicle 3F to be repurposed for 20-EUH-5, 3KW Aerator Pit Heater.

Electrical Distribution Equipment Modifications

E Four (4) **Panelboard Modifications** as required per Construction Bulletin 1, as specified in Section 26 24 16 and as detailed below.

1. **30-PP-1**, Modifications to include supplying the following breakers
 1. Replace (3) 125 Amp, 3-pole breakers with (3) 175 Amp, 3-pole breakers.
2. **20-LP-1A**, Modifications to include replacing original 100 Amp MCB with new 200 Amp MCB and supplying the following breakers.
 1. (1) 100 Amp, 3-pole
 2. (1) 25 Amp, 2-pole
 3. (1) 20 Amp, 2-pole
 4. (35) 20 Amp, 1-pole
3. **20-LP-1B**, Modifications to include supplying the following breakers.
 1. (42) 20 Amp, 1-pole
4. **30-LP-1**, Modifications include supplying the following breakers.
 1. Replace (1) 25 Amp, 2-pole breaker with (1) 20 Amp, 2-pole breaker.

General Conditions

F One (1) **Professional Services** to include engineering, PLC programming, HMI/SCADA development, and on-site services to include startup, testing, and operator training.

Your net price for the above items, FOB factory with freight allowed to jobsite including one (1) year warranty from date of startup (not to exceed 18 months from date of shipment)..... \$ 11,600.00 excluding taxes

The above pricing does not include any of the following:

1. Sales or use taxes.
2. Bond costs.
3. License fees or permits of any kind.
4. Light pole for antenna mounting.
5. Sump panel or associated control panel or floats.
6. Disconnect switches of any kind.
7. Panelboards.
8. Transformers.
9. Fiber Optic Cable, connectors, or associated installation and testing.
10. Interconnecting wire, cables, or conduits between control panels/MCCs and primary devices.
11. Generator sets of any kind.
12. Automatic Transfer Switches of any kind.
13. Generator control panels or receptacles.
14. Temporary electric services or equipment.
15. Final termination of customer terminal connections.
16. Setting or mounting of any control panels/MCCs or primary devices.
17. Wall or floor stands or mounting supports for primary devices.
18. Concrete housekeeping pads.



- 19. Valve actuators or solenoid valves of any kind.
- 20. Pressure or differential pressure gauges of any kind.
- 21. Pad mounted transformers.
- 22. Grounding of equipment.
- 23. Exterior Lighting control equipment or Time Clocks.
- 24. Mounting hardware or brackets.
- 25. Removal or disposal of existing equipment or reconnection of existing equipment.
- 26. Unloading equipment from delivery trucks or on-site storage thereof.
- 27. Power Company metering socket or equipment or associated utility fees.
- 28. Building light fixtures, light poles, switches, receptacles, junction or pull boxes or galvanized hubs of any kind.
- 29. Installation of any kind.
- 30. Labor or any other miscellaneous materials that may be required for installation not specifically detailed above.

Respectfully submitted,
AUTOMATIC SYSTEMS CO.



Jake McFarland
jmcfarland@automaticsystemsco.com

To expedite handling and confirmation, you may sign below and forward as your order for the equipment quoted above.

Total Net Price

Purchase Order No.

Customer/Firm Name

Items Ordered

Authorized By



Page: 1 of 4

1111

ARCHITECT: Atura Architecture
912 North 13th Street
Clear Lake, IA 50428

Date: 6/29/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

Page: 2

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 06/23/2025

INVOICE NO.:

PERIOD TO: 06/30/2025

250120-0002

PROJECT NO: 250120

A	B	C			D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
005	General Conditions	503,136.00	0.00	503,136.00	15,723.00	31,446.00	0.00	47,169.00	9	455,967.00	2,358.45
010	General Requirements	206,878.00	0.00	206,878.00	0.00	12,684.43	0.00	12,684.43	6	194,193.57	634.23
015	Construction Manager Contingency	567,585.00	0.00	567,585.00	0.00	0.00	0.00	0.00	0	567,585.00	0.00
020	Construction Fee	500,822.00	0.00	500,822.00	118,676.37	7,872.34	0.00	126,548.71	25	374,273.29	6,327.42
025	Preconstruction Services	10,000.00	0.00	10,000.00	5,000.00	0.00	0.00	5,000.00	50	5,000.00	250.00
030	Railroad Insurance	5,050.00	0.00	5,050.00	0.00	0.00	0.00	0.00	0	5,050.00	0.00
035	Cast In Place Concrete	813,985.00	0.00	813,985.00	0.00	0.00	0.00	0.00	0	813,985.00	0.00
040	Masonry	344,553.00	0.00	344,553.00	0.00	0.00	0.00	0.00	0	344,553.00	0.00
045	Steel Fabrication and Erection	987,710.00	0.00	987,710.00	0.00	0.00	0.00	0.00	0	987,710.00	0.00
050	General Trades	327,150.00	0.00	327,150.00	0.00	0.00	0.00	0.00	0	327,150.00	0.00
055	Rolling Doors and Shutters	6,890.00	0.00	6,890.00	0.00	0.00	0.00	0.00	0	6,890.00	0.00
060	Alum Windows, Entrances, Glass/Glazing	611,932.00	0.00	611,932.00	0.00	0.00	0.00	0.00	0	611,932.00	0.00
065	Gypsum Board Systems	320,909.00	0.00	320,909.00	0.00	0.00	0.00	0.00	0	320,909.00	0.00
070	Tile	13,129.00	0.00	13,129.00	0.00	0.00	0.00	0.00	0	13,129.00	0.00
075	Suspended Acoustical Ceiling and Panels	117,427.00	0.00	117,427.00	0.00	0.00	0.00	0.00	0	117,427.00	0.00
080	Resilient Athletic Flooring	269,255.00	0.00	269,255.00	0.00	0.00	0.00	0.00	0	269,255.00	0.00
085	Wood Athletic Flooring	240,000.00	0.00	240,000.00	0.00	0.00	0.00	0.00	0	240,000.00	0.00
090	Resilient Flooring, Base and Carpet	67,829.00	0.00	67,829.00	0.00	0.00	0.00	0.00	0	67,829.00	0.00
095	Painting and Wall Covering	161,504.00	0.00	161,504.00	0.00	0.00	0.00	0.00	0	161,504.00	0.00
100	Building Signage	80,097.00	0.00	80,097.00	0.00	0.00	0.00	0.00	0	80,097.00	0.00
105	Athletic Equipment	300,600.00	0.00	300,600.00	0.00	0.00	0.00	0.00	0	300,600.00	0.00
110	Metal Building Systems	1,997,300.00	0.00	1,997,300.00	0.00	0.00	0.00	0.00	0	1,997,300.00	0.00

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

Page: 3

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

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Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 2

APPLICATION DATE: 06/23/2025

INVOICE NO.:

PERIOD TO: 06/30/2025

250120-0002

PROJECT NO: 250120

A	B	C			D E		F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
115	Elevators	122,000.00	0.00	122,000.00	0.00	0.00	0.00	0.00	0	122,000.00	0.00
120	Fire Suppression	204,120.00	0.00	204,120.00	0.00	0.00	0.00	0.00	0	204,120.00	0.00
125	Plumbing	383,200.00	0.00	383,200.00	0.00	0.00	0.00	0.00	0	383,200.00	0.00
130	HVAC	935,847.00	0.00	935,847.00	0.00	0.00	0.00	0.00	0	935,847.00	0.00
135	Electrical	823,355.00	0.00	823,355.00	0.00	0.00	0.00	0.00	0	823,355.00	0.00
140	Earthwork	315,386.00	0.00	315,386.00	0.00	124,613.51	0.00	124,613.51	40	190,772.49	6,230.68
145	Aggregate Piers	135,379.00	0.00	135,379.00	0.00	0.00	0.00	0.00	0	135,379.00	0.00
150	Asphalt Paving	169,606.00	0.00	169,606.00	0.00	0.00	0.00	0.00	0	169,606.00	0.00
155	Concrete Site Work	82,800.00	0.00	82,800.00	0.00	0.00	0.00	0.00	0	82,800.00	0.00
160	Athletic Turf Surfacing	45,000.00	0.00	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
165	Site Utilities	64,708.00	0.00	64,708.00	0.00	18,692.50	0.00	18,692.50	29	46,015.50	934.63
170	Testing & Inspections Allowance	40,000.00	0.00	40,000.00	0.00	0.00	0.00	0.00	0	40,000.00	0.00
175	New Utility Services Allowance	40,000.00	0.00	40,000.00	0.00	0.00	0.00	0.00	0	40,000.00	0.00
180	Mill & Overlay N Parking Lot Allowance	101,000.00	0.00	101,000.00	0.00	0.00	0.00	0.00	0	101,000.00	0.00
185	Flood Insurance Deductible Allowance	25,000.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
190	CMU Enhancements Allowance	35,000.00	0.00	35,000.00	0.00	0.00	0.00	0.00	0	35,000.00	0.00
195	Lobby Alternate Ceiling Allowance	45,000.00	0.00	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
200	Data Cabling & Backbone Allowance	250,000.00	0.00	250,000.00	0.00	0.00	0.00	0.00	0	250,000.00	0.00
205	Access Control Allowance	34,000.00	0.00	34,000.00	0.00	0.00	0.00	0.00	0	34,000.00	0.00
210	CCTV Allowance	45,000.00	0.00	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
215	Landscaping Allowance	75,000.00	0.00	75,000.00	0.00	0.00	0.00	0.00	0	75,000.00	0.00
220	Unreleased Add #3 Allowance	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00

Miron Construction Co., Inc.

CONTINUATION SHEET

AIA DOCUMENT G703

Page: 4

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

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APPLICATION NUMBER: 2

APPLICATION DATE: 06/23/2025

INVOICE NO.:

PERIOD TO: 06/30/2025

250120-0002

PROJECT NO: 250120

A	B	C			D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
Project Total		12,435,142.00	0.00	12,435,142.00	139,399.37	195,308.78	0.00	334,708.15	3	12,100,433.85	16,735.41

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT

THE AMERICAN INSTITUTE OF ARCHITECTS 1735 NEW YORK AVENUE NW WASHINGTON DC 20006



City of Tiffin - Iowa

Detailed Payment

52-7662-615

Description STP-U-7662(615)--70-52, Letting Date- December 17, 2024

Payment Number 4

Pay Period 05/25/2025 to 06/21/2025

Prime Contractor Boomerang Corp.
13225 Circle Dr Suite A, Anamosa, IA 52205
Anamosa, IA, IA 52205

Payment Status Pending

Awarded Project Amount \$5,458,891.91

Authorized Amount \$5,476,966.16

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 0001 - STP-U-7662(615)--70-52: ROADWAY ITEMS										
0010	2101-0850001	ACRE	\$12,000.000	1.235	0.000	1.120	1.120	1.120	\$0.00	\$13,440.00
CLEARING AND GRUBBING										
0020	2102-2625001	CY	\$15.000	13,760.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
EMBANKMENT-IN-PLACE, CONTRACTOR FURNISHED										

Summary

Current Approved Work:	\$769,736.95
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$6,924.69
Current Retainage:	\$12,223.38
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$750,588.88
Previous Payment:	\$28,320.12

Approved Work To Date:	\$1,254,797.65
Stockpile Advancement To Date:	\$186,632.44
Stockpile Recovery To Date:	\$86,063.90
Retainage To Date:	\$30,000.00
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$1,325,366.19
Previous Payments To Date:	\$574,777.31

Funding Details

52-7662-615-CAT-1 ROADWAY ITEMS:	\$731,998.45
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2:	\$37,738.50
52-7662-615-CAT-3 NON-PARTICIPATING:	\$0.00
Current Payment:	\$769,736.95

52-7662-615-CAT-1 ROADWAY ITEMS To Date:	\$1,044,595.15
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2 To Date:	\$210,202.50
52-7662-615-CAT-3 NON-PARTICIPATING To Date:	\$0.00
Payments To Date:	\$1,254,797.65



Your partner in the trenches

3011 Sierra Court SW, Iowa City, Iowa 52240
Ph. 319-354-5858 Fax 319-354-0759
www.MaxwellIowaCity.com

To: GHS Development
Jason Dumont
shelbybuilders@gmail.com
P.O. Box 78 North Liberty, IA 52317

Customer #: SB24-051

Date: 4/1/2025

Work Completed Through: 3/31/2025

Project # 24-051

Project: Tiffin Heights West, Off-Site Public Improvements

APPLICATION # 4

SANITARY SEWER ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Sanitary Sewer, PVC Truss, 8-inch	265	LF	\$ 48.00	\$ 12,720.00	8.00	\$ 384.00	8.00	\$ 384.00	3.02%
2	Sanitary Sewer, PVC Truss, 10-inch	2,751	LF	\$ 68.00	\$ 187,068.00	1,351.00	\$ 91,868.00	2,751.00	\$ 187,068.00	100.00%
3	SW-301 Sanitary Sewer Manhole (9 Structures)	107.78	VF	\$ 420.00	\$ 45,267.60	61.70	\$ 25,914.00	107.78	\$ 45,267.60	100.00%
4	Connect to Existing Sanitary Sewer Manhole	1	EA	\$ 1,500.00	\$ 1,500.00	0.00	\$ -	1.00	\$ 1,500.00	100.00%
5	Gas Crossings	2	EA	\$ 2,200.00	\$ 4,400.00	0.00	\$ -	1.00	\$ 2,200.00	50.00%
6	Sanitary Sewer Televising	3,016	LF	\$ 2.00	\$ 6,032.00	0.00	\$ -	0.00	\$ -	0.00%
7	Sanitary Sewer Testing	1	LS	\$ 850.00	\$ 850.00	0.40	\$ 340.00	0.40	\$ 340.00	40.00%
8	Driveway/Roadway Granular Surfacing	89	TON	\$ 30.00	\$ 2,670.00	49.00	\$ 1,470.00	89.00	\$ 2,670.00	100.00%
9	Granular Trench Backfill	75	LF	\$ 205.00	\$ 15,375.00	55.00	\$ 11,275.00	75.00	\$ 15,375.00	100.00%
10	Sanitary Compacted Trench Backfill	2,941	LF	\$ 12.00	\$ 35,292.00	1,500.00	\$ 18,000.00	2,900.00	\$ 34,800.00	98.61%
SANITARY SEWER TOTAL					\$ 311,174.60	\$ 118,506.00		\$ 236,759.60		

WATER ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	8" PVC Watermain	20	LF	\$ 33.00	\$ 660.00	0.00	\$ -	20.00	\$ 660.00	100.00%
2	12" PVC Watermain	2,418	LF	\$ 63.00	\$ 152,334.00	0.00	\$ -	2,418.00	\$ 152,334.00	100.00%
3	12" PVC Restrained Joint Watermain	590	LF	\$ 80.00	\$ 47,200.00	0.00	\$ -	590.00	\$ 47,200.00	100.00%
4	Directional Drill 12" Watermain	113	LF	\$ 135.00	\$ 15,255.00	0.00	\$ -	113.00	\$ 15,255.00	100.00%
5	Bore & Jack 12" Watermain w/22" Casing	105	LF	\$ 770.00	\$ 80,850.00	0.00	\$ -	105.00	\$ 80,850.00	100.00%
6	8" Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00	0.00	\$ -	1.00	\$ 2,500.00	100.00%
7	12" Gate Valve	14	EA	\$ 4,350.00	\$ 60,900.00	0.00	\$ -	14.00	\$ 60,900.00	100.00%
8	Fire Hydrant Assembly	8	EA	\$ 7,800.00	\$ 62,400.00	0.00	\$ -	8.00	\$ 62,400.00	100.00%
9	Connection to the Existing Watermain	2	EA	\$ 350.00	\$ 700.00	0.00	\$ -	2.00	\$ 700.00	100.00%
10	Miscellaneous Water Fittings	1	LS	\$ 33,600.00	\$ 33,600.00	0.00	\$ -	1.00	\$ 33,600.00	100.00%
11	Water Testing	1	LS	\$ 900.00	\$ 900.00	0.00	\$ -	1.00	\$ 900.00	100.00%
12	Watermain Compacted Trench Backfill	3,028	LF	\$ 8.00	\$ 24,224.00	0.00	\$ -	3,028.00	\$ 24,224.00	100.00%
WATER TOTAL					\$ 481,523.00	\$ -		\$ 481,523.00		

MISCELLANEOUS ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00	0.50	\$ 6,000.00	1.00	\$ 12,000.00	100.00%
2	Rock Check Dam	24	EA	\$ 750.00	\$ 18,000.00	6.00	\$ 4,500.00	12.00	\$ 9,000.00	50.00%
3	Class D Rip Rap	52	TON	\$ 60.00	\$ 3,120.00	0.00	\$ -	0.00	\$ -	0.00%
4	Silt fence	1,475	LF	\$ 2.00	\$ 2,950.00	0.00	\$ -	1,127.00	\$ 2,254.00	76.41%
5	Filter Sock Inlet Protection	7	EA	\$ 75.00	\$ 525.00	0.00	\$ -	4.00	\$ 300.00	57.14%
6	Seeding Work	4.8	ACRE	\$ 4,700.00	\$ 22,560.00	0.00	\$ -	0.83	\$ 3,901.00	17.29%
7	Finish Grading	1	LS	\$ 16,000.00	\$ 16,000.00	0.25	\$ 4,000.00	0.75	\$ 12,000.00	75.00%
8	SWPPP Maintenance	1	LS	\$ 2,800.00	\$ 2,800.00	0.35	\$ 980.00	0.70	\$ 1,960.00	70.00%
MISCELLANEOUS TOTAL					\$ 77,955.00	\$ 15,480.00		\$ 41,415.00		

EXTRA WORK ORDERS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Pipe Upsize: 8" Truss to 10" Truss Per City	1	LS	\$ 10,215.20	\$ 10,215.20	1.00	\$ 10,215.20	1.00	\$ 10,215.20	100.00%
2	Trench Stabilization	33.33	TON	\$ 38.00	\$ 1,266.54	0.00	\$ -	33.33	\$ 1,266.54	100.00%
3	2" x 4" Oversized Material	56.08	TON	\$ 42.00	\$ 2,355.36	0.00	\$ -	56.08	\$ 2,355.36	100.00%
EXTRA WORK ORDER COST					\$ 13,837.10	\$ 10,215.20		\$ 13,837.10		

Summary of Request

Total Contract	\$ 870,652.60	\$ 133,986.00	\$ 759,697.60	% Complete: 87.46%
Extra Work Orders	\$ 13,837.10	\$ 10,215.20	\$ 13,837.10	
Total Contract w/ EWOS	\$ 884,489.70	\$ 144,201.20	\$ 773,534.70	
Less Retainage of Completed Work (0%)			\$ -	
Total Retainage / Dues			\$ -	
Total Earned Less Retainage			\$ 773,534.70	To finish (w/ret.):
Less Previously Approved Pay Requests			\$ -	\$110,955.00

Previously Approved Pay Requests: PAID? DATE

Pay App #1 \$ 500,923.00
Pay App #2 \$ 70,952.10
Pay App #3 \$ 57,458.40

Total Previously Approved Pay Requests \$ 629,333.50

Balance Due This Month	\$ 144,201.20
Balance Overdue	\$ -
Total Balance Due	\$ 144,201.20

Thank you!

1 1/2% (18% per annum) per month late payment charge will be added to accounts 30 days past due.

67.5% PER DEVELOPER'S AGREEMENT = \$97,335.81



Your partner in the trenches

3011 Sierra Court SW, Iowa City, Iowa 52240
Ph. 319-354-5858 Fax 319-354-0759
www.MaxwellIowaCity.com

To: GHS Development
Jason Dumont
shelbybuilders@gmail.com
P.O. Box 78 North Liberty, IA 52317

Customer #: SB24-051

Date: 4/16/2025

Work Completed Through: 4/16/2025

Project: Tiffin Heights West, Off-Site Public Improvements

APPLICATION # 5

Project # 24-051

SANITARY SEWER ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Sanitary Sewer, PVC Truss, 8-inch	265	LF	\$ 48.00	\$ 12,720.00	257.00	\$ 12,336.00	265.00	\$ 12,720.00	100.00%
2	Sanitary Sewer, PVC Truss, 10-inch	2,751	LF	\$ 68.00	\$ 187,068.00	0.00	\$ -	2,751.00	\$ 187,068.00	100.00%
3	SW-301 Sanitary Sewer Manhole (9 Structures)	107.78	VF	\$ 420.00	\$ 45,267.60	0.00	\$ -	107.78	\$ 45,267.60	100.00%
4	Connect to Existing Sanitary Sewer Manhole	1	EA	\$ 1,500.00	\$ 1,500.00	0.00	\$ -	1.00	\$ 1,500.00	100.00%
5	Gas Crossings	2	EA	\$ 2,200.00	\$ 4,400.00	1.00	\$ 2,200.00	2.00	\$ 4,400.00	100.00%
6	Sanitary Sewer Televising	3,016	LF	\$ 2.00	\$ 6,032.00	3,032.00	\$ 6,064.00	3,032.00	\$ 6,064.00	100.53%
7	Sanitary Sewer Testing	1	LS	\$ 850.00	\$ 850.00	0.60	\$ 510.00	1.00	\$ 850.00	100.00%
8	Driveway/Roadway Granular Surfacing	89	TON	\$ 30.00	\$ 2,670.00	89.00	\$ 2,670.00	89.00	\$ 2,670.00	100.00%
9	Granular Trench Backfill	75	LF	\$ 205.00	\$ 15,375.00	75.00	\$ 15,375.00	75.00	\$ 15,375.00	100.00%
10	Sanitary Compacted Trench Backfill	2,941	LF	\$ 12.00	\$ 35,292.00	2,957.00	\$ 35,484.00	2,957.00	\$ 35,484.00	100.54%
SANITARY SEWER TOTAL					\$ 311,174.60	\$ 74,639.00		\$ 311,398.60		
WATER ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	8" PVC Watermain	20	LF	\$ 33.00	\$ 660.00	0.00	\$ -	20.00	\$ 660.00	100.00%
2	12" PVC Watermain	2,418	LF	\$ 63.00	\$ 152,334.00	0.00	\$ -	2,418.00	\$ 152,334.00	100.00%
3	12" PVC Restrained Joint Watermain	590	LF	\$ 80.00	\$ 47,200.00	0.00	\$ -	590.00	\$ 47,200.00	100.00%
4	Directional Drill 12" Watermain	113	LF	\$ 135.00	\$ 15,255.00	0.00	\$ -	113.00	\$ 15,255.00	100.00%
5	Bore & Jack 12" Watermain w/22" Casing	105	LF	\$ 770.00	\$ 80,850.00	0.00	\$ -	105.00	\$ 80,850.00	100.00%
6	8" Gate Valve	1	EA	\$ 2,500.00	\$ 2,500.00	0.00	\$ -	1.00	\$ 2,500.00	100.00%
7	12" Gate Valve	14	EA	\$ 4,350.00	\$ 60,900.00	0.00	\$ -	14.00	\$ 60,900.00	100.00%
8	Fire Hydrant Assembly	8	EA	\$ 7,800.00	\$ 62,400.00	0.00	\$ -	8.00	\$ 62,400.00	100.00%
9	Connection to the Existing Watermain	2	EA	\$ 350.00	\$ 700.00	0.00	\$ -	2.00	\$ 700.00	100.00%
10	Miscellaneous Water Fittings	1	LS	\$ 33,600.00	\$ 33,600.00	0.00	\$ -	1.00	\$ 33,600.00	100.00%
11	Water Testing	1	LS	\$ 900.00	\$ 900.00	0.00	\$ -	1.00	\$ 900.00	100.00%
12	Watermain Compacted Trench Backfill	3,028	LF	\$ 8.00	\$ 24,224.00	0.00	\$ -	3,028.00	\$ 24,224.00	100.00%
WATER TOTAL					\$ 481,523.00	\$ -		\$ 481,523.00		
MISCELLANEOUS ITEMS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00	0.00	\$ -	1.00	\$ 12,000.00	100.00%
2	Rock Check Dam	24	EA	\$ 750.00	\$ 18,000.00	12.00	\$ 9,000.00	24.00	\$ 18,000.00	100.00%
3	Class D Rip Rap	52	TON	\$ 60.00	\$ 3,120.00	0.00	\$ -	0.00	\$ -	0.00%
4	Silt fence	1,475	LF	\$ 2.00	\$ 2,950.00	348.00	\$ 696.00	1,475.00	\$ 2,950.00	100.00%
5	Filter Sock Inlet Protection	7	EA	\$ 75.00	\$ 525.00	3.00	\$ 225.00	7.00	\$ 525.00	100.00%
6	Seeding Work	4.8	ACRE	\$ 4,700.00	\$ 22,560.00	3.97	\$ 18,659.00	4.80	\$ 22,560.00	100.00%
7	Finish Grading	1	LS	\$ 16,000.00	\$ 16,000.00	0.25	\$ 4,000.00	1.00	\$ 16,000.00	100.00%
8	SWPPP Maintenance	1	LS	\$ 2,800.00	\$ 2,800.00	0.30	\$ 840.00	1.00	\$ 2,800.00	100.00%
MISCELLANEOUS TOTAL					\$ 77,955.00	\$ 33,420.00		\$ 74,835.00		
EXTRA WORK ORDERS						TOTALS THIS PERIOD		COMPLETED TO DATE		
Item #	Description	Quantity	Unit	Unit Price	Total	Quantity	Cost	Quantity	Cost	%
1	Pipe Upsize: 8" Truss to 10" Truss Per City	1	LS	\$ 10,215.20	\$ 10,215.20	0.00	\$ -	1.00	\$ 10,215.20	100.00%
2	Trench Stabilization	33.33	TON	\$ 38.00	\$ 1,266.54	0.00	\$ -	33.33	\$ 1,266.54	100.00%
3	2" x 4" Oversized Material	56.08	TON	\$ 42.00	\$ 2,355.36	0.00	\$ -	56.08	\$ 2,355.36	100.00%
EXTRA WORK ORDER COST					\$ 13,837.10	\$ -		\$ 13,837.10		

Summary of Request

Total Contract	\$ 870,652.60	\$ 108,059.00	\$ 867,756.60	% Complete: 99.67%
Extra Work Orders	\$ 13,837.10	\$ -	\$ 13,837.10	
Total Contract w/ EWOS	\$ 884,489.70	\$ 108,059.00	\$ 881,593.70	
Less Retainage of Completed Work (0%)			\$ -	
Total Retainage / Dues			\$ -	
Total Earned Less Retainage			\$ 881,593.70	To finish (w/ret.):
Less Previously Approved Pay Requests			\$ -	\$,896.00

Previously Approved Pay Requests: PAID? DATE

Pay App #1 \$ 500,923.00
Pay App #2 \$ 70,952.10
Pay App #3 \$ 57,458.40
Pay App #4 \$ 144,201.20

Total Previously Approved Pay Requests \$ 773,534.70

Balance Due This Month	\$ 108,059.00
Balance Overdue	\$ -
Total Balance Due	\$ 108,059.00

Thank you!

1 1/2% (18% per annum) per month late payment charge will be added to accounts 30 days past due.

67.5% PER DEVELOPER'S AGREEMENT = \$72,939.83

Pay App #1 FALSE
Pay App #2 FALSE
Pay App #3 FALSE
Pay App #4 FALSE
Pay App #5 FALSE
Pay App #6 FALSE
Pay App #7 FALSE
Pay App #8 FALSE
Pay App #9 FALSE
Pay App #10 FALSE
total overdue \$ -

PAY APP #4 = \$97,335.81
#5 = \$72,939.83
\$170,275.64

- \$7,000.00 = Retainage (Seeding)

Total: \$163,275.65



June 26, 2025

Tim Kasparek, Mayor
City of Tiffin
300 Railroad Street
Tiffin, IA 52340

Re: Earth Stockpile Spread North of Forevergreen Road
City of Tiffin

Dear Mr. Kasparek:

Upon review of the bids received on June 26, 2025 for the above-referenced project, it was found that they were submitted by qualified contractors. It is our recommendation that the low responsive bidder listed below be accepted and award made at your next meeting.

Cornerstone Excavating, Inc.
P.O. Box 928
Washington, IA 52353

Bid Amount \$138,050.00

Please execute the enclosed Notice of Award for the contract and return an electronic copy to our office and keep the original for your files. After receiving the executed copy, we will forward one copy of the Notice of Award and the remaining contract package to the Contractor.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in blue ink, appearing to read "A. Inhelder", is written over the printed name of Andrew Inhelder.

Andrew Inhelder, PE
Senior Project Manager

BID TABULATION**PROJECT: EARTH STOCKPILE SPREAD NORTH OF FOREVERGREEN ROAD****PROJECT # 13603026****OWNER: TIFFIN, IOWA****BID DATE: 06/25/2025**

				Cornerstone Excavating, Inc. Washington, IA		Shrader Excavating and Grading Co. Walford, IA		Koelker Excavating II, LLC Cedar Falls, IA	
ITEM CODE	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Division 2: Earthwork									
2.01	Excavation, Class 10	LS	1	\$122,500.00	\$ 122,500.00	\$ 151,500.00	\$ 151,500.00	\$ 155,188.00	\$ 155,188.00
Division 9: Site Work and Landscaping									
9.01	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 1	LS	1	\$3,500.00	\$ 3,500.00	\$ 2,725.00	\$ 2,725.00	\$ 2,500.00	\$ 2,500.00
9.02	Silt Fence, Installation, & Removal	LF	2000	\$1.50	\$ 3,000.00	\$ 1.50	\$ 3,000.00	\$ 1.35	\$ 2,700.00
9.03	NPDES Permit, SWPPP Preparation & Management	LS	1	\$5,000.00	\$ 5,000.00	\$ 3,700.00	\$ 3,700.00	\$ 3,400.00	\$ 3,400.00
Division 11: Miscellaneous									
11.01	Mobilization, Bonds, And Insurance	LS	1	\$4,050.00	\$ 4,050.00	\$ 8,350.00	\$ 8,350.00	\$ 10,000.00	\$ 10,000.00
TOTAL BID					\$138,050.00		\$169,275.00		\$173,788.00

BID TABULATION				BID TABULATION							
PROJECT: EARTH STOCKPILE SPREAD NORTH OF						PROJECT: EARTH STOCKPILE SPREAD NORTH OF FOREVERGREEN ROAD				PROJECT # 13603026	
OWNER: TIFFIN, IOWA				OWNER: TIFFIN, IOWA				BID DATE: 06/25/2025			
Boomerang Corp. Anamosa, IA						Dave Schmitt Construction Cedar Rapids, IA		Peterson Contractors, Inc. Reinbeck, IA		CJ Moyna & Sons, LLC Elkader, IA	
ITEM CODE	ITEM DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
Division 2: Earthwork											
2.01	Excavation, Class 10	LS	1	\$ 155,000.00	\$ 155,000.00	\$ 165,675.00	\$ 165,675.00	\$ 165,000.00	\$ 165,000.00	\$ 173,350.00	\$ 173,350.00
Division 9: Site Work and Landscaping											
9.01	Conventional Seeding, Seeding, Fertilizing and Mulching, Type 1	LS	1	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
9.02	Silt Fence, Installation, & Removal	LF	2000	\$ 1.50	\$ 3,000.00	\$ 1.35	\$ 2,700.00	\$ 1.50	\$ 3,000.00	\$ 1.50	\$ 3,000.00
9.03	NPDES Permit, SWPPP Preparation & Management	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 3,400.00	\$ 3,400.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Division 11: Miscellaneous											
11.01	Mobilization, Bonds, And Insurance	LS	1	\$ 13,000.00	\$ 13,000.00	\$ 5,500.00	\$ 5,500.00	\$ 7,085.00	\$ 7,085.00	\$ 4,250.00	\$ 4,250.00
TOTAL BID					\$176,500.00		\$179,775.00		\$180,585.00		\$186,100.00

5100 20th Avenue SW
Cedar Rapids, IA 52404

Phone: (319) 848-SIGN (7446)

Website: <https://mediaquestsigns.com>

Invoice

Date	Invoice #
6/2/2025	13185DEP

Bill To
City of Tiffin Abigail Hora 300 Railroad Street PO Box 259 Tiffin, IA 52340

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

Design. Fabricate. Install. Service.
Your responsive and creative source for all types of signs.

P.O. Number		Terms	Rep	Complete	Project		
		Net 15	Tyler	6/2/2025			
Qty	Item Code	Description			U/M	Price Each	Amount
	Pylon & Pole Signs	Replacement faces for existing D/F illuminated exterior pylon sign.				5,700.00	5,700.00

For invoice questions, email Mindy at mwalderbach@mediaquestsigns.com
All card payments are subject to a 3% convenience fee.

"Like" us on Facebook and follow us on Instagram!

All accounts are due and payable as terms stated above. All delinquent accounts are subject to 1 1/2% per month, 18% per annum service charge as well as reasonable attorney fees.

Total	\$5,700.00
Payments/Credits	\$0.00
Balance Due	\$5,700.00



Replacement Face (D/F)

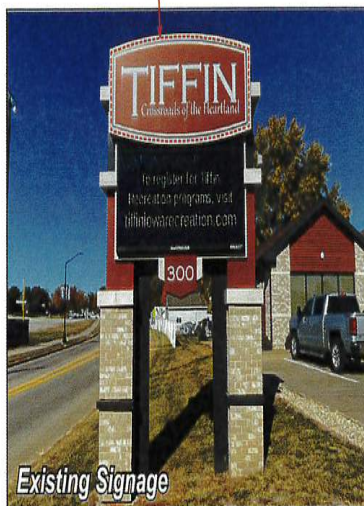
1/2" = 1'-0" Scale



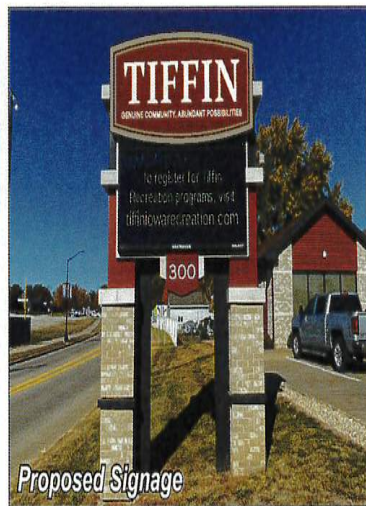
Side View

1/2" = 1'-0" Scale

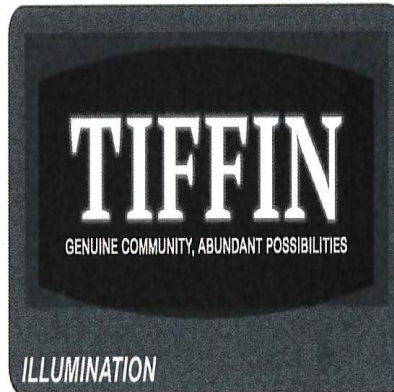
Cut out faces
and discard.
Leave 2" lip.



Existing Signage



Proposed Signage



SHERWIN WILLIAMS SW6086 SAND DUNE PAINT

SHERWIN WILLIAMS SW6335 FIRED BRICK PAINT

3M 3630-69 DURANODIC VINYL

JOB DETAILS

APPROX. VIEWING DISTANCE OF COPY: UP TO 450 FT

REPLACEMENT FACES FOR EXISTING D/F ILLUMINATED EXTERIOR PYLON SIGN.

CUT OUT EXISTING FACES LEAVING 2" LIP. DISPOSE OF THOSE FACES.

NEW ROUTED 1/8" ALUM FACES, PAINTED AND VINYL APPLIED AS PER PRINT. ROUTED 3/4" CLEAR ACRYLIC "TIFFIN" PUSH-THRU LETTERS BACKED WITH 3/16" WHITE ACRYLIC. TAGLINE TO BE ROUTED (NOT PUSH-THRU) AND BACKED WITH 3/16" WHITE ACRYLIC.

INSTALL NEW FACES IN SAME LOCATION AS PREVIOUS FACES WITH SCREWS THRU THE FACE AND SILICONE. TOUCH UP SCREWS TO MATCH FACE.

* EXISTING PYLON IS SERVICED THRU THE TOP.

REVISIONS

R1:

R2:

R3:

R4:

DESIGN APPROVED BY:

AUTHORIZED SIGNATURE _____

DATE _____

FILE NAME: CITYOFTIFFIN_PYL_REF_00

JOB NAME: CITY OF TIFFIN

LOCATION: TIFFIN, IA

DATE: 10.28.2024

SCALE: 1/2" = 1'

DESIGN: SS

SALES: TJ

PAGE 1 of 1

MEDIAQUEST SIGNS

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5100 20th Ave SW, Cedar Rapids, IA 52404

Phone: 319.848.7446

Fax: 319.363.3786

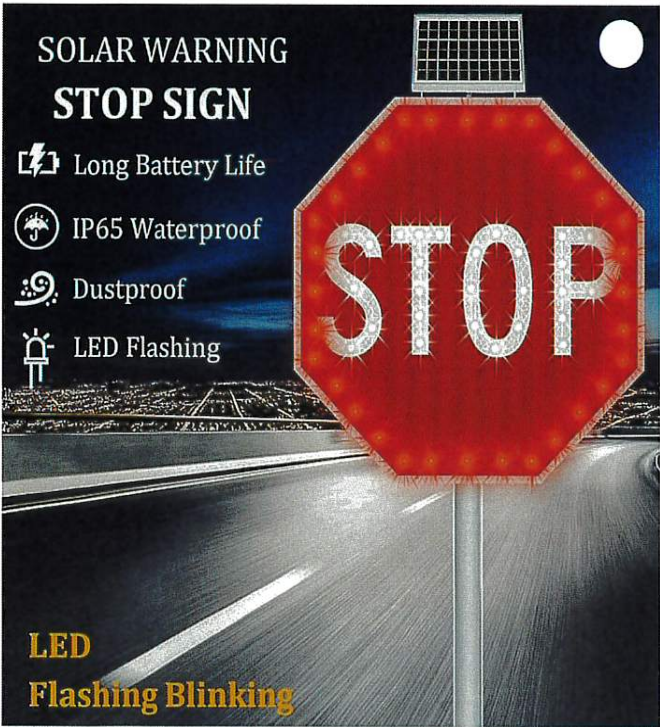
mediaquestsigns.com

UNLESS OTHERWISE SPECIFIED:

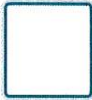
- ALL FLUORESCENT LAMPS WILL BE T12-CW-HO
- ALL BALLASTS WILL BE COLD-START ALL-WEATHER BALLASTS
- 120V PRIMARY POWER TO SIGNS WILL BE BY OTHERS
- ALL DATA LINES TO ELECTRONIC SIGNAGE WILL BE BY OTHERS
- ALL PAINT COLORS WILL BE SEMI-GLOSS FINISH
- CUSTOMER RESPONSIBLE FOR LANDLORD APPROVAL

THIS IS AN ORIGINAL COMPUTER GENERATED COLOR PRINT. COLORS REPRESENTED ON THIS PRINT MAY NOT MATCH THE PMS CHIP VINYL OR PAINT COLORS EXACTLY. IT IS TO BE VIEWED AS A REPRESENTATION ONLY. ALL DESIGNS ARE THE SOLE PROPERTY OF MEDIAQUEST SIGNS. THEY ARE ONLY FOR CUSTOMER USE IN CONNECTION WITH OUR PROPOSED PROJECT. ARTWORK AND PRINTED MATERIAL ARE NOT TO BE USED BY ANYONE OUTSIDE OF YOUR ORGANIZATION, NOR IS IT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FORM WITHOUT THE CONSENT OF MEDIAQUEST SIGNS.

Industrial & Scientific › Occupational Health & Safety Products › Safety Signs & Signals › Signs



Click to see full view



2+

30" Solar Powered LED Blinking Stop Sign, MUTCD Compliant R1-1 Aluminum Octagon Reflective LED Flashing Street Metal Sign, Heavy Duty, Rust-proof Metal Frame, IP65 Waterproof

Color	Red
Brand	
Material	Aluminum
Theme	Stop Sign
Mounting Type	Pole Mount

About this item

- **【MUTCD & FHWA Compliant】** MUTCD R1-1 Stop Sign Size 30" x 30". Official Flashing LED Stop Sign are an excellent way to increase driver awareness at intersections. This Solar powered LED blinking stop sign roughly 700,000 vehicular accidents occur per year at Stop signs with approximately one-third of crashes resulting in injury. Precautionary measures for combating this issue include increasing visibility of traffic control signage (source).
- **【Solar Powered】** Solar Powered Flashing LED Stop Signs use an innovative synchronized LED light system to increase driver awareness of road signage. Solar Panel Included for Solar Powered Signs. **【3M Engineering Grade Reflective Sheeting】** Up to 7 Years of outdoor durability, at least 1/2 miles visual distance.
- **【LED Blinking Lamp beads】** life expectancy over 100,000 Hours. The High Intensity Red LED blinking lights flash at a rate of 50 – 60 flashes per minute extending the range of visibility during day, night, and harsh weather conditions. ON/OFF button for storage. It can continue working for 5 days even on rainy days (insufficient sun light) when fully charged.
- **【Durable & IP65 dust waterproof】** Heavy duty rustproof chromeplated metal frame, sturdy enough to withstand severe weather such as strong winds. Waterproof treatment, prevent rainwater from infiltration.
- **【24/7 or dusk to dawn flashing LED】** 24/7 Flash, Sign flashes 24 Hours a day and 7 days a week; Dusk-to-Dawn Sensor: Built-in light sensor, automatically turns on when the light is low. Sign flashes from dusk to dawn for 7 days a week.

Details

Delivering to
- Update location

Only 10 left in stock - order soon.

Quantity: 1

Add to Cart

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Ships from

Sold by

Returns 30-day refund/replacement

Payment Secure transaction

Add to List

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SOLAR FLASHERS

The most durable **SOLAR POWERED** barricade light on the market today. Our lights feature the industry's brightest **LED OPTIC LENS**, which produces 30% more light output when compared to competitive brands. Our patented case and circuitry features are designed to withstand the hardest conditions experienced in traffic safety. Built with a strong case, long lasting battery and **LED LIGHT SOURCE**, these lights dramatically decrease maintenance and replacement costs. Meets ITE specifications and is NCHRP-350 approved.

SOLAR FLASHERS



TYPE D
360° Visibility



(Red Lens)

TYPE A/C

Model: ES002

TYPE D

Model: ES360

TYPE B

Model: ESB



TYPE B: Model ESB-DB



Base adapts to square posts, u-channel posts and type III barricade uprights.

- Light intensity is up to 35 effective candelas
- 2-Way Operation: Flashing or Off
- Operates 24 hours a day, and dims 50% at night to extend battery life
- LiFePO₄ solar rechargeable batteries included
- UV-stabilized polycarbonate lens withstands high impact pressure

TYPE A/C (Two-Sided Visibility)

MODEL	ES002 - Solar Type A/C with 1.75" D Bolt
-------	--

TYPE B (One-Sided Visibility)

MODEL	ESB - Solar Type B with 1.75" D Bolt
-------	--------------------------------------

TYPE D (360° Visibility)

MODEL	ES360 - Solar Type D with 1.75" D Bolt
-------	--

- CASE COLOR: YELLOW • LENS COLOR: AMBER, RED
- Light recharges in 1 hour and lasts up to 2 weeks with no sunlight
- 3-Way Operation: Steady On, Flashing or Off
- Light automatically turns to off mode during day

RAYOVAC

#BV-6HD



Barricade Flasher Batteries

- 6 Volt
- 12 Batteries/ Carton

#670-LED BARRICADE FLASHER #670-INCANDESCENT

- 6 Volt
- Photocell
- 3-Way switch: Steady On, Flashing or Off
- Standard Hardware Included
- 10 Flashers/ Carton

Engineered for Professional Use



D-CELL LED FLASHERS

- LED Light Source
- 3 Volt Photocell Circuit
- D-Cell Battery (not included)
- 7" Polycarbonate Lens
- 3-Way switch: Steady On, Flashing or Off
- 10 Flashers/ Carton
- Standard Hardware Included

Part No. AC4D
(Operates on 4 D-Cell Batteries)

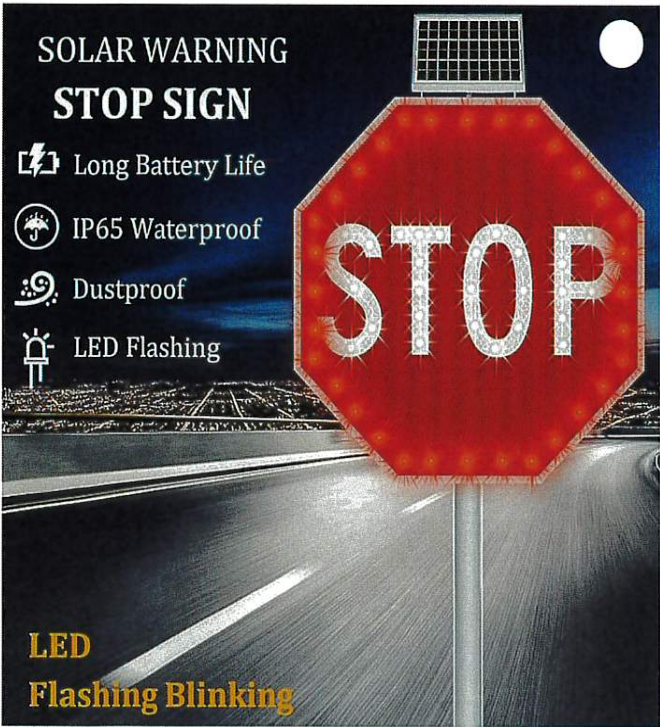


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2+

30" Solar Powered LED Blinking Stop Sign, MUTCD Compliant R1-1 Aluminum Octagon Reflective LED Flashing Street Metal Sign, Heavy Duty, Rust-proof Metal Frame, IP65 Waterproof

Color	Red
Brand	
Material	Aluminum
Theme	Stop Sign
Mounting Type	Pole Mount

About this item

- **【MUTCD & FHWA Compliant】** MUTCD R1-1 Stop Sign Size 30" x 30". Official Flashing LED Stop Sign are an excellent way to increase driver awareness at intersections. This Solar powered LED blinking stop sign roughly 700,000 vehicular accidents occur per year at Stop signs with approximately one-third of crashes resulting in injury. Precautionary measures for combating this issue include increasing visibility of traffic control signage (source).
- **【Solar Powered】** Solar Powered Flashing LED Stop Signs use an innovative synchronized LED light system to increase driver awareness of road signage. Solar Panel Included for Solar Powered Signs. **【3M Engineering Grade Reflective Sheeting】** Up to 7 Years of outdoor durability, at least 1/2 miles visual distance.
- **【LED Blinking Lamp beads】** life expectancy over 100,000 Hours. The High Intensity Red LED blinking lights flash at a rate of 50 – 60 flashes per minute extending the range of visibility during day, night, and harsh weather conditions. ON/OFF button for storage. It can continue working for 5 days even on rainy days (insufficient sun light) when fully charged.
- **【Durable & IP65 dust waterproof】** Heavy duty rustproof chromeplated metal frame, sturdy enough to withstand severe weather such as strong winds. Waterproof treatment, prevent rainwater from infiltration.
- **【24/7 or dusk to dawn flashing LED】** 24/7 Flash, Sign flashes 24 Hours a day and 7 days a week; Dusk-to-Dawn Sensor: Built-in light sensor, automatically turns on when the light is low. Sign flashes from dusk to dawn for 7 days a week.

Details

Delivering to
- Update location

Only 10 left in stock - order soon.

Quantity: 1

Add to Cart

Buy Now

Ships from

Sold by

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Payment Secure transaction

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SOLAR FLASHERS

The most durable **SOLAR POWERED** barricade light on the market today. Our lights feature the industry's brightest **LED OPTIC LENS**, which produces 30% more light output when compared to competitive brands. Our patented case and circuitry features are designed to withstand the hardest conditions experienced in traffic safety. Built with a strong case, long lasting battery and **LED LIGHT SOURCE**, these lights dramatically decrease maintenance and replacement costs. Meets ITE specifications and is NCHRP-350 approved.

SOLAR FLASHERS



TYPE D
360° Visibility



(Red Lens)

TYPE A/C

Model: ES002

TYPE D

Model: ES360

TYPE B

Model: ESB



TYPE B: Model ESB-DB



Base adapts to square posts, u-channel posts and type III barricade uprights.

- Light intensity is up to 35 effective candelas
- 2-Way Operation: Flashing or Off
- Operates 24 hours a day, and dims 50% at night to extend battery life
- LiFePO4 solar rechargeable batteries included
- UV-stabilized polycarbonate lens withstands high impact pressure

TYPE A/C (Two-Sided Visibility)

MODEL	ES002 - Solar Type A/C with 1.75" D Bolt
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TYPE B (One-Sided Visibility)

MODEL	ESB - Solar Type B with 1.75" D Bolt
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TYPE D (360° Visibility)

MODEL	ES360 - Solar Type D with 1.75" D Bolt
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- CASE COLOR: YELLOW • LENS COLOR: AMBER, RED
- Light recharges in 1 hour and lasts up to 2 weeks with no sunlight
- 3-Way Operation: Steady On, Flashing or Off
- Light automatically turns to off mode during day

RAYOVAC

#BV-6HD



Barricade
Flasher
Batteries

- 6 Volt
- 12 Batteries/ Carton

#670-LED BARRICADE FLASHER #670-INCANDESCENT

- 6 Volt
- Photocell
- 3-Way switch:
Steady On, Flashing or Off
- Standard Hardware Included
- 10 Flashers/ Carton

Engineered for Professional Use



D-CELL LED FLASHERS

- LED Light Source
- 3 Volt Photocell Circuit
- D-Cell Battery (not included)
- 7" Polycarbonate Lens
- 3-Way switch:
Steady On, Flashing or Off
- 10 Flashers/ Carton
- Standard Hardware Included

Part No. AC4D
(Operates on 4 D-Cell Batteries)



Barco Municipal Products, Inc.

City of Tiffin, IA

CLIENT LIAISON:

Andrew Inhelder, PE

Office: 319.364.4773

Cell: 515.802.0906

ainhelder@msa-ps.com

DATE:

June 26, 2025



ON-GOING PROJECTS

REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

Tricon's sub Neuzil and Sons began work on site June 23. Neuzil began coring out for the alternate trail, and stripping topsoil for the proposed RO and Clearwell Buildings in preparation for settlement plate installation. Settlement plates are scheduled to be installed June 27th. MSA is currently in the process of shop drawing review for Tricon submittals.

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

Coordination with franchise utilities in the right-of-way remains ongoing. MSA is pursuing responses from utility coordinators who missed the June 16th due date for Preliminary work plans.

Coordination on the addition of a right-turn-lane for the Grove Park development at 443 Marengo Road is in progress. Contact has been made with the developer and a meeting with the Iowa DOT regarding design requirements and documentation was held Wednesday morning.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

Flow meters in the sanitary system have been collecting data consistently, and there are at least 3 weeks of recorded dry weather flow and potentially several viable wet weather events: May 19th (0.75"), May 20th (1.34"), June 3rd (0.46"), and June 16-June 18 (0.35" total). These will be used for model calibration, as well as any additional storm events recorded while the meters are installed. All the available plans have been referenced to populate the GIS pipe network with missing inverts. Some key locations are still missing inverts, specifically pipes in close proximity to the treatment plant. MSA is reviewing if there are any as-built plans for this area currently. If not, a survey crew will be mobilized to obtain these remaining inverts. Some structures have noticeable elevation changes between pipe segments. These locations will likely also require a field survey, to ensure the SWMM model is built with the best available information.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

Delays in the installation of the pedestrian tunnel have led to a change in staging. Stage 2 (the section between the Tiffin Elementary main entrance and Highway 6) has been approved to begin this summer. This schedule adjustment should allow for the paving of the proposed roundabout and all mainline and frontage road pavement south to Highway 6.

Pavement south of the Tiffin Elementary School main entrance has been removed. Both school sites are now only accessible from the north via the Oak Hill main entrance. Traffic control appropriate for the closure at Highway 6 has been or will soon be applied. Access to both schools by the Fire Marshall is to be maintained throughout construction. Requirements for access have been conveyed to construction personnel.

It is anticipated that when school resumes in August, access by car and bus to Tiffin Elementary will be open from the south and access by car to Oak Hill Elementary will be open from the north. When Stage 1A, 1B, and 2 (everything south of Oak Hill's main entrance) is completed, Stage 3 may begin and access to all school entrances will be available from the south only.

Damage to fiber lines, a handhole box, and two trees was reported by CCACSD staff. Efforts to address this damage are in progress.

PROJECT UPDATE

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description
Park Place City Center, Lot 8	No further comments sent on 5/15/24.
Tiffin Heights West On & Off-Site Improvements	No further comments sent on 10/16/24.
Shamrock Center Lot 9	No further comments sent on 12/16/24.
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.
Tiffin West – Kwik Star	No further comments sent on 4/16/25.
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.

UNDER CONSTRUCTION

Development Name	Description
Tiffin Heights West OFF Site	All offsite infrastructure is installed and has passed testing.
Tiffin Heights West ON Site	Sanitary sewer is complete and is being tested. Currently working on water main and storm sewer.
Tiffin West ON & OFF Site	Walkthrough performed on 5/28/25. Punch list provided to developer to be completed in 2025.
Village Drive Extension (By water tower)	Utilities and roadway grading is under construction. Construction began 5/22/25.
The States – Anderson Addition OPD	Utilities are currently under construction. Construction began 5/29/25.

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.
Grove Park	Review comments sent 6/5/25. Awaiting resubmission.
301 Main Street Site Plan	Review comments sent 6/24/25. Awaiting resubmission.
Prairie Village Part 3, Phase 4	Review comments sent 6/24/25. Awaiting resubmission.

IN REVIEW

Development Name	Description
Bailey Way Extension	Submitted on 6/19/25. In review currently.
Homemaker's Site Plan – Phase 1	Submitted on 6/24/25. In review currently.

PROJECT UPDATE

City of Tiffin

June 26, 2025

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.
<i>Roberts Ferry Road & Village Drive Signal</i>	MSA is preparing an agreement for the design and bid of a signal at the Roberts Ferry Road & Village Drive Intersection	MSA to provide agreement to begin design.