

# Tiffin Regular City Council Meeting

# Tiffin Regular City Council Meeting

## May 19, 2026 07:00 pm



**May 19, 2026**

**7:00 PM**

**Regular Formal**

**City Council Meeting**

**Tiffin City Hall**

**300 Railroad Street, Tiffin, Iowa 52340**

**[www.tiffin-iowa.org](http://www.tiffin-iowa.org)**

<b>Mayor:</b>	Tim Kasparek	<b>Public Works Director:</b>	Brian Detert
<b>Council At Large:</b>	Tim Orris – Mayor Pro-Tem	<b>Water/WW Superintendent:</b>	Brett Mehmen
<b>Council At Large:</b>	Tony Johnson	<b>Building Official:</b>	Brian Shay
<b>Council At Large:</b>	Skylar Limkemann	<b>Recreation Director:</b>	Grant Weber
<b>Council At Large:</b>	Chris Olney	<b>Library Director:</b>	Liz Petersen Grier
<b>Council At Large:</b>	Eric Schnedler	<b>Interim Fire Chief:</b>	Tom Hartshorn
<b>City Administrator:</b>	Doug Boldt	<b>City Engineer:</b>	MSA Professional Services
<b>Asst. City Admin.</b>	Ashley Platz		
<b>City Attorney</b>	Crystal Raiber		
<b>City Clerk</b>	Abigail Hora		

**A. Call to Order - 7:00PM**

**B. Roll Call**

**C. Agenda Additions/Agenda Approval**

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

File: [Agenda](#)

## **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 May 5, 2026 Council Minutes**  
File: [E.1](#)
2. **Approval of Summary of Receipts Report**  
File: [E.2](#)
3. **Approval of Clerk's/Treasurers Report**  
File: [E.3](#)
4. **Approval of Drainage Easement Agreement**  
File: [E.5](#)
5. **Approval of Liquor License Renewal - Bryant's Off 6**  
File: [E.5](#)
6. **Approval of Liquor License Renewal - Maverik #5206**  
File: [E.6](#)

## **F. Mayoral Proclamation**

1. **66th Annual National Public Works Week**  
File: [F.1](#)

## **G. Public Hearing**

1. **Public Hearing for the FY 2025-2026 Budget Amendment**

Public Hearing for the FY 2025-2026 Budget Amendment

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

**2. Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project**

Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project

- a. Close Public Hearing and Proceed to I-2

**H. Ordinance Approval/Amendment**

**1. Ordinance No. 2026-527 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lots 56, 57 and 58 of Tiffin Heights West**

Ordinance No. 2026-527 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lots 56, 57 and 58 of Tiffin Heights West from C-2B (Community Business District) to P-1 (Public Use), in the City of Tiffin, Iowa, Johnson County, Iowa

- a. Motion to Approve Third and Final Reading

File: [H.1](#)

**I. Resolutions for Approval**

**1. Resolution No. 2026-034 – A Resolution Approving the FY 2025-2026 Budget Amendment**

File: [I.1 \(G.1\)](#)

**2. Resolution No. 2026-035 – A Resolution Approving the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project**

File: [I.2 \(G.2\)](#)

**3. Resolution No. 2026-036 – A Resolution to Award the Bid for the Village Drive and Roberts Ferry Road Traffic Signal Project**

File: [I.3](#)

**4. Resolution No. 2026-037 – A Resolution Setting the Date of June 2, 2026, for a Public Hearing for Park Place City Center, Part One, Phase Six, Lot One, as a Planned Development Overlay Site District**

File: [I.4](#)

**5. Resolution No. 2026-038 – A Resolution Approving the Final Plat of Park Place City Center – Part One, Phase Four**

File: [I.5](#)

**6. Resolution No. 2026-039 – A Resolution Approving the Developer’s Agreement with Andersen Development Inc. for Park Place City Center – Part One, Phase Four, a Planned Development Overlay Site District**

File: [L.6](#)

## **J. Old Business**

### **K. Motions for Approval**

1. **Consideration of Payables List – Motion to Approve**  
File: [K.1](#)
2. **Discussion and Consideration of Pay Application #12 – Miron Construction – Tiffin Recreation Center Project – Motion to Approve**  
File: [K.2](#)
3. **Discussion and Consideration of Change Order #2 – Cornerstone Excavating – Tiffin Forevergreen Road Grading Project and Council Action as Needed**  
File: [K.3](#)
4. **Discussion and Consideration of of Noise Ordinance Waiver for Schrader Excavating for Hours of Operation for Site Prep Work for Marvin Gardens in Park Place and Council Action as Needed**  
File: [K.4](#)
5. **Discussion and Consideration of to Seek Requests for Proposals (RFP) for Mowing and Landscaping Maintenance Services for Nuisance Properties and City-owned Properties on an as-needed basis and Council Action as Needed**  
File: [K.5](#)

### **L. Reports to be Received/Filed**

1. **Johnson County Sheriff's Report - April 2026**  
File: [L.1](#)
2. **Monthly Departmental Budget Reports**  
File: [L.2](#)
3. **Tiffin Recreation Center Monthly Report**  
File: [L.3](#)

### **M. Reports from City Personnel**

1. Mayor's Report
2. City Council Reports
3. Director of Public Work's Report
4. Building Official's Report
5. Water/Wastewater Superintendent's Report
6. Recreation Director's Report
7. Fire Chief's Report
8. Law Enforcement Report

9. City Attorney's Report
10. City Administrator's Report - Included in Packet

File: [M.10](#)

#### **N. Adjournment**

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

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

# City of Tiffin, Iowa

**Meeting:** Tiffin City Council Meeting  
**Place:** Tiffin City Hall 300 Railroad St, Tiffin, Iowa, 52340  
**Date/Time:** May 19, 2026 – 7:00 p.m.  
**Web Page:** [www.tiffin-iowa.org](http://www.tiffin-iowa.org)  
**Posted:** May 15, 2026 (website & front entry of City Hall)

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

## **A. Call to Order – 7:00 PM**

## **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 May 5, 2026, City Council Minutes
2. Approval of Summary of Receipts Report
3. Approval of Clerk’s/Treasurers Report
4. Approval of Drainage Easement Agreement
5. Approval of Liquor License Renewal – Bryant’s Off 6
6. Approval of Liquor License Renewal – Maverik #5206

## **F. Mayoral Proclamation**

1. 66<sup>th</sup> Annual National Public Works Week

## **G. Public Hearing**

1. Public Hearing for the FY 2025-2026 Budget Amendment
  - a. Close Public Hearing and Proceed to I-1
2. Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project
  - a. Close Public Hearing and Proceed to I-2

## **H. Ordinance Approval/Amendment**

1. Ordinance No. 2026-527 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lots 56, 57 and 58 of Tiffin Heights West from C-2B (Community Business District) to P-1 (Public Use), in the City of Tiffin, Iowa, Johnson County, Iowa
  - a. Motion to Approve Third and Final Reading

## **I. Resolutions for Approval**

1. Resolution No. 2026-034 – A Resolution Approving the FY 2025-2026 Budget Amendment
2. Resolution No. 2026-035 – A Resolution Approving the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project

3. Resolution No. 2026-036 – A Resolution to Award the Bid for the Village Drive and Roberts Ferry Road Traffic Signal Project
4. Resolution No. 2026-037 – A Resolution Setting the Date of June 2, 2026, for a Public Hearing for Park Place City Center, Part One, Phase Six, Lot One, as a Planned Development Overlay Site District
5. Resolution No. 2026-038 – A Resolution Approving the Final Plat of Park Place City Center – Part One, Phase Four
6. Resolution No. 2026-039 – A Resolution Approving the Developer’s Agreement with Andersen Development Inc. for Park Place City Center – Part One, Phase Four, a Planned Development Overlay Site District

**J. Old Business**

- 1.

**K. Motions for Approval**

1. Consideration of Payables List – Motion to Approve
2. Discussion and Consideration of Pay Application #12 – Miron Construction – Tiffin Recreation Center Project – Motion to Approve
3. Discussion and Consideration of Change Order #2 – Cornerstone Excavating – Tiffin Forevergreen Road Grading Project and Council Action as Needed
4. Discussion and Consideration of Noise Ordinance Waiver for Schrader Excavating for Hours of Operation for Site Prep Work for Marvin Gardens in Park Place and Council Action as Needed
5. Discussion and Consideration to Seek Requests for Proposals (RFP) for Mowing and Landscaping Maintenance Services for Nuisance Properties and City-owned Properties on an as-needed basis and Council Action as Needed

**L. Reports to be Received/Filed**

1. April Johnson County Sheriff's Report
2. Monthly Departmental Budget Reports
3. Tiffin Recreation Center Monthly Report

**M. Reports from City Personnel**

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

**N. Adjournment**

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

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

<b>Meeting:</b>	<b>Tiffin City Council Meeting</b>
<b>Place:</b>	<b>Tiffin City Hall 300 Railroad St, Tiffin, Iowa, 52340</b>
<b>Date/Time:</b>	<b>May 5, 2026 – 7:00 p.m.</b>
<b>Web Page:</b>	<b>www.tiffin-iowa.org</b>
<b>Posted:</b>	<b>May 1, 2026 (website &amp; front entry of City Hall)</b>

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

**Work Session - Call to Order – 5:30 PM**

**A. Roll Call**

The City of Tiffin City Council held a work session Tuesday, May 5, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasparek called the meeting to order at 5:32 PM. Upon roll being called the following members were present: Eric Schnedler arrived at 5:33 PM, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

**B. Agenda Additions/Agenda Approval**

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

**C. Discussion of Interim Fire Chief**

Discussion: Tom Hartshorn’s presented his interim proposal for the City of Tiffin Fire Department which outlined a 3–6 month plan focused on stabilizing leadership, improving response reliability, strengthening accountability, and rebuilding department culture and communication. The proposal includes a 30-60-90 day action plan centered on assessing operations, aligning officer expectations, enhancing training, and preparing the department for a smooth transition to a permanent Fire Chief. Hartshorn also proposes a compensation structure of a \$4,000 monthly retainer, a take-home command vehicle, if available, and an estimated commitment of 12–18 hours per week with full operational authority as Interim Fire Chief. Tom is currently serving as a Battalion Chief for the Iowa City Fire Department.

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

**E. Other Business**

**F. Adjournment**

Motion to adjourn by Schnedler.  
 Second by Orris.  
 All ayes, meeting adjourned at 7:02 PM.

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

**B. Roll Call**

The City of Tiffin City Council held a regular session Tuesday, May 5, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasparek called the meeting to order at 7:06 PM. Upon roll being called the following members were present: Eric Schnedler, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz and City Clerk Abigail Hora.

**C. Agenda Additions/Agenda Approval**

Motion to approve agenda by Limkemann for a closed session to include legal counsel. No Second. Motion failed.

Motion to approve agenda Olney.

Second by Orris.

Nays: Limkemann.

Four ayes, agenda approved.

**D. Communications and Reports**

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

2. Unscheduled

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

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

Discussion: Jenny Wunderlich, running for district 3 board of supervisors, gave an introduction.

**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 April 21, 2026, City Council Minutes

2. Approval of Summary of Receipts Report

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

Second by Schnedler.

All ayes, consent agenda approved.

**F. Mayoral Proclamation**

1. Older Americans Month 2026

2. 57<sup>th</sup> Annual Professional Municipal Clerks Week

**G. Public Hearing**

1.

**H. Ordinance Approval/Amendment**

1. Ordinance No. 2026-525 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Andersen Addition – Part Three, from R-12/OPD Concept District to R-1D/OPD Site and Concept District for Lotus Hill North, in the City of Tiffin, Iowa, Johnson County, Iowa

a. Motion to Approve Third and Final Reading

Motion to approve by Limkemann.

Second by Johnson.

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

All ayes, third and final reading approved.

2. Ordinance No. 2026-526 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Andersen Addition – Part Three, from R-12/OPD Concept District to R-1C, in the City of Tiffin, Iowa, Johnson County, Iowa

a. Motion to Approve Third and Final Reading

Motion to approve by Limkemann.

Second by Johnson.

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

All ayes, third and final reading approved.

3. Ordinance No. 2026-527 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lots 56, 57 and 58 of Tiffin Heights West from C-2B (Community Business District) to P-1 (Public Use), in the City of Tiffin, Iowa, Johnson County, Iowa

a. Motion to Approve Second Reading and Proceed to Third Reading

Motion to approve by Olney.

Second by Orris.

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

All ayes, second reading approved.

**I. Resolutions for Approval**

1. Resolution No. 2026-028 – A Resolution Setting the Date of May 19, 2026, for a Public Hearing on the FY 2025-2026 Budget Amendment. Motion to approve by Limkemann.  
Second by Orris.  
Roll Call: Schnedler, Limkemann, Orris, Olney, Johnson.  
All ayes, motion carried.
2. Resolution No. 2026-029 – A Resolution Certifying the 2025 Special Federal Census for the City of Tiffin to the Iowa Secretary of State and the Treasurer of the State of Iowa. Motion to approve by Limkemann.  
Second by Schnedler.  
Roll Call: Limkemann, Orris, Olney, Johnson, Schnedler.  
All ayes, motion carried.
3. Resolution No. 2026-030 – A Resolution to Update the Petty Cash/Change Fund and Policies on Use Thereof. Motion to approve by Limkemann.  
Second by Orris.  
Roll Call: Orris, Olney, Johnson, Schnedler, Limkemann.  
All ayes, motion carried.
4. Resolution No. 2026-031 – A Resolution to Approve Modifications to the OPD Building Renderings for Lotus Hill South, Tiffin, Iowa. Motion to approve by Limkemann.  
Second by Orris.  
Roll Call: Olney, Johnson, Schnedler, Limkemann, Orris.  
All ayes, motion carried.
5. Resolution No. 2026-032 – A Resolution Approving the Amended Preliminary Plat of Andersen Addition – Part Three. Motion to approve by Limkemann.  
Second by Orris.  
Roll Call: Johnson, Schnedler, Limkemann, Orris, Olney.  
All ayes, motion carried.
6. Resolution No. 2026-033 – A Resolution Approving the Third Amendment to the Andersen Addition Subdividers Agreement. Motion to approve by Limkemann.  
Second by Johnson.  
Roll Call: Schnedler, Limkemann, Orris, Olney, Johnson.  
All ayes, motion carried.

**J. Old Business**

- 1.

**K. Motions for Approval**

1. Consideration of Payables List – Motion to approve by Limkemann.  
Second by Olney.  
All ayes, motion carried.
2. Discussion and Consideration of Pay Application #8 – Tricon Construction – Tiffin Water Treatment Facility Upgrade Project – Motion to approve by Limkemann.  
Second by Orris.  
All ayes, motion carried.
3. Discussion and Consideration of Approval of State Revolving Fund (SRF) Reimbursement Request #4 – Water Treatment Facility Upgrade Project – Motion to approve by Limkemann.

Second by Johnson.  
All ayes, motion carried.

4. Discussion and Consideration of Change Order #15 – Boomerang Corporation – North Park Road Improvements Project – Motion to approve by Limkemann.  
Second by Johnson.  
All ayes, motion carried.
5. Discussion and Consideration of Pay Application #12– Boomerang Corporation, North Park Road Improvements Project – Motion to approve by Limkemann.  
Second by Johnson.  
All ayes, motion carried.
6. Discussion and Consideration of Mayoral Proclamation Request Policy and Council Action as Needed. Motion to approve by Limkemann.  
Second by Orris.  
All ayes, motion carried.
7. Discussion and Consideration of Interim Fire Chief and Council Action as Needed.  
Motion to table so we can have closed session to discuss legal requirements and procedures with legal council in closed session by Limkemann.  
Second by Johnson.  
Discussion: City Administrator Doug Boldt asked Council Person Limkemann about what section of closed session was he referring to. Council Person Limkemann stated this was in regard to compliance with State law with this particular position. Further discussion was had on what code section this would fall under to go into closed session. City Administrator Boldt asked if Council Person Limkemann was referring to code section 21.5(c) that states 'to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent'. Council Person Limkemann thought litigation was imminent and was also concerned about following Iowa employment laws.  
Roll Call Ayes: Limkemann.  
Nays: Schnedler, Orris, Olney, Johnson.  
Motion failed.  
Motion to designate Tom Hartshorn as Interim Fire Chief for the Tiffin Fire Department and to return Bill Erb and Tyler Muhlbauer to their previous position of volunteer assistant fire chief by Orris.  
Second by Olney.  
Discussion: Council Person Limkemann questioned how this item got added to the agenda. He also emphasized the importance of having clear expectations, a well-defined problem, and established meeting goals and objectives to ensure success.  
Roll Call: Orris, Olney, Johnson, Schnedler.  
Abstain: Limkemann.  
All ayes, motion carried.

**L. Reports to be Received/Filed**

1. City Engineer's Report

**M. Reports from City Personnel**

1. Mayor's Report – Discussion: Mayor Kasparek reported that an item regarding adding a barrier at Deerview Park will be included at the next meeting for further discussion. He would also like to discuss a temporary solution to Croell Ave before the intersection is signalized.
2. City Council Reports – Discussion: Council Person Schnedler would like more education regarding the parking ordinance.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report – Review of City Code Chapter 52 – Weeds and Noxious Growths.
5. Water/Wastewater Superintendent's Report – Nothing to Report.
6. Recreation Director's Report – Nothing to Report.
7. Fire Department Report – Nothing to Report.

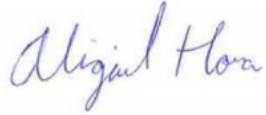
8. Law Enforcement Report – Nothing to Report.
9. City Attorney’s Report – Nothing to Report.
10. City Administrator’s Report – Included in Packet.

**N. Adjournment**

Motion to adjourn by Schnedler.

Second by Orris.

All ayes, motion to adjourn at 8:53 PM.



\_\_\_\_\_ May 12th, 2026  
Abigail Hora, City Clerk

City of Tiffin Summary of Receipts  
05/01/2026-05/16/2026

001-GENERAL	\$	150,313.34
110-ROAD USE TAX	\$	174,653.75
112-EMPLOYEE BENEFIT	\$	131,663.06
119-EMERGENCY FUND	\$	-
121-LOCAL OPTION SALES TAX	\$	-
125-TIF	\$	93,014.10
200-DEBT SERVICE	\$	941,601.46
301-DEVELOPER ESCROW	\$	-
307-PARK ROAD PAVING	\$	-
309-US HWY 6 RECONSTRUCTION	\$	-
310-TRAIL PROJECT	\$	-
316-GO BONDS	\$	-
320-ROUNDABOUT	\$	-
321-ORIGINAL TOWN URBANIZATION	\$	-
335-FOREVERGREEN RD	\$	-
336-PUBLIC WORKS BUILDING	\$	-
340-RECREATION CENTER	\$	-
344-PW EQUIPMENT	\$	-
600-WATER	\$	41,903.67
601-WATER SINKING	\$	-
607-SECOND WELL	\$	-
608-WATER TREATMENT PLANT	\$	1,210,696.33
610-SEWER	\$	43,756.43
611-SEWER SINKING	\$	214,156.77
617-SANITARY SEWER IMPROVEMENTS	\$	-
618-SEWER MAIN UPSIZE RAILROAD	\$	-
670-RECYCLING/GARBAGE	\$	14,174.38
740-STORM WATER	\$	4,305.86
TOTAL:	\$	3,020,239.15



TIFFIN, IA

# Treasurers Report Summary

Date Range: 04/01/2026 - 04/30/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - General Fund	5,820,288.02	1,263,369.77	644,790.85	0.00	0.40	6,438,866.54	6,438,866.54	0.00
110 - Road Use Tax	25,268.78	51,876.41	56,020.99	0.00	0.14	21,124.06	21,124.06	0.00
111 - IJOBS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112 - Employee Benefit	231,051.18	74,996.80	31,716.12	0.00	0.00	274,331.86	274,331.86	0.00
119 - Emergency Fund	109,917.04	0.00	0.00	0.00	0.00	109,917.04	109,917.04	0.00
121 - Local Option Sales Tax	1,448,535.33	91,290.89	0.00	0.00	0.00	1,539,826.22	1,539,826.22	0.00
125 - TIF	1,619,523.34	1,018,803.17	0.00	0.00	0.00	2,638,326.51	2,638,326.51	0.00
160 - Economic Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
168 - ARPA - FEDERAL GRANT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
170 - FEMA	54,273.66	0.00	0.00	0.00	0.00	54,273.66	54,273.66	0.00
200 - Debt Service	1,745,127.21	551,801.21	0.00	0.00	0.00	2,296,928.42	2,296,928.42	0.00
301 - DEVELOPER - ESCROW	644,142.27	0.00	87,000.00	0.00	0.00	557,142.27	557,142.27	0.00
302 - CAP Street Projects	58,114.90	0.00	0.00	0.00	0.00	58,114.90	58,114.90	0.00
303 - Ireland Ave	-17,461.46	0.00	0.00	0.00	0.00	-17,461.46	-17,461.46	0.00
304 - TIFFIN WEST - DEVELOPER REIMBURSEMENT	-281,350.00	0.00	0.00	0.00	0.00	-281,350.00	-281,350.00	0.00
305 - Park/Ball Fld Improv Pr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306 - Cap S Ireland Patch/Mil	-750.00	0.00	0.00	0.00	0.00	-750.00	-750.00	0.00
307 - Park Road Paving	2,082,904.37	0.00	411,253.94	0.00	0.00	1,671,650.43	1,671,650.43	0.00
308 - Landswap/Watershed ZE	-95.00	0.00	0.00	0.00	0.00	-95.00	-95.00	0.00
309 - US HWY 6 RECONSTRUCTION	-471,799.40	6,125.00	62,198.50	0.00	0.00	-527,872.90	-527,872.90	0.00
310 - Trail Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311 - Comprehensive Park Plng	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312 - Robert's Ferry Road Project	420,078.34	0.00	0.00	0.00	0.00	420,078.34	420,078.34	0.00
313 - CIP-Indsl Pk Wtrmain Ex	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
314 - Water Tower Press Upgrd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315 - Cap City Parks Proj	-3,000.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00	0.00
316 - GO Bonds	330,646.47	38,993.60	0.00	0.00	0.00	369,640.07	369,640.07	0.00
317 - Village Dr Expansion	945.44	0.00	0.00	0.00	0.00	945.44	945.44	0.00
318 - Solar Project-City Hall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - CCA MS/HS Trail Proj	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320 - Roundabout Park Rd	-148,848.64	0.00	0.00	0.00	0.00	-148,848.64	-148,848.64	0.00
321 - Original Town Urbanization	-601,049.78	0.00	0.00	0.00	0.00	-601,049.78	-601,049.78	0.00
322 - Traffic Lights	-206,417.74	0.00	0.00	0.00	0.00	-206,417.74	-206,417.74	0.00
323 - Timber Ridge Trail	-29,498.18	0.00	0.00	0.00	0.00	-29,498.18	-29,498.18	0.00
324 - City Pond Improvmt	-166,076.25	0.00	0.00	0.00	0.00	-166,076.25	-166,076.25	0.00
325 - Water Main Relocation for IDOT	-131,518.75	0.00	0.00	0.00	0.00	-131,518.75	-131,518.75	0.00
326 - Town Center Land Purch	-601,862.58	0.00	0.00	0.00	0.00	-601,862.58	-601,862.58	0.00

Treasurers Report

Date Range: 04/01/2026 - 04/30/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
327 - State St Reloc/Dry Deten	40,000.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00	0.00
328 - San Sewer Ovrsz N Hwy6	106,130.00	0.00	0.00	0.00	0.00	106,130.00	106,130.00	0.00
329 - Deerview/HWY6	98,119.82	0.00	0.00	0.00	0.00	98,119.82	98,119.82	0.00
330 - Tiffin Firetruck	-918,761.76	0.00	0.00	0.00	0.00	-918,761.76	-918,761.76	0.00
331 - Trunk Sewer Upsize	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
332 - Wtr Quality Sponsored PJT	380,075.69	0.00	0.00	0.00	0.00	380,075.69	380,075.69	0.00
333 - Soccer Field Exp	-307,013.70	0.00	0.00	0.00	0.00	-307,013.70	-307,013.70	0.00
334 - Ballfield Pk Lot	-225.00	0.00	0.00	0.00	0.00	-225.00	-225.00	0.00
335 - Forevergreen Rd Pjt	-1,995,052.38	0.00	0.00	0.00	0.00	-1,995,052.38	-1,995,052.38	0.00
336 - Public Works Building	-43,306.74	0.00	0.00	0.00	0.00	-43,306.74	-43,306.74	0.00
337 - Kimberlite Extension	36,034.98	0.00	0.00	0.00	0.00	36,034.98	36,034.98	0.00
338 - Frontage Road City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
339 - Original Town PH3	-109,223.73	0.00	0.00	0.00	0.00	-109,223.73	-109,223.73	0.00
340 - Recreation Center	0.00	0.00	1,195,938.04	0.00	0.00	-1,195,938.04	0.00	-1,195,938.04
341 - RFR Park	-324,888.22	0.00	0.00	0.00	0.00	-324,888.22	-324,888.22	0.00
342 - Railroad Replacement	-63,257.04	0.00	0.00	0.00	0.00	-63,257.04	-63,257.04	0.00
343 - PERMEABLE PAVERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
344 - PW - EQUIPMENT	-75,797.10	0.00	0.00	0.00	0.00	-75,797.10	-75,797.10	0.00
345 - JOINT PUBLIC SAFETY BUILDING	-31,064.52	0.00	157.50	0.00	0.00	-31,222.02	-31,222.02	0.00
346 - FIRE EQUIPMENT	902,725.32	0.00	0.00	0.00	0.00	902,725.32	902,725.32	0.00
600 - Water	2,611,135.66	143,539.85	95,985.52	0.00	0.12	2,658,689.87	2,658,689.87	0.00
601 - Water Sinking	-16,335.37	0.00	0.00	0.00	0.00	-16,335.37	-16,335.37	0.00
602 - CAP WATER MAIN PROJ	-21,583.09	0.00	0.00	0.00	0.00	-21,583.09	-21,583.09	0.00
603 - Cap Water Tower Proj	-40,911.75	0.00	0.00	0.00	0.00	-40,911.75	-40,911.75	0.00
604 - Cap School Water Extens	-694,029.79	0.00	0.00	0.00	0.00	-694,029.79	-694,029.79	0.00
605 - Cap Water Plant Extens	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
606 - City Pond Improvement Project	212,840.00	0.00	0.00	0.00	0.00	212,840.00	212,840.00	0.00
607 - Second Well	-246,989.63	0.00	0.00	0.00	0.00	-246,989.63	-246,989.63	0.00
608 - WATER TREATMENT PLANT	-928,779.90	358,830.33	358,830.33	0.00	0.00	-928,779.90	-928,779.90	0.00
610 - Sewer	2,254,900.10	123,837.71	126,719.54	0.00	0.12	2,252,018.15	2,252,018.15	0.00
611 - Sewer Sinking	-490,763.35	0.00	0.00	0.00	0.00	-490,763.35	-490,763.35	0.00
612 - Sewer I & I Project	-1,660.39	0.00	0.00	0.00	0.00	-1,660.39	-1,660.39	0.00
613 - Schl Sewer Ext/Lift St	-821,413.21	0.00	0.00	0.00	0.00	-821,413.21	-821,413.21	0.00
614 - WWTP Expansion Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
615 - Sewer Main Upsz Hwy 6	-107,254.00	0.00	0.00	0.00	0.00	-107,254.00	-107,254.00	0.00
616 - City Pond Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
617 - Sanitary Sewer Infrastructure Improvement	86,127.08	0.00	0.00	0.00	0.00	86,127.08	86,127.08	0.00
618 - Sewer Main Upsize Railroad	41,477.21	0.00	0.00	0.00	0.00	41,477.21	41,477.21	0.00
670 - Recycling/Garbage	172,241.28	47,057.21	44,049.00	0.00	0.00	175,249.49	175,249.49	0.00
740 - Storm Water	643,890.71	11,363.92	0.00	0.00	0.00	655,254.63	655,254.63	0.00
<b>Report Total:</b>	<b>12,278,475.75</b>	<b>3,781,885.87</b>	<b>3,114,660.33</b>	<b>0.00</b>	<b>0.78</b>	<b>12,945,700.51</b>	<b>14,141,638.55</b>	<b>-1,195,938.04</b>

Bank	CD NUMBER	Time	Current Rate	Purchased	Due	Original Amount	Current Amount	Interest Earned
Hills Bank & Trust - 1005	7445	12 months	4%	12/12/2022	10/12/2026	\$ 1,212,847.94	\$ 1,386,447.62	\$ 173,599.68
Greenstate Credit Union - BK 1007	1027	6 months	3.90%	12/15/2022	3/16/2026	\$ 333,000.00	\$ 386,436.91	\$ 53,436.91
Greenstate Credit Union - BK 1009	1023	12 months	3.82%	1/20/2023	9/16/2026	\$ 750,000.00	\$ 866,244.17	\$ 116,244.17
Greenstate Credit Union - BK 1010	1025	9 months	3.60%	2/13/2023	11/13/2026	\$ 1,000,000.00	\$ 1,151,319.70	\$ 151,319.70
Greenstate Credit Union - BK 1011	1026	9 months	3.60%	11/17/2023	11/17/2026	\$ 1,000,000.00	\$ 1,115,820.15	\$ 115,820.15
						<b>\$ 4,295,847.94</b>	<b>\$ 4,906,268.55</b>	<b>\$610,420.61</b>
Greenstate Credit Union - BK 1008	1020	12 months	4.15%	12/15/2022	*PAID OUT*	\$ 334,000.00	\$ 383,852.77	\$ 49,852.77
Greenstate Credit Union - BK 1006	1019	12 months	4.14%	12/15/2022	*PAID OUT*	\$ 333,000.00	\$ 382,987.75	\$ 49,987.75
						<b>\$ 667,000.00</b>	<b>\$ 766,840.52</b>	<b>\$ 99,840.52</b>

Prepared by: Peter J. Gardner, 222 South Linn Street, Iowa City, IA 52240, (319) 338-7551  
Return to: Peter J. Gardner, 222 South Linn Street, Iowa City, IA 52240

### **DRAINAGE EASEMENT AGREEMENT**

THIS AGREEMENT made and entered into by and between Firing Pin Tiffin RE, LLC, hereinafter referred to as Owner, and the City of Tiffin, Iowa, hereinafter referred to as City.

IT IS HEREBY AGREED AS FOLLOWS:

For the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, the Owner hereby grants and conveys to the City, an easement for the purposes of surface storm water drainage as well as excavating for and the installation, replacement, maintenance and use of such drainage way lines as the City shall from time to time elect for conveying storm water and all necessary appliances and fittings for use in connection with said lines, together with adequate protection thereof and also a right-of-way with right of ingress and egress thereto, over and across the areas designated as "Drainage Easement" (hereinafter "easement area") as shown on the Easement Exhibit attached hereto.

The Owner further grants to the City the following rights in connection with the above:

1. The right of grading said easement area for the full width thereof, and the right to extend the cuts and fills for such grading into and on said land along and outside of said easement areas, to such extent as the City may find reasonably necessary.
2. The right from time to time to trim, cut down and clear away all trees and brush on said easement areas, and on either side of said easement areas which now or hereafter in the opinion of the City may be a hazard to said areas or may interfere with the exercise of the City's rights hereunder in any manner.

3. The right to enter onto land beyond the easement area to conduct emergency repairs that may extend beyond the easement area without obtaining a separate temporary easement. The City's right to do such work shall be effective only upon City's prior notice to Owner and with minimal disruption of the area.

The City shall indemnify the Owner against any loss and damage which shall be caused by the negligent exercise of any said ingress or egress, construction, maintenance or use by the City or its agents or employees in the course of their employment.

The Owner reserves the right to use said easement area for purposes which will not interfere with the City's full enjoyment of its rights granted herein; provided that the Owner and their successors and assigns shall not erect or construct any building, fence, retaining wall or other structure; plant any trees, drill or operate any well, or construct any reservoirs or other obstruction on said easement area, or diminish or substantially add to the ground cover over said easement area. Any Owner improvements placed in the easement areas, with or without City approval, may be removed by the City without obligation or compensation or replacement.

The Owner hereby covenants with the City that it is lawfully seized and possessed of the real estate above described, and that it has good and lawful right to convey it or any part thereof.

The provisions hereof shall inure to the benefit of and bind the successors in interest and assigns of the respective parties hereto and all covenants contained herein shall be deemed to apply to and run with the title to the land.

SIGNED this \_\_\_\_\_ day of May, 2026.

FIRING PIN TIFFIN RE, LLC

By: \_\_\_\_\_  
Steven Streb, Member

CITY OF TIFFIN, IOWA

By: \_\_\_\_\_  
Tim Kasperek, Mayor

By: \_\_\_\_\_  
Abigail Hora, City Clerk

STATE OF IOWA            )  
  ) ss:  
JOHNSON COUNTY        )

This instrument was acknowledged before me on May \_\_\_\_, 2026, by Steven Streb, as Member of Firing Pin Tiffin RE, LLC.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

STATE OF IOWA            )  
  ) ss:  
JOHNSON COUNTY        )

This instrument was acknowledged before me on May \_\_\_\_, 2026, by Tim Kasperek and Abigail Hora, as Mayor and City Clerk, respectively, of the City of Tiffin, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa



# MMS Consultants, Inc.

Experts in Planning and Development Since 1975

1917 S. Gilbert Street  
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net  
mms@mmsconsultants.net

## LETTER OF TRANSMITTAL

TO: Peter Gardner, Partner  
Leff Law Firm LLP  
222 S Linn St  
Iowa City IA 52240

Date: 11/4/25	Project #: 4270-030
From: MMS Consultants, Inc.	
RE: Easement Exhibit	

We are sending you the following attached items:

COPIES	DATE	PROJECT NO.	DESCRIPTION
4	11/4/25	4270-030	Signed 5.00' Wide Drainage Easement Exhibit

These are transmitted as checked below:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> For approval         | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> For Approval & Signature       |
| <input type="checkbox"/> For your use         | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested         | <input type="checkbox"/> Returned as noted                | <input checked="" type="checkbox"/> For Recording       |
| <input type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other                          |

REMARKS:

Kelly J. Beckler, PE  
MMS Consultants, Inc.

COPY TO: \_\_\_\_\_

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

LOCATION: A PORTION OF LOT 22, PARK PLACE CITY CENTER - PART TWO, PHASE FOUR LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.	SURVEY REQUESTED BY: STREB CONSTRUCTION PO BOX 5065 CORALVILLE, IOWA 52241
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: DERS INVESTMENTS, LLC PO BOX 5198 CORALVILLE, IOWA 52241
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

# EASEMENT EXHIBIT

## 5.00' WIDE DRAINAGE

### TIFFIN, JOHNSON COUNTY, IOWA

DESCRIPTION - 5.00' WIDE DRAINAGE EASEMENT

A PORTION OF LOT 22, PARK PLACE CITY CENTER - PART TWO, PHASE FOUR LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NORTH LIBERTY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast corner of Lot 22 Park Place City Center - Part Two, Phase Four in accordance with the Plat thereof recorded in Book 63 at Page 192 of the Records of the Johnson County Recorder's Office; Thence S88°38'36"W, along the North Line of said Lot 22, a distance of 20.00 feet, to the POINT OF BEGINNING; Thence S88°38'36"W, along said North Line, 5.00 feet; Thence S01°21'28"E, 300.00 feet, to a point on the South Line of said Lot 22; Thence N88°38'36"E, along said South Line, 5.00 feet; Thence N01°21'28"W, 300.00 feet, to the Point of Beginning. Said 5.00' Wide Drainage Easement contains 1,500 square feet, and is subject to easements and restrictions of record.

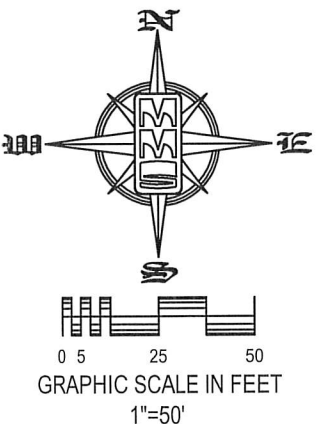
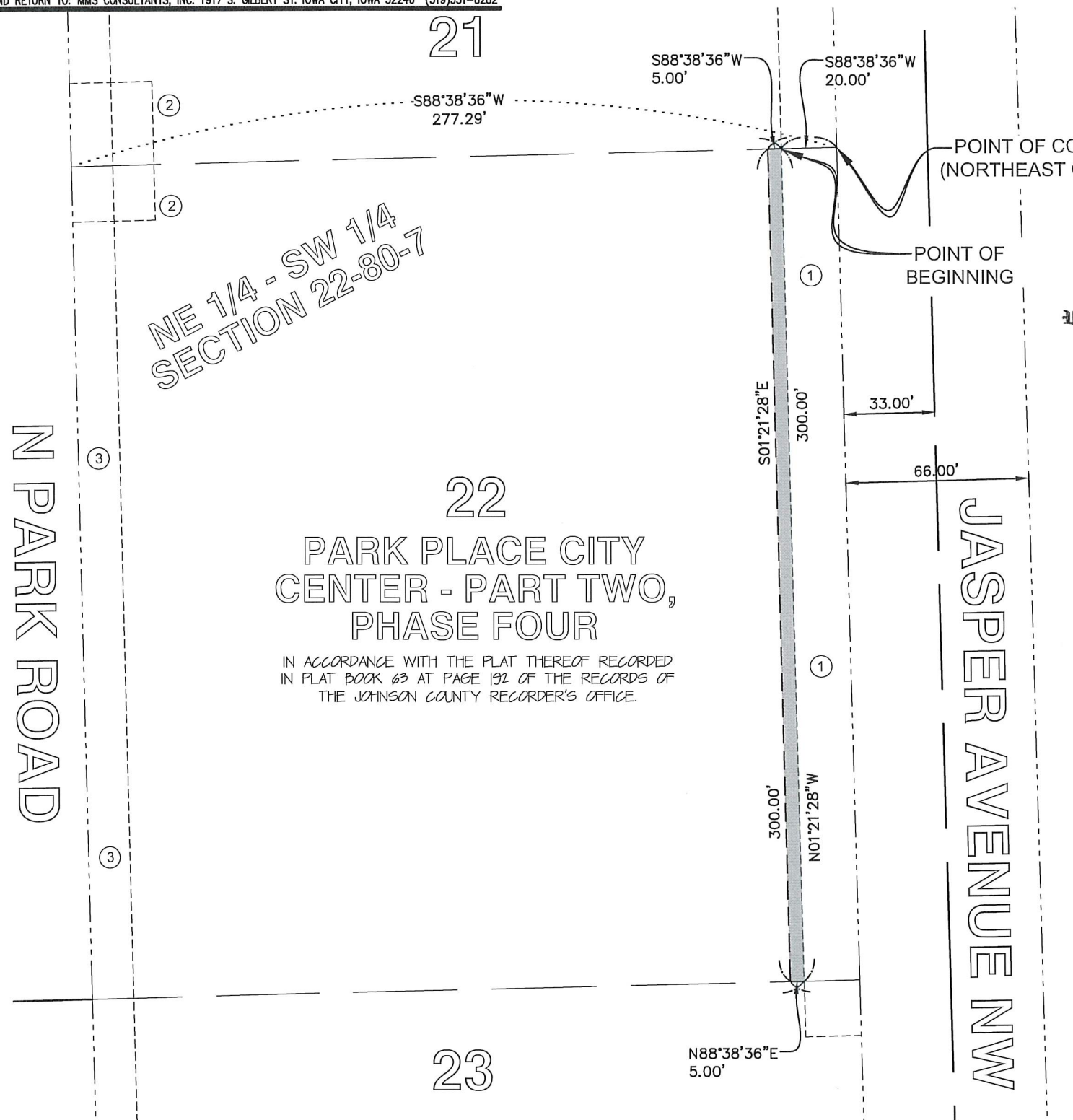


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

www.mmsconsultants.net

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

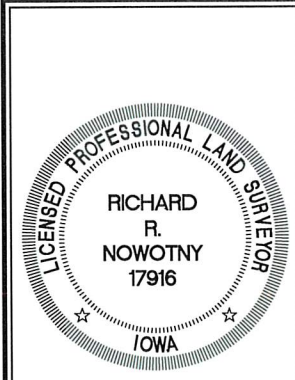


EXISTING EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 20.00' WIDE PUBLIC UTILITY, PUBLIC STORM SEWER AND DRAINAGE EASEMENT
②	EXISTING 30.00' WIDE COMMON ACCESS EASEMENT
③	EXISTING 15.00' WIDE PUBLIC UTILITY EASEMENT

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

NW 1/4 - SE 1/4 SECTION 22-80-7



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Richard R. Nowotny* 20 25  
RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916  
My license renewal date is December 31, 20 25

Pages or sheets covered by this seal: 1

## 5.00' WIDE DRAINAGE EASEMENT

TIFFIN  
JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	6/19/2025
Designed by:	RAN
Field Book No.:	
Drawn by:	LSS
Scale:	1"=60'
Checked by:	RRN
Sheet No.:	1
Project No.:	4270-030
of:	1

**Business Information**

Name of Legal Entity: BRYANTS OFF 6 LLC

FEIN: XX-XXX4676

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 478551

**Premises Information**

Premises DBA: BRYANTS OFF 6

Premises Address: 301 MAIN ST TIFFIN IA 52340-4714

Premises Type: Restaurant

Number of Floors: 1

Control of Premises: Lease

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

**License Information**

Effective Date: 10-Jun-2026

Length of License Requested: 12MONTH

Privilege(s) Requested

---

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Dining patio North of building

**Business Information**

Name of Legal Entity: MAVERIK GROUP, LLC

FEIN: XX-XXX5780

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 211523

**Premises Information**

Premises DBA: MAVERIK #5206

Premises Address: 101 VILLAGE DR TIFFIN IA 52340-9228

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Lease

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.

1394

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?

No

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

Has the square footage of the premises changed?

No

**License Information**

Effective Date: 01-Jul-2026

Length of License Requested: 12MONTH



300 Railroad St. PO Box 259 Tiffin, IA 52340  
P. 319-545-2572 F. 319-545-4147 [www.tiffin-iowa.org](http://www.tiffin-iowa.org)

**PROCLAMATION  
BY THE MAYOR OF THE CITY OF TIFFIN**

**66<sup>th</sup> Annual  
National Public Works Week Proclamation  
May 17–23, 2026  
“Rooted in Service, Powered by Community”**

**WHEREAS**, Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Tiffin, Iowa; and,

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in the City of Tiffin to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS**, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

**NOW, THEREFORE**, I, Tim Kasperek, Mayor of the City of Tiffin, do hereby designate the week of

**May 17–23, 2026,  
as National Public Works Week**

I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

**IN TESTIMONY WHEREOF**, I have hereunto signed my name and have officially caused the Seal of the City to be affixed this 19<sup>th</sup> day of May, 2026.

Signed this 19<sup>th</sup> day of May, 2026, in Johnson County, Iowa.

City of Tiffin

\_\_\_\_\_  
Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

## CITY OF TIFFIN ORDINANCE NO. 2026-527

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE PROPERTY LOCATED IN TIFFIN HEIGHTS WEST FROM C-2B (GENERAL COMMERCIAL) TO P-1 (PUBLIC/INSTITUTIONAL), IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA, AS LEGALLY DESCRIBED HEREIN

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

Section 1. Purpose. The purpose of this ordinance is to amend the Official Zoning Map of the City of Tiffin, Iowa, to rezone certain property located in Tiffin Heights West, Tiffin, Johnson County, Iowa, from C-2B, General Commercial, to P-1, Public/Institutional, as requested by the applicant and owner, GHS Development.

Section 2. Amendment. The following legally described property:

### DESCRIPTION – PROPOSED P-1 ZONING

Lots 56, 57, and 58 of Tiffin Heights West, being a portion of the southeast Quarter of the Northwest Quarter of Section 29, Township 80 North, Range 7 West of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa, in accordance with the plat thereof recorded in Plat Book 69 at Page 137 of the records of the Johnson County Recorder's Office.

Said parcel contains approximately 4.97 acres, and is subject to easements and restrictions of record.

shall be rezoned from C-2B (General Commercial) to P-1 (Public/Institutional), and the Official Zoning Map of the City of Tiffin is hereby amended to reflect this change.

Approval of this zoning classification change is subject to compliance with all applicable requirements of the Tiffin Zoning Code, subdivision regulations, and any other applicable City ordinances, resolutions, or agreements.

Section 3. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Severability. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 21<sup>st</sup> day of April, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Orris introduced Ordinance No. 2026-527, and moved that it be given its first reading. The motion was seconded by Councilperson Schnedler.

Ayes: Orris, Olney, Johnson, Schnedler.

Nays: None.

Four members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-527, was read the first time, discussed, and placed on record.

On the 5<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Olney introduced Ordinance No. 2026-527, and moved that it be given its second reading. The motion was seconded by Councilperson Orris.

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

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-527, was read the second time and discussed and placed on record.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced Ordinance No. 2026-527, 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 Kasparek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2026-527 be adopted and signified his approval of same by fixing his signature thereto. Passed

by the Council on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, and approved by the Mayor on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026.

CITY OF TIFFIN, IOWA:

By: \_\_\_\_\_  
Tim Kasparek, Mayor

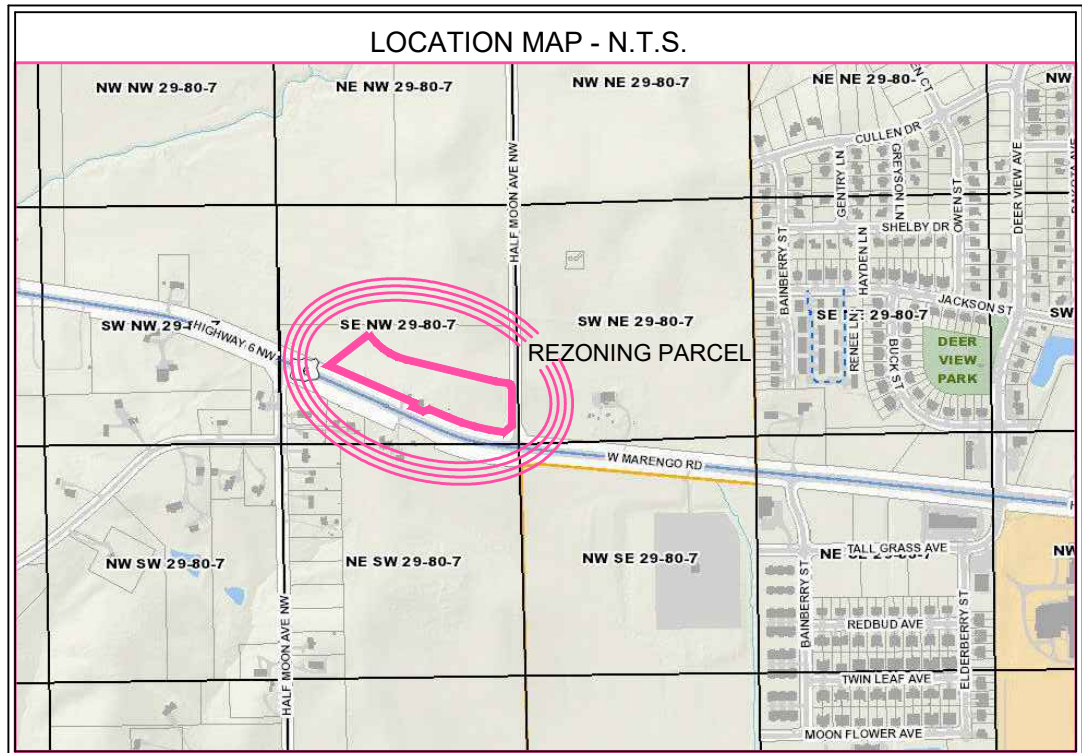
ATTEST:

\_\_\_\_\_  
Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE PROPERTY LOCATED IN TIFFIN HEIGHTS WEST FROM C-2B (GENERAL COMMERCIAL) TO P-1 (PUBLIC/INSTITUTIONAL), IN THE CITY OF TIFFIN, JOHNSON COUNTY, IOWA, AS LEGALLY DESCRIBED HEREIN, and known as No. 2026-526 was duly passed by the Council on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, and signed by the Mayor on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, and published on the \_\_\_\_<sup>th</sup> day of \_\_\_\_ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-527 in the following places:

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

\_\_\_\_\_  
Abigail Hora, City Clerk



LOCATION:  
 LOTS 56, 57, AND 58 OF TIFFIN HEIGHTS WEST, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29-T80N-R7W OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA

APPLICANT:  
 GHS DEVELOPMENT  
 PO BOX 78  
 NORTH LIBERTY, IOWA 52317

PROPRIETOR OR OWNER:  
 GHS DEVELOPMENT  
 PO BOX 78  
 NORTH LIBERTY, IOWA 52317

# REZONING EXHIBIT

## TIFFIN HEIGHTS WEST

### TIFFIN, IOWA

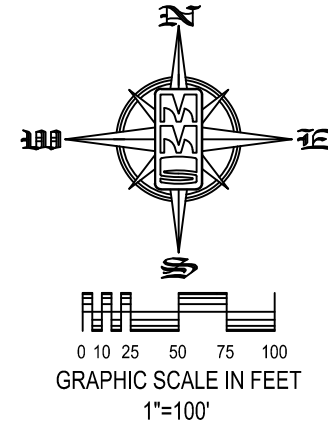
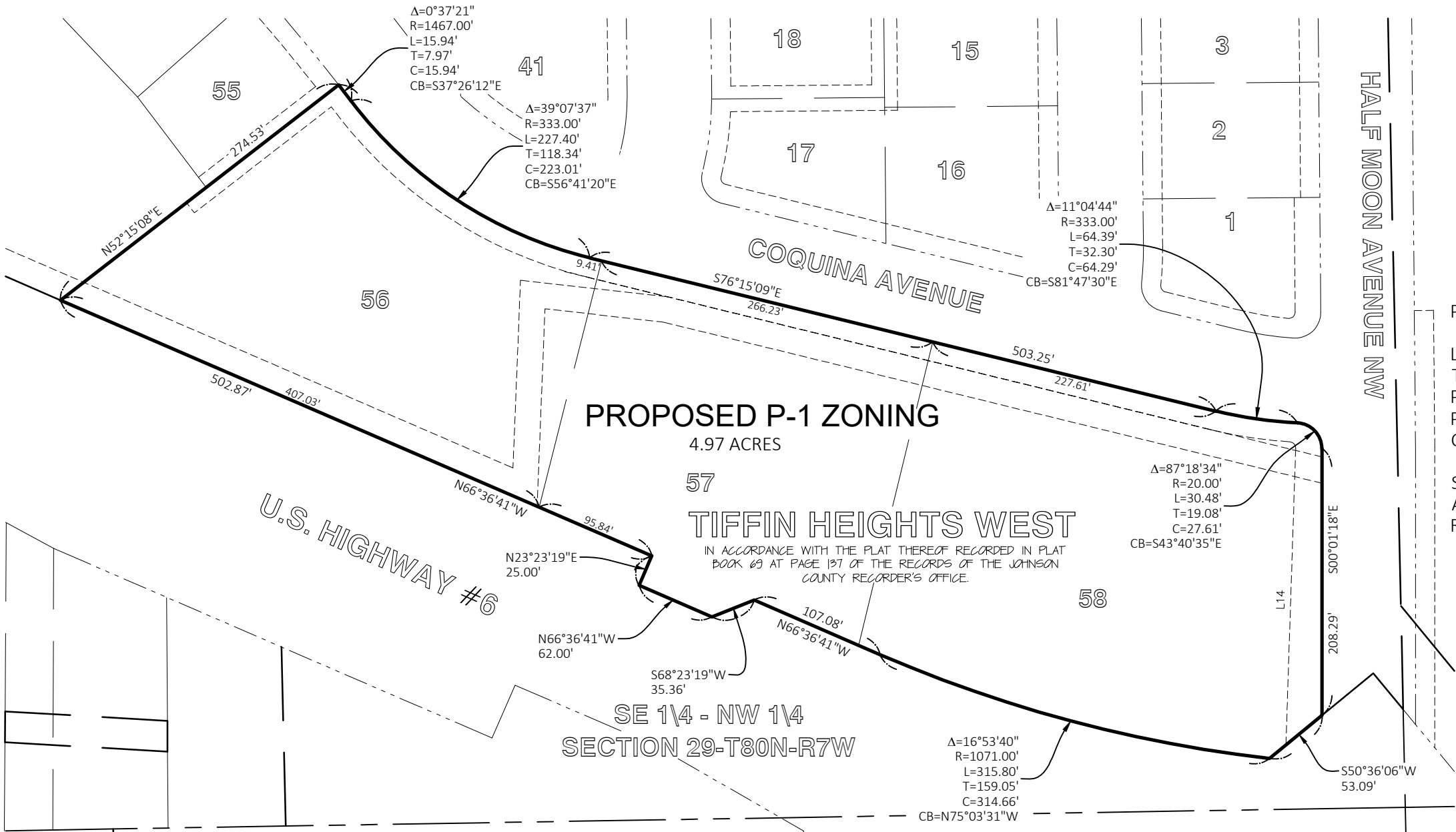
LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- EXISTING ZONING LINES
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)



PROPOSED P-1 ZONING PARCEL

LOTS 56, 57, AND 58 OF TIFFIN HEIGHTS WEST, TO TIFFIN, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 69 AT PAGE 137 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID P-1 ZONING PARCEL CONTAINS 4.97 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Date	Revision

### REZONING EXHIBIT

TIFFIN  
 JOHNSON COUNTY  
 IOWA

### MMS CONSULTANTS, INC.

Date:	04-03-2026
Designed by:	JDM
Field Book No.:	1374
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	9315-012
of:	1



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Resolution No. 2026-034 – Resolution Approving the City of Tiffin FY 2025-2026 Budget Amendment
<b>ACTION:</b>	Motion

**Background**

The City of Tiffin is required to adopt and certify an annual budget in accordance with State of Iowa Department of Management requirements. Periodically, amendments to the adopted budget are necessary to ensure compliance with state budget laws and to reflect updated revenue and expenditure projections.

Staff has identified the need to amend the Fiscal Year 2025–2026 budget to remain within the State’s required budgetary thresholds and to accurately reflect current financial conditions.

The proposed budget amendment ensures that the City continues to meet statutory requirements set by the Iowa Department of Management. Amendments are a standard and necessary process when actual or anticipated expenditures and revenues differ from the original adopted budget.

Approval of this amendment will:

- Maintain compliance with Iowa budget law
- Incorporate updated financial projections
- Acknowledge the finalized Budget Amendment Notice submitted to the State

The attached resolution formally adopts these changes and authorizes submission to the Iowa Department of Management and the Johnson County Auditor.

**Recommendation**

Staff recommends approval of Resolution No. 2026-034, approving the FY 2025–2026 budget amendment.

**ATTACHMENTS:** Resolution

**RESOLUTION NO. 2026-034**

**A RESOLUTION APPROVING THE CITY OF TIFFIN FY 2025-2026 BUDGET AMENDMENT**

**Whereas**, the City Council of the City of Tiffin, Iowa is responsible to approve and certify an annual operating budget; and,

**Whereas**, the City Council is required to stay within the budgetary requirements set forth by the Department of Management with the State of Iowa; and,

**Whereas**, the City Council does hereby acknowledge the necessity for a budget amendment to stay within the State's requirements; and,

**Whereas**, the City Council of the City of Tiffin hereby acknowledges the attached Budget Amendment Notice to be accurate and final.

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa, that effective upon receipt of this resolution by the State of Iowa Department of Management and the Johnson County Auditor, that the fiscal year 2025-2026 budget amendment for the City of Tiffin be approved.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-034, A RESOLUTION APPROVING THE CITY OF TIFFIN FY 2025-2026 BUDGET AMENDMENT** 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. 2026-034, A RESOLUTION APPROVING THE CITY OF TIFFIN FY 2025-2026 BUDGET AMENDMENT** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19<sup>th</sup> day of May, 2026.

City of Tiffin

\_\_\_\_\_  
Tim Kasparek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

**NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET**

City of TIFFIN  
Fiscal Year July 1, 2025 - June 30, 2026

The City of TIFFIN will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

**Meeting Date/Time:** 5/19/2026 07:00 PM

**Contact:** Abigail Hora

**Phone:** (319) 545-2572

**Meeting Location:** Tiffin City Hall Council Chambers, 300 Railroad St, Tiffin, Iowa

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	4,377,904	0	4,377,904
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	4,377,904	0	4,377,904
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	2,974,894	0	2,974,894
Other City Taxes	6	910,813	0	910,813
Licenses & Permits	7	469,959	0	469,959
Use of Money & Property	8	264,210	0	264,210
Intergovernmental	9	1,584,189	0	1,584,189
Charges for Service	10	3,746,950	0	3,746,950
Special Assessments	11	0	0	0
Miscellaneous	12	32,500	0	32,500
Other Financing Sources	13	18,000,000	0	18,000,000
Transfers In	14	3,004,639	0	3,004,639
<b>Total Revenues &amp; Other Sources</b>	<b>15</b>	<b>35,366,058</b>	<b>0</b>	<b>35,366,058</b>
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>				
Public Safety	16	1,860,140	0	1,860,140
Public Works	17	1,189,867	60,000	1,249,867
Health and Social Services	18	0	0	0
Culture and Recreation	19	1,157,163	0	1,157,163
Community and Economic Development	20	1,227,107	0	1,227,107
General Government	21	728,624	1,241,866	1,970,490
Debt Service	22	3,440,685	2,290,213	5,730,898
Capital Projects	23	15,855,000	0	15,855,000
Total Government Activities Expenditures	24	25,458,586	3,592,079	29,050,665
Business Type/Enterprise	25	11,656,897	628,583	12,285,480
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>26</b>	<b>37,115,483</b>	<b>4,220,662</b>	<b>41,336,145</b>
Transfers Out	27	3,004,639	0	3,004,639
<b>Total Expenditures/Transfers Out</b>	<b>28</b>	<b>40,120,122</b>	<b>4,220,662</b>	<b>44,340,784</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>-4,754,064</b>	<b>-4,220,662</b>	<b>-8,974,726</b>
Beginning Fund Balance July 1, 2025	30	11,186,874	0	11,186,874
<b>Ending Fund Balance June 30, 2026</b>	<b>31</b>	<b>6,432,810</b>	<b>-4,220,662</b>	<b>2,212,148</b>

**Explanation of Changes:** Budget amendment to match our accounting software and transfer from local option sales tax to employee benefits. All expenses are covered by reserve funds.



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE: May 15, 2026
AGENDA ITEM: Resolution No. 2026- 035 – A Resolution Approving the Plans, Specifications, Form of Contract and Estimate of Costs for the Village Drive and Roberts Ferry Road Traffic Signal Project
ACTION: Motion

Background

The City of Tiffin has identified the need for traffic signal improvements at the intersection of Village Drive and Roberts Ferry Road to address traffic control, safety, and ongoing growth in the area.

In April 2026, the project plans, specifications, form of contract, and estimate of costs were filed with the City. Additionally, a Notice of Hearing was published in accordance with state requirements, allowing for public review and input prior to formal approval.

Approval of this resolution represents the next step in the public improvement process and allows the City to move forward with bidding and construction.

Specifically, this action:

- Formally approves the engineering plans and specifications
Approves the project cost estimate
Approves the form of contract for construction
Confirms compliance with required public notice and hearing procedures

This project is an important infrastructure investment that will improve intersection control and enhance safety for motorists, pedestrians, and cyclists in a high-growth corridor.

Recommendation

Staff recommends approval of Resolution No. 2026-035, approving the plans, specifications, form of contract, and estimate of costs for the Village Drive and Roberts Ferry Road Traffic Signal Project.

ATTACHMENTS: Resolution

**RESOLUTION NO. 2026-035**

**A RESOLUTION THE APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT**

**Whereas**, in April of 2026, the Plans, Specifications, Form of Contract and Estimate of Cost were filed with the City of Tiffin for the Village Drive and Roberts Ferry Road Traffic Signal Project; and,

**Whereas**, the Notice of Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs were published as required by law,

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa, that the plans, specifications, form of contract and estimate of costs for the Village Drive and Roberts Ferry Road Traffic Signal Project be approved with the approval of this resolution.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-035, A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT** 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 **RESOLUTION NO. 2026-035, A RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19<sup>th</sup> day of May, 2026.

City of Tiffin

---

Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

# *Contract Documents*

*for*

## ***ROBERTS FERRY ROAD & VILLAGE DRIVE TRAFFIC SIGNAL IMPROVEMENTS***

*Prepared for:*

*City of Tiffin  
Engineering Department  
300 Railroad Street  
Tiffin, Iowa 52340*

***Tiffin***  
Crossroads of the Heartland.

*Prepared by:*

*MSA Professional Services, Inc.  
6045 Rockwell Drive NE, Suite A, Cedar Rapids, IA 52402  
MSA PN: 13603027*



# *Contract Documents*

*for*

## ***ROBERTS FERRY ROAD & VILLAGE DRIVE TRAFFIC SIGNAL IMPROVEMENTS***

*Prepared for:*

*City of Tiffin  
Engineering Department  
300 Railroad Street  
Tiffin, Iowa 52340*



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

*Andrew J. Inhelder*

04/13/2026

Andrew J. Inhelder                      Date

License Number: 22862

My license renewal date is December 31, 2026

Pages or sheets covered by this seal:

All listed in Table of Contents

*Prepared by:*

*MSA Professional Services, Inc.  
6045 Rockwell Drive NE, Suite A, Cedar Rapids, IA 52402  
MSA PN: 13603027*



## Table of Contents

### Bidding Information

Notice to Bidders and Notice of Public Hearing .....	NBH-1 to NBH-4
Instructions to Bidders.....	IB-1 to IB-3
Proposal.....	PP-1 to PP-12
Statement of Bidder’s Qualifications Form.....	SBQ-1 to SBQ-4
Bid Bond.....	BB-1 to BB-2
Contract.....	CT-1 to CT-6
Performance, Payment, and Maintenance Bond.....	PPM-1 to PPM-5

### Special Provisions

Code of Conduct.....	CC-1 to CC-2
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### Appendices

N/A

## STANDARD SPECIFICATIONS

The most recent editions, as per the project letting date, of the Statewide Urban Design and Specifications (SUDAS) Standard Specifications, the Iowa Department of Transportation (Iowa DOT) Standard Specifications (where applicable), and the Iowa DOT Materials I.M.s (where applicable), shall apply to all work performed on this project unless otherwise noted herein, or within the Special Provisions included in the Contract Documents.

- In addition to the Contract Documents, the Contractor is required to have a copy of the most recent edition of the SUDAS Standard Specifications Manual on the job site at all times.
- A paper copy of the SUDAS Standard Specifications Manual may be purchased at the following link: [www.iowasudas.org/order-the-manuals/](http://www.iowasudas.org/order-the-manuals/).
- An electronic copy of the SUDAS Standard Specifications Manual may be found at the SUDAS website: [www.iowasudas.org](http://www.iowasudas.org). The electronic copy can be printed free of charge.

## SUPPLEMENTAL SPECIFICATIONS

The most recent edition of the City of Tiffin Amendments to SUDAS shall apply to all work performed on this project unless otherwise noted herein. **The Contractor is required to have a copy of the most recent edition of the Amendments on the job site at all times.**

An electronic copy of the City of Tiffin Amendments to SUDAS is available at [https://webgen1files1.revize.com/tiffinia/Document center/CITY CODE OF ORDINANCES/Zoning And Subdivision/2019-Design-Standards-Amendments.pdf](https://webgen1files1.revize.com/tiffinia/Document%20center/CITY%20CODE%20OF%20ORDINANCES/Zoning%20And%20Subdivision/2019-Design-Standards-Amendments.pdf). The electronic copy can be printed free of charge.

## **NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING**

### **Roberts Ferry Road & Village Drive Traffic Signal Improvements**

Jurisdiction of Tiffin, Iowa Public Improvement Project

#### **Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement**

Notice is hereby given that a public hearing will be held by the City of Tiffin on the proposed contract documents (plans, specifications, and form of contract), and estimated total cost of improvements at its meeting at **7:00 P.M. on May 19, 2026**, in the **City Council Chambers, Tiffin City Hall, 300 Railroad Street, Tiffin, Iowa** for the **Roberts Ferry Road & Village Drive Traffic Signal Improvements** project.

#### **Time and Place for Filing Sealed Proposals**

Sealed bids for the work comprising the improvements as stated below must be filed before **10:00 A.M.** according to the clock in Tiffin City Hall on **May 14, 2026**, at the reception desk in **Tiffin City Hall, 300 Railroad Street, Tiffin, Iowa, 52340**. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

#### **Time and Place Sealed Proposals Will be Opened and Considered**

Sealed proposals will be opened and bids tabulated at **10:00 A.M. on May 14, 2026**, in said **Tiffin City Hall, 300 Railroad Street** for consideration by the City Council of Tiffin, Iowa at its meeting on **May 19, 2026 at 7:00 P.M.** in the **City Council Chambers**. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

#### **Commencement of Work**

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued and shall be completed as stated below in the Completion of Work section. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur on, or around, **June 4, 2026**.

#### **Contract Documents**

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the **City Clerk** and may be examined at **Tiffin City Hall, 300 Railroad Street, Tiffin, Iowa, 52340**.

An electronic copy of the Contract Documents is available at [www.QuestCDN.com](http://www.QuestCDN.com) or [www.msa-ps.com](http://www.msa-ps.com) under Bidding. Downloads of the Contract Documents require the user to register for a free membership for no cost. Project information, estimated total cost, and planholder information is available for no cost at the same link. Reference number **#10159946**.

Paper copies of the Contract Documents are available from the MSA Professional Services, Inc., 6045 Rockwell Drive NE, Suite A, Cedar Rapids, IA 52402, for a fee of Fifty Dollars (\$50.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 319-364-4773 in advance to reserve a paper copy.

### Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

**Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.**

### General Nature of the Public Improvement

#### **Roberts Ferry Road & Village Drive Traffic Signal Improvements**

**This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.**

**The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.**

### Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Tiffin, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Tiffin. The bid shall contain no condition except as provided in the specifications.

The City of Tiffin reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

### Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Tiffin and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Tiffin from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

### Title VI Compliance

The City of Tiffin, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

### Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Tiffin and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

### Sales Tax Exemption

The City of Tiffin will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

### Completion of Work

The Contractor shall substantially complete the overall project by **Friday, October 2, 2026**. Substantial completion for the overall project shall be defined as **all utility, grading, all pole bases, conduit, underground work, wiring, cabinet installation and paving construction completed, with the streets, and sidewalks, fully open to traffic**. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **sixty (60) calendar days** of the substantial completion date. Full completion of the overall project shall be defined as all surface restoration, signal pole and signal head installation and testing completed and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

**The City of Tiffin does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.**

This Notice is given by authority of the City Council of the City of Tiffin, Iowa.

Consulting Engineer  
MSA Professional Service, Inc.

6045 Rockwell Drive NE, Suite A, Cedar  
Rapids, IA 52402

Andrew Inhelder, PE  
319-364-4773

## INSTRUCTIONS TO BIDDERS

Project Name: Roberts Ferry Road & Village Drive Traffic Signal Improvements

The work comprising the above referenced project shall be constructed in accordance with the most recent edition of the SUDAS Standard Specifications and as further modified by Supplemental Specifications and Special Provisions included in the Contract Documents. The terms used in the contract revision of the documents are defined in said Standard Specifications. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution, and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

### I. BID SECURITY

The bid security must be in the minimum amount of **ten percent (10%)** of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier's check or a certified check, drawn on an FDIC insured bank in Iowa or drawn on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to **City of Tiffin**. "Miscellaneous Bank Checks," and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

### II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

A. The proposal shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder, and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders and Notice of Public Hearing. It is the sole responsibility of the Bidder to see that its Proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope. Any Proposal received after the scheduled time for the receiving of proposals will be returned to the Bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.

B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgement of Addenda, if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<b><u>NO.</u></b>	<b><u>DESCRIPTION OF ATTACHMENT</u></b>
1.	<u>Bidder Status Form</u>
2.	_____

- Part G – Identity of Bidder

Sign the Proposal. The signature of the Proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The Bidder Status Form is required by the Iowa Labor Commissioner, pursuant to the Iowa Administrative Code rule 875-156.2(1). The Bidder must complete and submit the Bidder Status Form, signed by an authorized representative of the Bidder, with their bid proposal. Under Iowa Administrative Code rule 875-156.2(1), failure to provide the Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the Contract Documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

III. ELECTRONIC SUPPORT FILES

Electronic support files, if available, will be provided by the Engineer upon written request from the Bidder. Use of electronic support files shall be governed by SUDAS Standard Specifications Section 1040, 1.05. Should there be a discrepancy between an electronic support file and a contract document, the Contract Documents shall govern.

IV. SPECIALTY ITEMS

The following items have been identified by the Jurisdiction as “specialty items” for the Contract:

<u>NO.</u>	<u>SPECIALTY ITEM</u>
1.	<u>Traffic Signal and associated work.</u>
2.	_____
3.	_____
4.	_____
5.	_____

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the contract documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

## **PROPOSAL**

### **PROPOSAL: PART A – SCOPE**

The **City of Tiffin**, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

#### **Roberts Ferry Road & Village Drive Traffic Signal Improvements**

**This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.**

**The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.**

### **PROPOSAL: PART B – ACKNOWLEDGEMENT OF ADDENDA**

The Bidder hereby acknowledges that all addenda become a part of the Contract Documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER \_\_\_\_\_                      ADDENDUM NUMBER \_\_\_\_\_  
ADDENDUM NUMBER \_\_\_\_\_                      ADDENDUM NUMBER \_\_\_\_\_

and certifies that said addenda were utilized in the preparation of this bid.

### **PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES**

**UNIT BID PRICE CONTRACTS:** The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

**BASE BID CONTRACTS:** The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

**PROPOSAL: PART D – GENERAL**

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the Contract, if any, to be to the lowest responsible, responsive Bidder; and
2. Reject any or all alternates in determining the items to be included in the Contract. Designation of the lowest responsible, responsive Bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the Contract Documents or in the Proposal quantities as it determines necessary in accordance with the Contract Documents after execution of the Contract. Such alterations shall not be considered a waiver of any conditions of the Contract Documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a Contract, if this Proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a Performance, Payment, and Maintenance Bond; and
2. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such Contract and/or to furnish said Bond; and
3. Commence the work on this project on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to complete the project as described in the Notice to Bidders and Notice of Public Hearing as noted below:
  - a. The Contractor shall substantially complete the project by no later than **Friday, October 2, 2026**. Substantially complete shall be defined as **all utility, grading, all pole bases, conduit, underground work, wiring, cabinet installation and paving construction completed, with the streets, and sidewalks, fully open to traffic.** Should the Contractor fail to substantially complete the work in this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not completed within the designated Contract term(s).
  - b. The Contractor shall fully complete the project within **sixty (60) calendar days** of the substantial completion date. Fully complete shall be defined as all surface restoration being completed, and all improvements being ready for final acceptance. Should the Contractor fail to fully complete the work in this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not completed within the designated Contract term(s).

**PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT**

The Bidder hereby certifies:

1. That this Proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal

compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

- 4. That this Proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
- 5. That the individual(s) executing this Proposal have the authority to execute this Proposal on behalf of the Bidder.

**PROPOSAL: PART F – ADDITIONAL REQUIREMENTS**

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this Proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	Bidder Status Form
2.	
3.	
4.	
5.	
6.	

**PROPOSAL: PART G – IDENTITY OF BIDDER**

The Bidder shall indicate whether the bid is submitted by a/an:

- Individual, Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Company
- Joint-venture: all parties must join-in and execute all documents
- Other

The Bidder shall enter its Public Registration Number \_\_\_\_\_ - \_\_\_\_\_ issued By the Iowa Commissioner of Labor Pursuant Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number shall result in the bid being read under advisement. A contract will not be executed until the Contractor is registered.

**NOTE:**

**The signature on this Proposal must be an original signature in ink; copies, facsimiles, or electronic signatures will not be accepted.**

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Name (Print/Type)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone Number

**Type or print the name and title of the company's owner, president, CEO, etc. if a different person than entered above.**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

## Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- Yes  No My business is currently registered as a contractor with the Iowa Division of Labor.
- Yes  No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- Yes  No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- Yes  No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- Yes  No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of state nor had its authority revoked.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been canceled.
- Yes  No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement of cancellation has not been filed.
- Yes  No My business is a limited partnership or limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- Yes  No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of state that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- Yes  No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- Yes  No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or canceled.

**PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES**

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

ITEM NO.	ITEM	UNIT	TOTAL	UNIT PRICE	TOTAL PRICE
<b>Division 2: Earthwork</b>					
1	Topsoil, On-site	CY	8	\$	\$
<b>Division 6: Structures for Sanitary and Storm Sewers</b>					
2	Manhole Adjustment, Minor	EA	2	\$	\$
<b>Division 7: Streets and Related Work</b>					
3	Removal of Sidewalk	SY	40	\$	\$
4	Sidewalk, PCC, 4-in.	SY	120	\$	\$
5	Sidewalk, PCC, 6-in.	SY	75	\$	\$
6	Detectable Warnings	SF	64	\$	\$
7	Full Depth Patches, PCC, 10-in.	SY	90	\$	\$
<b>Division 8: Traffic Control</b>					
8	Traffic Signal	LS	1	\$	\$
9	Painted Pavement Markings, Durable	STA	8	\$	\$
10	Painted Symbols and Legends, Durable	EA	10	\$	\$
11	Pavement Markings Removed	STA	5.9	\$	\$
12	Symbols and Legends Removed	EA	9	\$	\$
13	Temporary Traffic Control	LS	1	\$	\$
14	Traffic Signs	SF	73.75	\$	\$
<b>Division 9: Site Work and Landscaping</b>					
15	Conventional Seeding, Seeding Fertilizing, and Mulching, Type 1	LS	1	\$	\$
16	Wattle	LF	150	\$	\$
17	Wattle, Removal	LF	150	\$	\$
18	Intake Protection Device, Surface-Applied	EA	4	\$	\$
<b>Division 11: Miscellaneous</b>					
19	Mobilization	LS	1	\$	\$

**TOTAL AMOUNT BID:**

**\$**

All bidders must submit the following completed form to the governmental body requesting bids per  
875 Iowa Administrative Code Chapter 156.

**Bidder Status Form**

**To be completed by all bidders**

**Part A**

Please answer "Yes" or "No" for each of the following:

- Yes  No My company is authorized to transact business in Iowa.  
*(To help you determine if your company is authorized, please review the worksheet on the next page).*
- Yes  No My company has an office to transact business in Iowa.
- Yes  No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- Yes  No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- Yes  No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder.  
Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder.  
Please complete Parts C and D of this form.

**To be completed by resident bidders**

**Part B**

My company has maintained offices in Iowa during the past 3 years at the following addresses:

- Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_
- Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_
- Dates: \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_ Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_
- You may attach additional sheet(s) if needed.*

**To be completed by non-resident bidders**

**Part C**

1. Name of home state or foreign country reported to the Iowa Secretary of State: \_\_\_\_\_
2. Does your company's home state or foreign country offer preferences to bidders who are residents?  Yes  No
3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation.  
\_\_\_\_\_  
\_\_\_\_\_

*You may attach additional sheet(s) if needed.*

**To be completed by all bidders**

**Part D**

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Statement of Bidder's Qualifications Form**

The lowest responsive bidder for the listed Project shall submit a fully completed written statement on this form sworn to before an officer authorized by law to administer oaths. The Contractor shall be bound by the information set forth in the statement.

**Failure to submit a fully completed and accurate Statement of Bidder's Qualifications Form by the lowest responsive bidder may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.**

**Instructions**

1. All Questions must be answered completely and correctly.
2. Do not leave blanks.
3. If a question or section is not applicable, write "Not Applicable" or "N/A".
4. "Information Provided Upon Request" or similar responses are not acceptable.
5. If you need additional space to complete an answer, use a separate piece of paper and attach it to this form.

**Project Information**

Project Name: Roberts Ferry Road & Village Drive Traffic Signal Improvements

Owner's Name: City of Tiffin

Owner's Address: 300 Railroad Street, Tiffin, Iowa 52340

**Contractor Information**

1. Identification
  - A. Name of Organization: \_\_\_\_\_
  - B. Name and Title of Responsible Individual: \_\_\_\_\_
  - C. Contractor's Address: \_\_\_\_\_
  - D. Telephone Number: \_\_\_\_\_
  - E. Fax Number: \_\_\_\_\_
  - F. Email: \_\_\_\_\_

2. Responsibility

A. Has the Contractor's Registration ever been suspended or revoked in any jurisdiction?

\_\_\_\_\_Yes      \_\_\_\_\_No

If yes, provide all relevant information and documentation regarding the suspension or revocation.

B. Has the Contractor ever been unable to obtain a bond or been denied a bond?

\_\_\_\_\_Yes      \_\_\_\_\_No

If yes, provide all relevant information and documentation regarding the refusal or denial.

C. Has the Contractor had any judgments entered against it or been a party to arbitration proceedings or litigation within the past five (5) years, or are there any currently pending arbitration proceedings or litigation involving the Contractor or any of its officers?

\_\_\_\_\_Yes      \_\_\_\_\_No

If yes, provide listings, status, and outcomes regarding the judgments, arbitration proceedings, or litigation. The Owner reserves the right to request additional information, if deemed necessary.

D. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, ever been prohibited, debarred, disqualified, or removed by any federal, state, or local governmental entity from bidding on any project?

\_\_\_\_\_Yes      \_\_\_\_\_No

If yes, provide all relevant information and documentation regarding the prohibition, debarment, disqualification, or removal.

E. Within the past five (5) years, has the Contractor, or the Contractor's proposed subcontractor(s) for the Project, received notification of breach or default on any contract; had any contract terminated; had any owner request to take over work; failed to substantially complete any project in a timely manner; or failed to fully complete any project in a timely manner?

\_\_\_\_\_Yes      \_\_\_\_\_No

If yes, provide all relevant information and documentation regarding said breach, default, termination, owner request to take over work, or failure to complete.

STATEMENT OF BIDDER'S  
QUALIFICATIONS (CONT.)

Project Name: Roberts Ferry Road & Village  
Drive Traffic Signal Improvements

- F. The Contractor affirms its responsibility to retain only subcontractors who can fully comply with the Contract Documents for the Project, including those that can address requirements concerning labor.

\_\_\_\_\_Yes      \_\_\_\_\_No

- G. The Contractor affirms its responsibility to ensure that each subcontractor meets quality assurance specifications as presented in the Contract Documents for the Project.

\_\_\_\_\_Yes      \_\_\_\_\_No

- H. The Contractor agrees to submit to the Owner a list of all proposed subcontractors at the time of the preconstruction conference for the Project. In the event that any of the Contractor's designated subcontractors for the Project are found by the Owner to have "Yes" answers to either of questions 2.D. and 2.E. or not meet the requirements of questions 2.F. and 2.G. above, such subcontractor(s) may be prohibited from the Project. If said subcontractor(s) are prohibited from the Project, the Contractor shall propose qualified replacement subcontractor(s) prior to starting the Project. The replacement subcontractor(s) shall be subject to the Owner's approval. Such approval will not be unreasonably withheld.

\_\_\_\_\_Yes      \_\_\_\_\_No



**BID BOND**

KNOW ALL BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal, and \_\_\_\_\_, as Surety, are held and firmly bound unto the **City of Tiffin, Iowa**, as Obligee, (hereinafter referred to as the "Jurisdiction"), in the penal sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_), or **ten percent (10%)** of the amount bid in lawful money of the United States, for which payment said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the Principal has submitted to the Jurisdiction a certain Proposal, in a separate envelope, and hereby made a part hereof, to enter into a Contract in writing, for the following described improvements:

**Roberts Ferry Road & Village Drive Traffic Signal Improvements**

**This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.**

**The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.**

The Surety hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Jurisdiction may accept such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be **Johnson** County, State of Iowa. If legal action is required by the Jurisdiction against the Surety or Principal to enforce the provisions of the Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said Proposal by the Principal be accepted, and the Principal shall enter into a Contract with Jurisdiction in accordance with the terms of such Proposal, including the provision of insurance and of a Bond as may be specified in the Contract Documents, with good and sufficient Surety for the faithful performance of such Contract, for the prompt payment of labor and material furnished in the prosecution thereof, and for the maintenance of said improvements as may be required therein, then this obligation shall become null and void; otherwise, the Principal shall pay to the Jurisdiction the full amount of the Bid Bond, together with court costs, attorney's fees, and any other expense of recovery.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SURETY:**

**PRINCIPAL:**

\_\_\_\_\_  
Surety Company

\_\_\_\_\_  
Bidder

By: \_\_\_\_\_  
Signature Attorney-in-Fact/Officer

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Attorney-in-Fact/Officer

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Company Telephone Number

\_\_\_\_\_  
Telephone Number

**NOTE:**

1. All signatures on this Bid Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal

## CONTRACT

THIS CONTRACT, made and entered into at **Tiffin City Hall** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Tiffin, Iowa by its \_\_\_\_\_, upon order of its City Council hereinafter called the "Jurisdiction," and \_\_\_\_\_, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvements as specified in the Contract Documents, which are officially on file with the Jurisdiction, in the office of the **City Clerk**. This Contract includes all Contract Documents. The work under this Contract shall be constructed in accordance with the SUDAS Standard Specifications, Most Recent Edition, and as further modified by the Supplemental Specifications and Special Provisions included in said Contract Documents. The Contractor further agrees to complete the work in strict accordance with said Contract Documents, and to guarantee the work as required by law, for the time required in said Contract Documents, after its acceptance by the Jurisdiction.

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

### **Roberts Ferry Road & Village Drive Traffic Signal Improvements**

**This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.**

**The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.**

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of \_\_\_\_\_ dollars (\$ \_\_\_\_\_), which amount shall constitute the required amount of the Performance, Payment, and Maintenance Bond.

The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written Notice to Proceed by the Jurisdiction; and to substantially complete the project as described in the Notice to Bidders and Notice of Public Hearing by **Friday, October 2, 2026** and to pay liquidated damages for noncompliance with said completion provisions at the rate of **One Thousand Dollars (\$1,000.00) per calendar day** thereafter that the work remains incomplete; and to fully complete the project as described in the Notice to Bidders and Notice of Public Hearing within **sixty (60) calendar days** of the substantial completion date and to pay liquidated damages for noncompliance with said completion provisions at the rate of **One Thousand Dollars (\$1,000.00) per calendar day** thereafter that the work remains incomplete.

CONTRACT (CONT.)

Project Name: Roberts Ferry Road & Village Drive Traffic Signal Improvements

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

**JURISDICTION**

**CONTRACTOR**

By \_\_\_\_\_  
Tiffin Representative

\_\_\_\_\_  
Contractor

(Seal)  
ATTEST:

By \_\_\_\_\_  
Signature

\_\_\_\_\_

\_\_\_\_\_  
Title

FORM APPROVED BY:

\_\_\_\_\_  
Attorney for Jurisdiction

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Telephone

**CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:**

1. All Contractors: The Contractor shall enter its Public Registration Number \_\_\_\_ - \_\_\_\_ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
  - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the Division of Labor Services of the Iowa Department of Workforce Development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
  - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

**NOTE:**

1. **All signatures on this Contract must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**

CORPORATE ACKNOWLEDGEMENT

State of \_\_\_\_\_ )  
 ) SS  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me known, who, being by me duly sworn, did say that they are the \_\_\_\_\_, and \_\_\_\_\_, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that \_\_\_\_\_ and \_\_\_\_\_ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_

PARTNERSHIP ACKNOWLEDGEMENT

State of \_\_\_\_\_ )  
 ) SS  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ to me personally known, who being by me duly sworn, did say that the person is one of the partners of \_\_\_\_\_, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_

INDIVIDUAL ACKNOWLEDGEMENT

State of \_\_\_\_\_ )  
 ) SS  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_ and \_\_\_\_\_, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

State of \_\_\_\_\_ )  
 ) SS  
\_\_\_\_\_ County)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said county, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn did say that person is \_\_\_\_\_ of said \_\_\_\_\_, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) \_\_\_\_\_, and that said instrument was signed and sealed on behalf of the said \_\_\_\_\_, by authority of its managers and the said \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said \_\_\_\_\_, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires \_\_\_\_\_, 20\_\_\_\_

**CONTRACT ATTACHMENT: BID ITEMS, QUANTITIES, AND PRICES**

This Contract is awarded and executed for completion of the work specified in the Contract Documents for the bid prices tabulated below as proposed by the Contractor in its Proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to twenty percent (20%) or less of the amount bid shall not affect the unit bid price.

ITEM NO.	ITEM	UNIT	TOTAL	UNIT PRICE	TOTAL PRICE
<b>Division 2: Earthwork</b>					
1	Topsoil, On-site	CY	8	\$	\$
<b>Division 6: Structures for Sanitary and Storm Sewers</b>					
2	Manhole Adjustment, Minor	EA	2	\$	\$
<b>Division 7: Streets and Related Work</b>					
3	Removal of Sidewalk	SY	40	\$	\$
4	Sidewalk, PCC, 4-in.	SY	120	\$	\$
5	Sidewalk, PCC, 6-in.	SY	75	\$	\$
6	Detectable Warnings	SF	64	\$	\$
7	Full Depth Patches, PCC, 10-in.	SY	90	\$	\$
<b>Division 8: Traffic Control</b>					
8	Traffic Signal	LS	1	\$	\$
9	Painted Pavement Markings, Durable	STA	8	\$	\$
10	Painted Symbols and Legends, Durable	EA	10	\$	\$
11	Pavement Markings Removed	STA	5.9	\$	\$
12	Symbols and Legends Removed	EA	9	\$	\$
13	Temporary Traffic Control	LS	1	\$	\$
14	Traffic Signs	SF	73.75	\$	\$
<b>Division 9: Site Work and Landscaping</b>					
15	Conventional Seeding, Seeding Fertilizing, and Mulching, Type 1	LS	1	\$	\$
16	Wattle	LF	150	\$	\$
17	Wattle, Removal	LF	150	\$	\$
18	Intake Protection Device, Surface-Applied	EA	4	\$	\$
<b>Division 11: Miscellaneous</b>					
19	Mobilization	LS	1	\$	\$

**TOTAL AMOUNT BID:**

**\$**

**PERFORMANCE, PAYMENT, AND MAINTENANCE BOND**

KNOW ALL BY THESE PRESENTS:

That we, \_\_\_\_\_, as Principal (hereinafter the “Contractor” or “Principal”) and \_\_\_\_\_, as Surety, are held and firmly bound unto the **City of Tiffin, Iowa**, as Obligee, (hereinafter referred to as the “Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives, and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

**Roberts Ferry Road & Village Drive Traffic Signal Improvements**

**This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.**

**The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.**

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
  
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
  - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of *four (4)* year(s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
  - B. To keep all work in continuous good repair; and
  - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
  
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
  - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
  - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
  - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
  - D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

- E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be **Johnson** County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

PERFORMANCE, PAYMENT, AND  
MAINTENANCE BOND (CONT.)

Project Name: Roberts Ferry Road & Village  
Drive Traffic Signal Improvements

Witness our hands, in triplicate, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRINCIPAL:**

**SURETY:**

\_\_\_\_\_  
Contractor

By \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Surety Company

By \_\_\_\_\_  
Signature Attorney-in-Fact Officer

\_\_\_\_\_  
Printed Name of Attorney-in-Fact Officer

**FORM APPROVED BY:**

\_\_\_\_\_  
Attorney for Jurisdiction

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Company Telephone Number

**NOTE:**

- 1. All signatures on this Performance, Payment, and Maintenance Bond must be original signatures in ink; copies, facsimiles, or electronic signatures will not be accepted.**
- 2. This Bond must be sealed with the Surety's raised, embossing seal.**
- 3. The Certificate or Power of Attorney accompanying this Bond must be valid on its face and sealed with the Surety's raised, embossing seal.**
- 4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate of Power or Attorney accompanying this Bond.**

## **SPECIAL PROVISIONS**



## SUPPLEMENTAL SPECIFICATIONS FOR CODE OF CONDUCT

Effective Date February 1, 2023

**THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS, 2023 EDITION, ARE AMENDED BY THE FOLLOWING MODIFICATIONS AND ADDITIONS. THESE ARE SUPPLEMENTAL SPECIFICATIONS AND THEY PREVAIL OVER THOSE PUBLISHED IN THE STANDARD SPECIFICATIONS.**

### SECTION 1050 – CONTROL OF WORK

#### 1.02 AUTHORITY AND DUTIES OF THE ENGINEER'S AUTHORIZED REPRESENTATIVE E. (ADD) Character of Workers:

1. The Jurisdiction may suspend the work in writing, withhold progress payments due the Contractor, or both as recommended by the Engineer for the following reasons:
  - a. The Contractor does not furnish suitable and sufficient personnel to perform the work.
  - b. The Contractor does not remove personnel from the project as specified in Section 1080, Part 1.10D.

#### F. (ADD) Conduct Expectations:

1. Engineer understands their obligations to provide a safe, respectful work environment for their employees, for the Owner's employees, for the Contractor's employees and the general public. The Engineer agrees that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

#### 1.16 (ADD) OWNER RESPONSIBILITIES

##### A. Conduct Expectations:

1. Owner understands their obligations to provide a safe, respectful work environment for their employees, for the Contractor's employees, for the Engineer's employees and the general public. The Owner agrees that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

## **SECTION 1080 – PROSECUTION AND PROGRESS**

### **1.10 CONTRACTOR’S EMPLOYEES, METHODS, AND EQUIPMENT**

#### **B. Workers:**

##### **1. (ADD) Character of Workers**

- a. Provide personnel necessary to supervise and complete all contract work as specified. Ensure workers have the experience and skills necessary to perform assigned work.
- b. Remove from the project all personnel performing in an unskilled manner, who are noncompliant with Conduct expectations (Section 1080, Part 1.10D), or who are intemperate or disorderly. If the Engineer concludes that personnel are performing in an unskilled manner or are intemperate or disorderly, the Engineer may direct the Contractor, in writing, to remove them from the project. Do not allow removed personnel to return to the project without the Engineer’s written consent.

#### **D. (ADD) Conduct Expectations:**

1. Contractor understands their obligations to provide a safe, respectful work environment for their employees, for the Owner’s employees, for the Engineer’s employees and the general public. The Contractor agrees that harassment on the job (unwelcome verbal, physical or other behavior that is related to sex, race, age or protected class status) will not be tolerated and will be addressed timely and in compliance with anti-harassment laws.

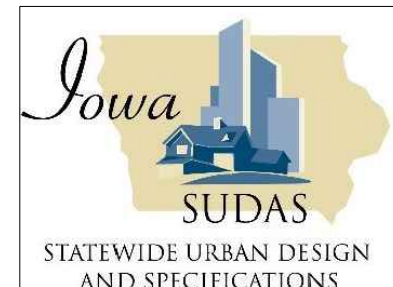
# ROBERTS FERRY RD & VILLAGE DR

## TRAFFIC SIGNAL IMPROVEMENTS

### CITY OF TIFFIN

### JOHNSON COUNTY, IOWA

#### DESIGN STANDARDS



THE 2025 EDITION OF THE IOWA STATEWIDE URBAN DESIGN AND STANDARD SPECIFICATIONS (SUDAS) AND THE CITY OF TIFFIN SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO ALL WORK PERFORMED ON THE PROJECT, UNLESS OTHERWISE NOTED, HEREIN.

#### LEGEND

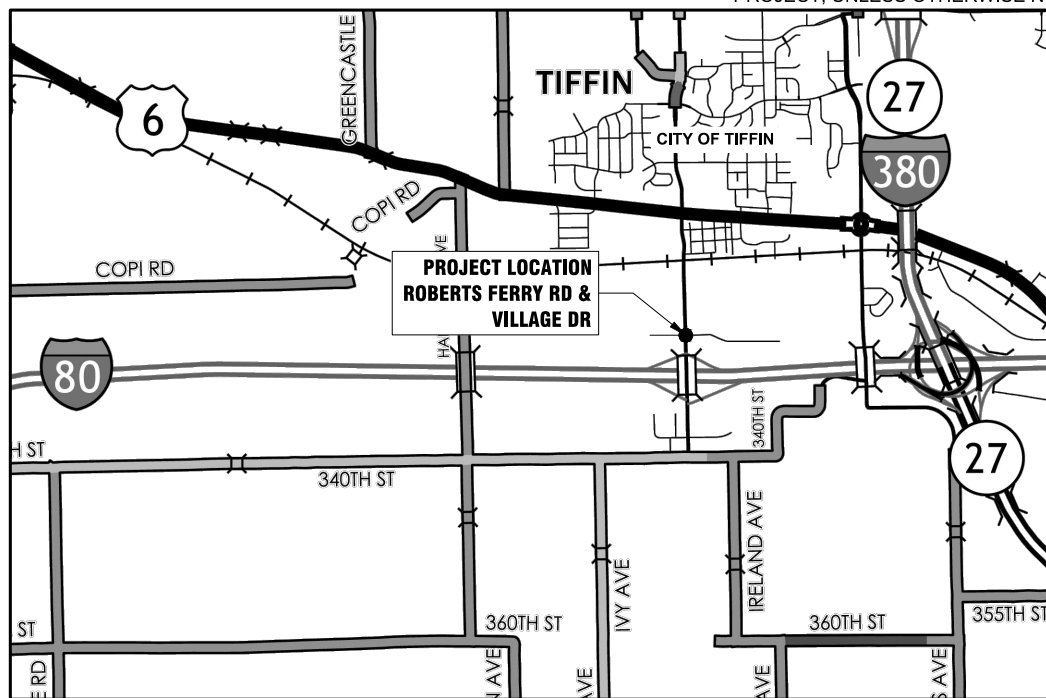
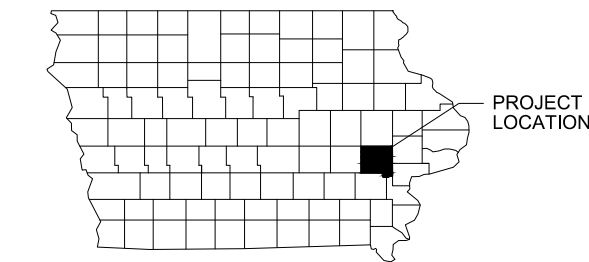
- W — EXISTING WATER MAIN
- G — EXISTING GATE VALVE & HYDRANT
- WS — WATER SERVICE & CURB STOP
- W — PROPOSED WATERMAIN, VALVE, & HYDRANT
- WS — PROPOSED WATER SERVICE & CURB STOP
- SAN — EXISTING SANITARY SEWER & MANHOLE
- FM — EXISTING FORCEMAIN
- SAN — EXISTING STORM SEWER & INLET
- S — PROPOSED STORM SEWER & INLET
- S — PROPOSED STORM SEWER & MANHOLE
- S — PROPOSED SANITARY SEWER & MANHOLE
- E — BURIED ELECTRIC
- G — BURIED GAS & VALVE
- TV — BURIED CABLE TELEVISION
- T — BURIED TELEPHONE
- FO — BURIED FIBER OPTICS
- OH — OVERHEAD UTILITY
- RR — RAILROAD TRACKS
- CG — EXISTING CURB & GUTTER
- PCG — PROPOSED CURB & GUTTER
- SW — EXISTING SIDEWALK
- PWSW — PROPOSED SIDEWALK
- CP — EXISTING CULVERT PIPE
- PCP — PROPOSED CULVERT PIPE
- FL — FENCE LINE
- DA — DRAINAGE ARROW
- SF — SILT FENCE
- ROW — RIGHT-OF-WAY
- BL — BASELINE
- PL — PROPERTY LINE
- TL — TREE LINE
- B — BENCHMARK
- IP — IRON PIPE
- IR — IRON ROD
- CP — CONTROL POINT
- UP — UTILITY POLE & GUY
- SB — SOIL BORING
- LP — LIGHT POLE
- P — PEDESTAL
- SS — STREET SIGN
- MB — MAILBOX
- FP — FLAGPOLE
- FT — TREE - DECIDUOUS
- CT — TREE - CONIFEROUS
- TR — TREE TO BE REMOVED

#### UTILITIES

- GAS:**  
 MIDAMERICAN GAS  
 CARSON HEMPHILL  
 CHEMPHILL@MIDAMERICAN.COM  
 (319) 341-4461
- ELECTRIC:**  
 ALLIANT ENERGY  
 RANDY CINK  
 RANDYCINK@ALLIANTENERGY.COM
- CORRIDOR ENERGY COOPERATIVE  
 BOB VESELY  
 BVESELY@CORRIDORENERGY.COOP  
 (319) 893-5711
- COMMUNICATIONS:**  
 WINDSTREAM COMMUNICATIONS  
 JOSEF HUGHSON  
 WINDSTREAM COMMUNICATIONS  
 1.877.901.4692
- MEDIACOM COMMUNICATIONS  
 JAMES HOUSER  
 JHOUSER@MEDIACOMCC.COM  
 (845) 544-9069
- SEGRA  
 RYAN MOORE  
 FIBERMANAGEMENT@SEGRAFIBER.COM
- SOUTH SLOPE TELEPHONE  
 BRIAN FRESE  
 BRIAN@SOUTHSLOPE.COM  
 (319) 665-5326  
 MEDIACOM COMMUNICATIONS
- INTERNATIONAL TRANSMISSION  
 KYLE WHISNER  
 KWHISNER@CTRANSCO.COM  
 (319) 297-6807
- SEWER & WATER:**  
 CITY OF TIFFIN  
 BRETT MEHMEN  
 BMEHMEN@SOUTHSLOPE.NET  
 (319) 631-1698

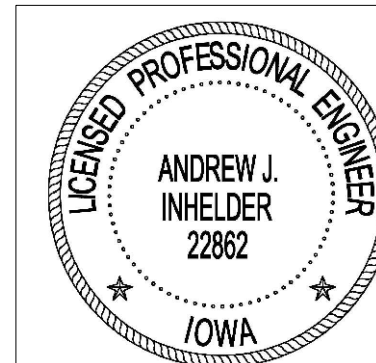
#### SHEET INDEX

- A - TITLE SHEET
- A1 TITLE SHEET
- C - QUANTITIES AND GENERAL INFORMATION
- C1-C4 ESTIMATED QUANTITIES
- G - GENERAL DETAILS
- G1 PROJECT OVERVIEW
- G2 REMOVAL PLAN
- G3 TRAFFIC CONTROL PLAN
- J - PAVEMENT MARKING SHEETS
- J1 PAVEMENT MARKING PLAN
- N - TRAFFIC SIGNAL SHEETS
- N1 TRAFFIC SIGNAL GENERAL NOTES
- N2 TRAFFIC SIGNAL LAYOUT
- N3 WIRING LAYOUT
- N4 POLE DETAILS
- N5 PHASING DIAGRAM
- S - SIDEWALK SHEETS
- S1-2 CURB RAMP DETAILS



**LOCATION MAP**  
NOT TO SCALE

**NOTE:**  
 WHERE EXISTING UTILITY FACILITIES ARE SHOWN IN THE CONTRACT DOCUMENTS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COOPERATE WITH UTILITY COMPANIES IN THEIR ADJUSTMENT OPERATIONS SO THAT THESE OPERATIONS MAY PROGRESS, THE DUPLICATION OF ADJUSTMENT WORK MAY BE REDUCED, AND THAT SERVICES RENDERED BY THOSE PARTIES WILL NOT BE INTERRUPTED. UNDERGROUND FACILITIES, HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND SHALL BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST AND THEIR LOCATION MAY NOT BE PRESENTLY KNOWN OR IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL NOTIFY IOWA ONE-CALL AT 1.800.292.8989 TO IDENTIFY THE LOCATION OF ALL UNDERGROUND FACILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITY FACILITIES LOCATED WITHIN THE CONSTRUCTION AREA TO AVOID DAMAGE. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED TO THE CONTRACTOR FOR ANY DELAYS, INCONVENIENCE, OR DAMAGE SUSTAINED BY THE CONTRACTOR DUE TO ANY INTERFERENCE FROM THE UTILITY APPURTENANCES OR THEIR OPERATION OR RELOCATION.

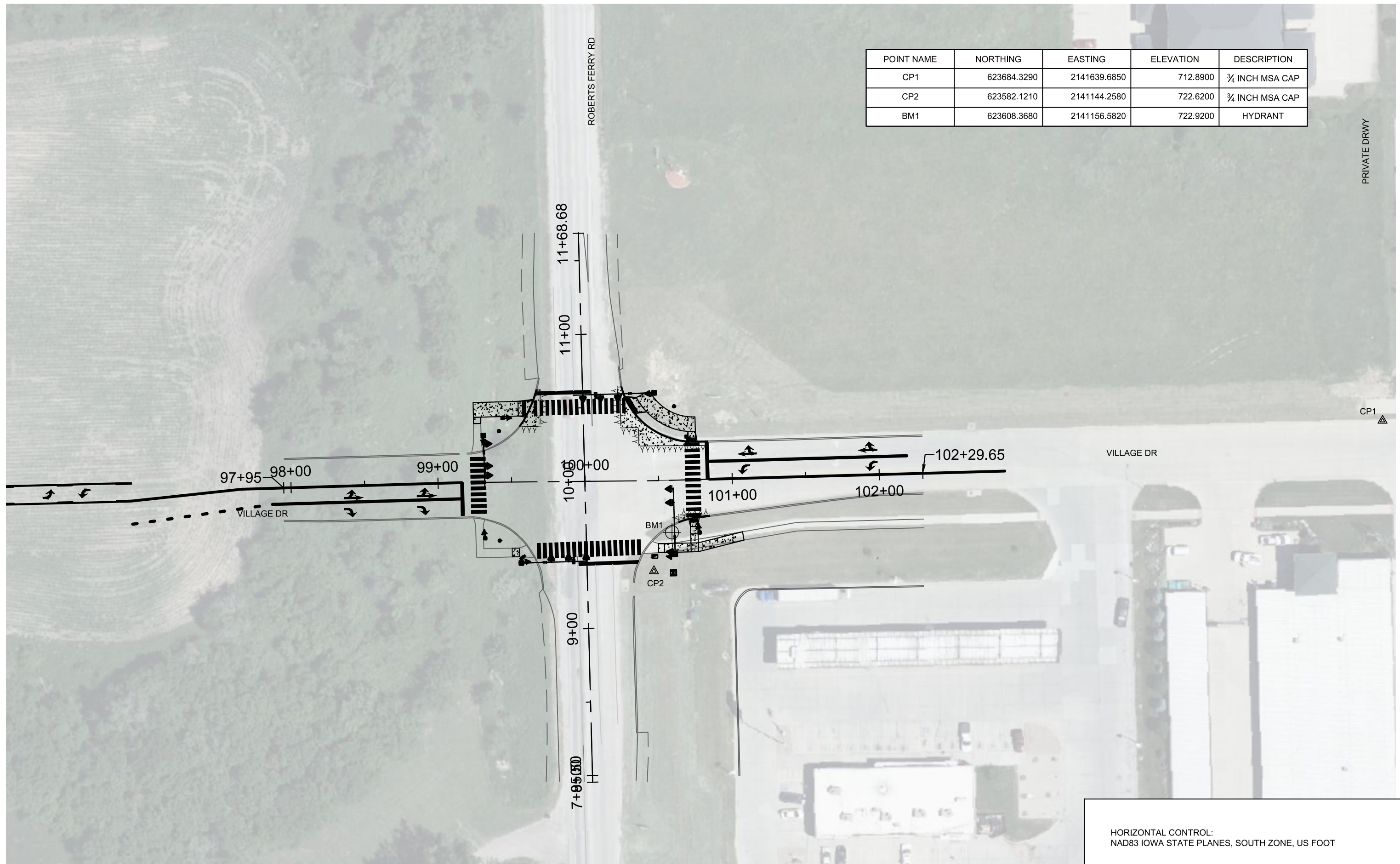


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Andrew J. Inhelder* DATE: 04/13/2026

ANDREW J. INHELDER, PE  
 LICENSE NUMBER: 22862  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL: ALL PAGES LISTED IN INDEX OF SHEETS



POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	623684.3290	2141639.6850	712.8900	¾ INCH MSA CAP
CP2	623582.1210	2141144.2580	722.6200	¾ INCH MSA CAP
BM1	623608.3680	2141156.5820	722.9200	HYDRANT

PRIVATE DRWY

VILLAGE DR

HORIZONTAL CONTROL:  
NAD83 IOWA STATE PLANES, SOUTH ZONE, US FOOT

PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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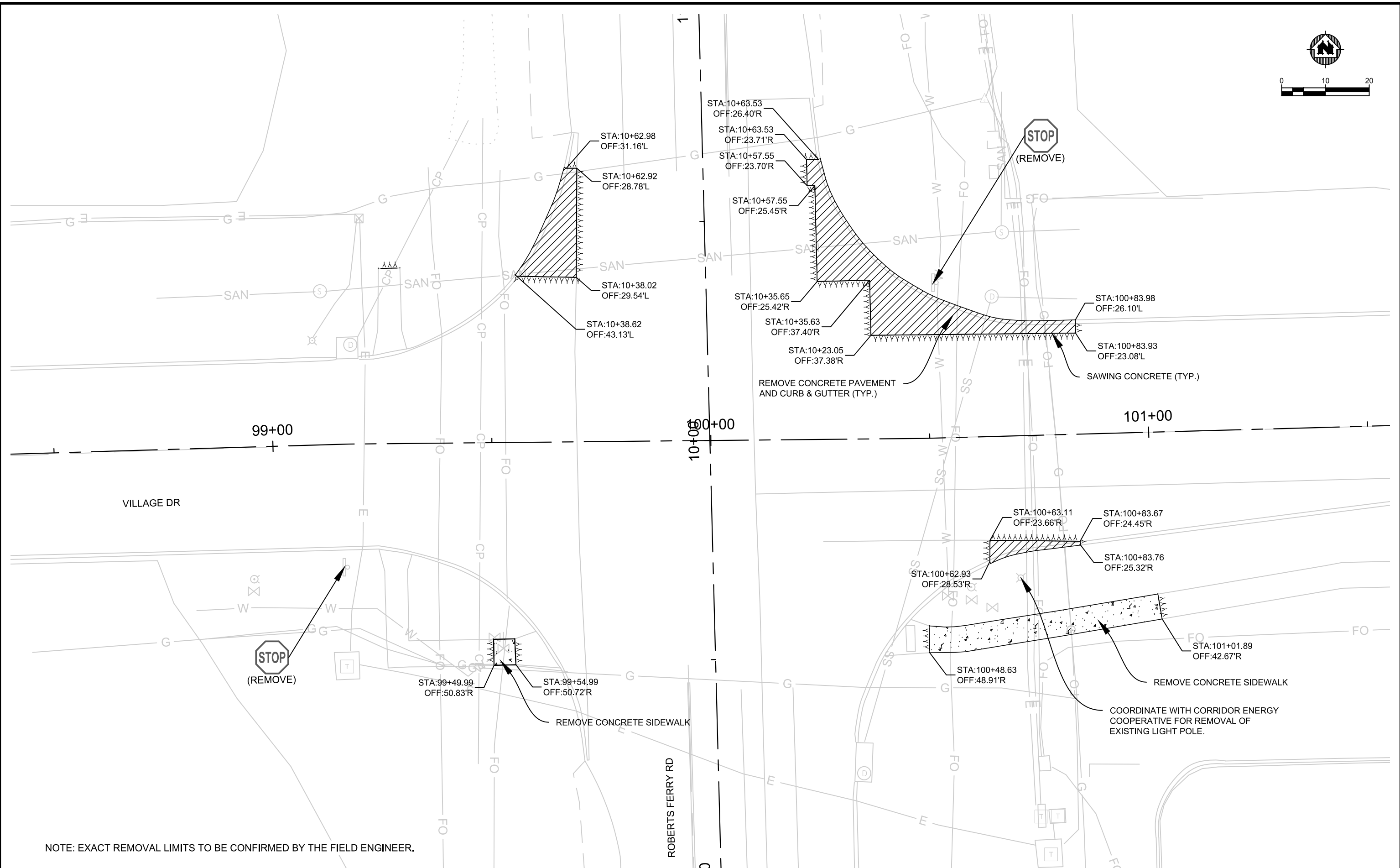
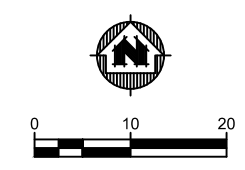
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FUNDING | PLANNING | ENVIRONMENTAL  
6045 Rockwell Drive NE, Cedar Rapids IA 52402  
(319) 364-4773 www.msa-ps.com  
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ROBERTS FERRY RD & VILLAGE DR SIGNAL IMPROVEMENTS  
CITY OF TIFFIN  
TIFFIN, IA

PROJECT OVERVIEW

PROJECT NO.  
13603027  
SHEET  
G1

PLOT DATE: 4/9/2026 2:53 PM, G:\131\13603\13603027\CADD\Construction Documents\13603027 Benchmarks.dwg



NOTE: EXACT REMOVAL LIMITS TO BE CONFIRMED BY THE FIELD ENGINEER.

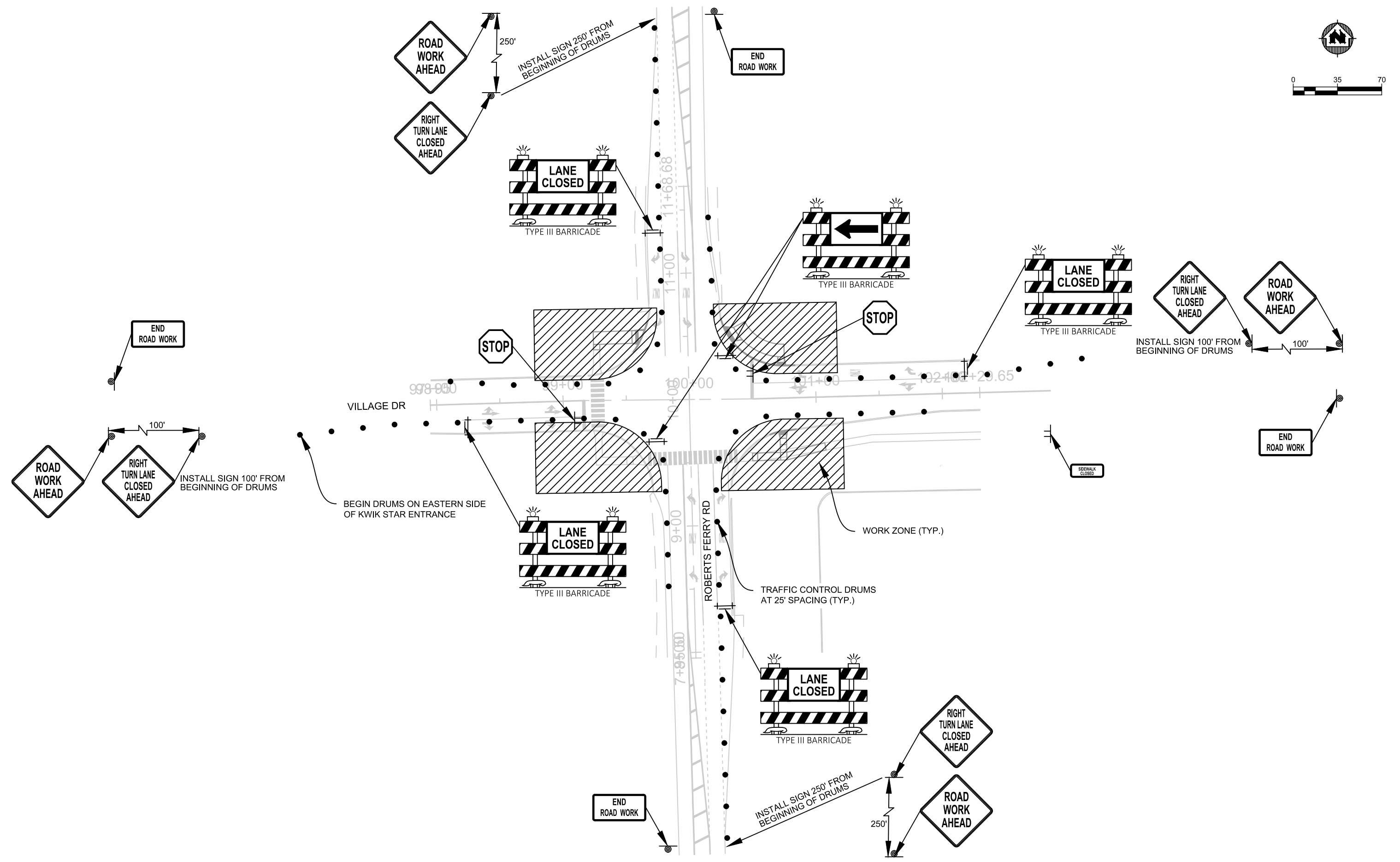
PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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**ROBERTS FERRY RD & VILLAGE DR SIGNAL IMPROVEMENTS**  
 CITY OF TIFFIN  
 TIFFIN, IA

**REMOVAL PLAN**

PROJECT NO.  
13603027  
 SHEET  
G2



PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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	Init	.	.	.	.
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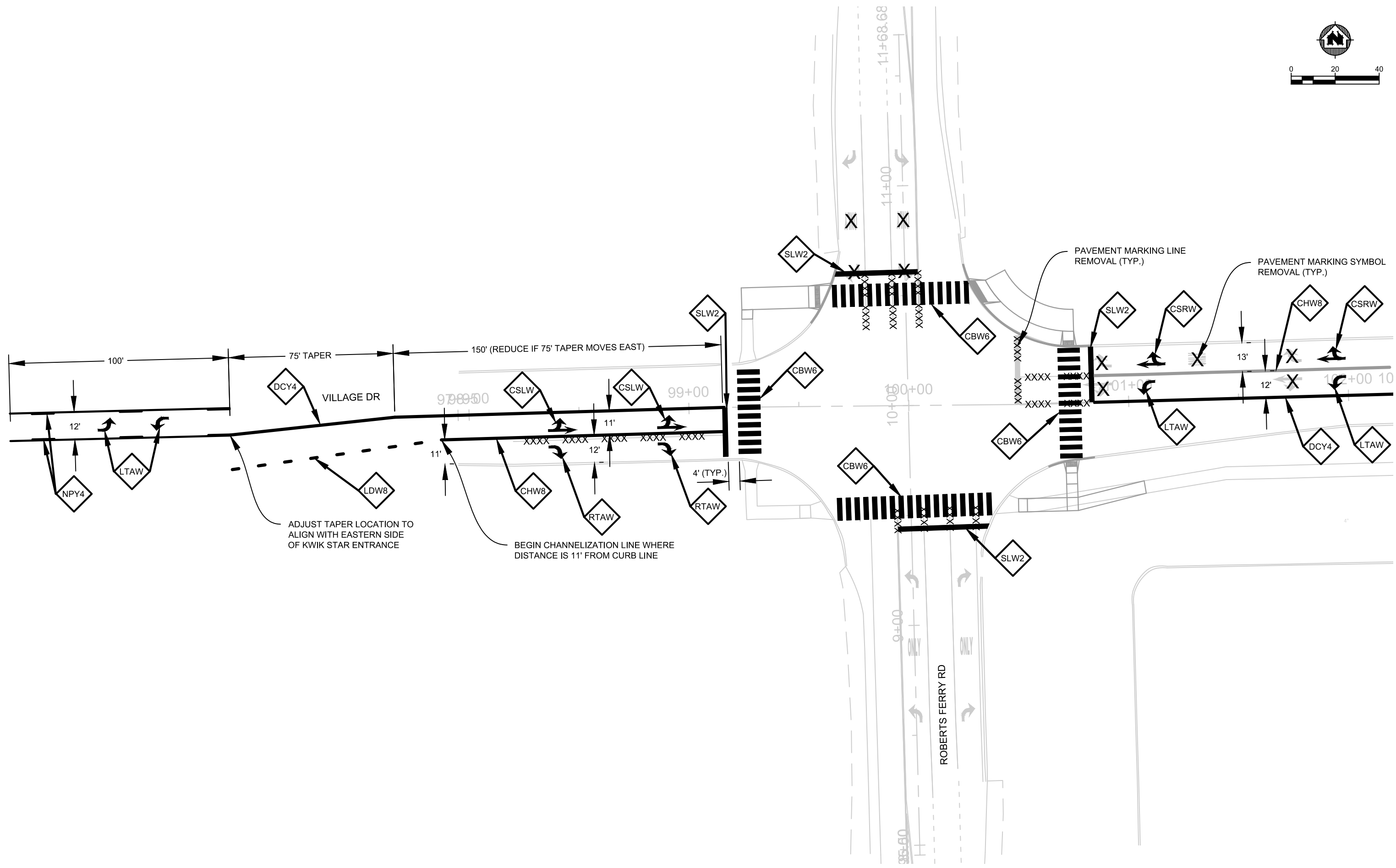
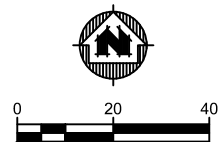
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**ROBERTS FERRY RD & VILLAGE DR SIGNAL IMPROVEMENTS**  
 CITY OF TIFFIN  
 TIFFIN, IA

**TRAFFIC CONTROL PLAN**

PROJECT NO. 13603027  
 SHEET G3

PLOT DATE: 4/9/2026 2:54 PM, G:\13\13603\13603027\CADD\Construction Documents\13603027 Traffic Control.dwg



PROJECT DATE	DRAWN BY	NO.	DATE	REVISION	BY
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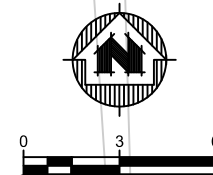
**ROBERTS FERRY RD & VILLAGE DR SIGNAL IMPROVEMENTS**  
 CITY OF TIFFIN  
 TIFFIN, IA

**PAVEMENT MARKING PLAN**

PROJECT NO.  
13603027  
 SHEET  
J1

S ROBERT FERRY RD & VILLAGE DR NW

RADIUS POINT  
STA 10+86, 111.48' LT

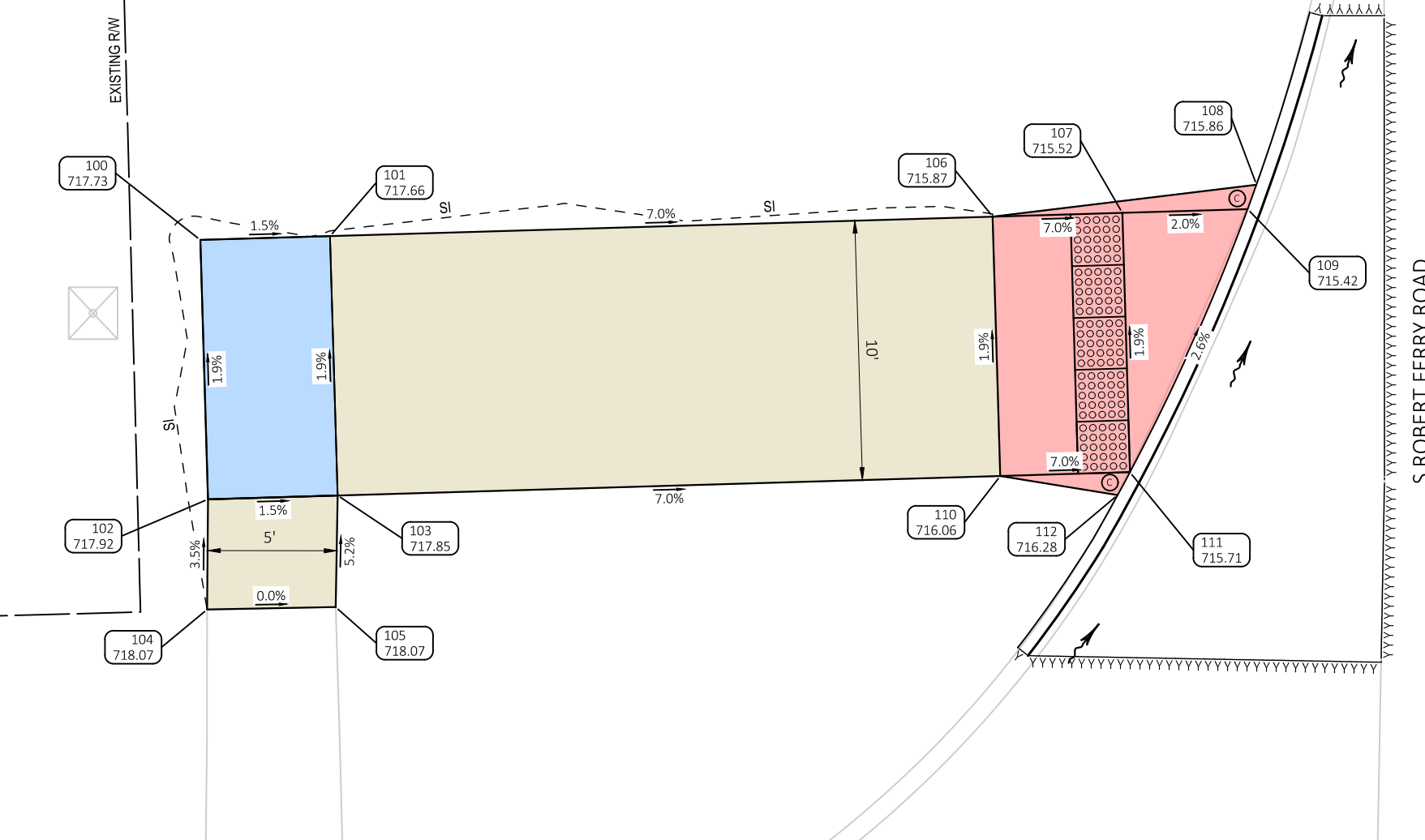


NW					
POINT NUMBER	STATION	OFFSET	ELEVATION	NORTHING	EASTING
100	10+55.47	74.60' L	717.73	623696.54	2141021.31
101	10+55.49	69.60' L	717.66	623696.69	2141026.31
102	10+45.47	74.56' L	717.92	623686.54	2141021.61
103	10+45.49	69.56' L	717.85	623686.69	2141026.60
104	10+41.22	74.70' L	718.07	623682.30	2141021.58
105	10+41.19	69.75' L	718.07	623682.39	2141026.53
106	10+55.58	44.06' L	715.87	623697.44	2141051.84
107	10+55.59	39.06' L	715.52	623697.59	2141056.84
108	10+56.54	33.86' L	715.86	623698.67	2141062.00
109	10+55.61	34.23' L	715.42	623697.73	2141061.66
110	10+45.58	44.02' L	716.06	623687.44	2141052.13
111	10+45.59	39.02' L	715.71	623687.59	2141057.13
112	10+44.72	39.52' L	716.28	623686.71	2141056.66

RADIUS POINT  
STA 10+69, 80.72' LT

**CURB RAMP DETAIL LEGEND**

- RAMP
- TURNING SPACE
- SIDEWALK
- DETECTABLE WARNING FIELD
- C 10:1 CONCRETE FLARE
- XXXX  
YYY.YY POINT NUMBER & ELEVATION
- DRAINAGE DIRECTION
- SAW CUT CONCRETE



PROJECT DATE	NO.	DATE	REVISION	BY

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CITY OF TIFFIN  
TIFFIN, IA

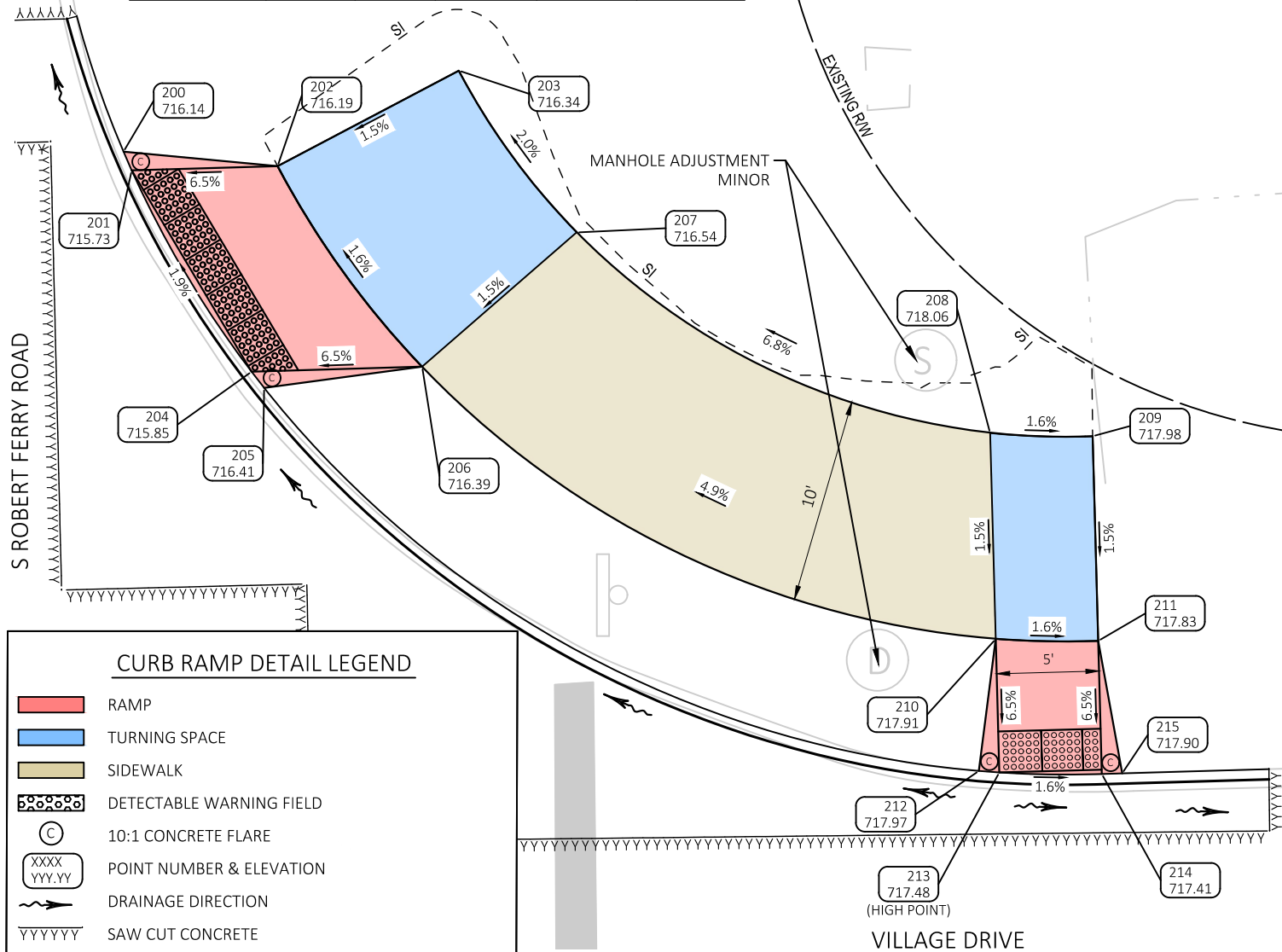
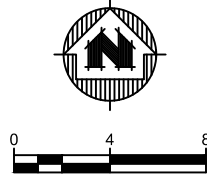
**CURB RAMP DETAILS**

PROJECT NO. 13603027  
SHEET S1

PLOT DATE: 4/9/2026 2:56 PM, G:\131\13603\13603027\CADD\Construction Documents\13603027 Curb Ramps.dwg

S ROBERT FERRY RD & VILLAGE DR NE

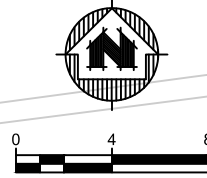
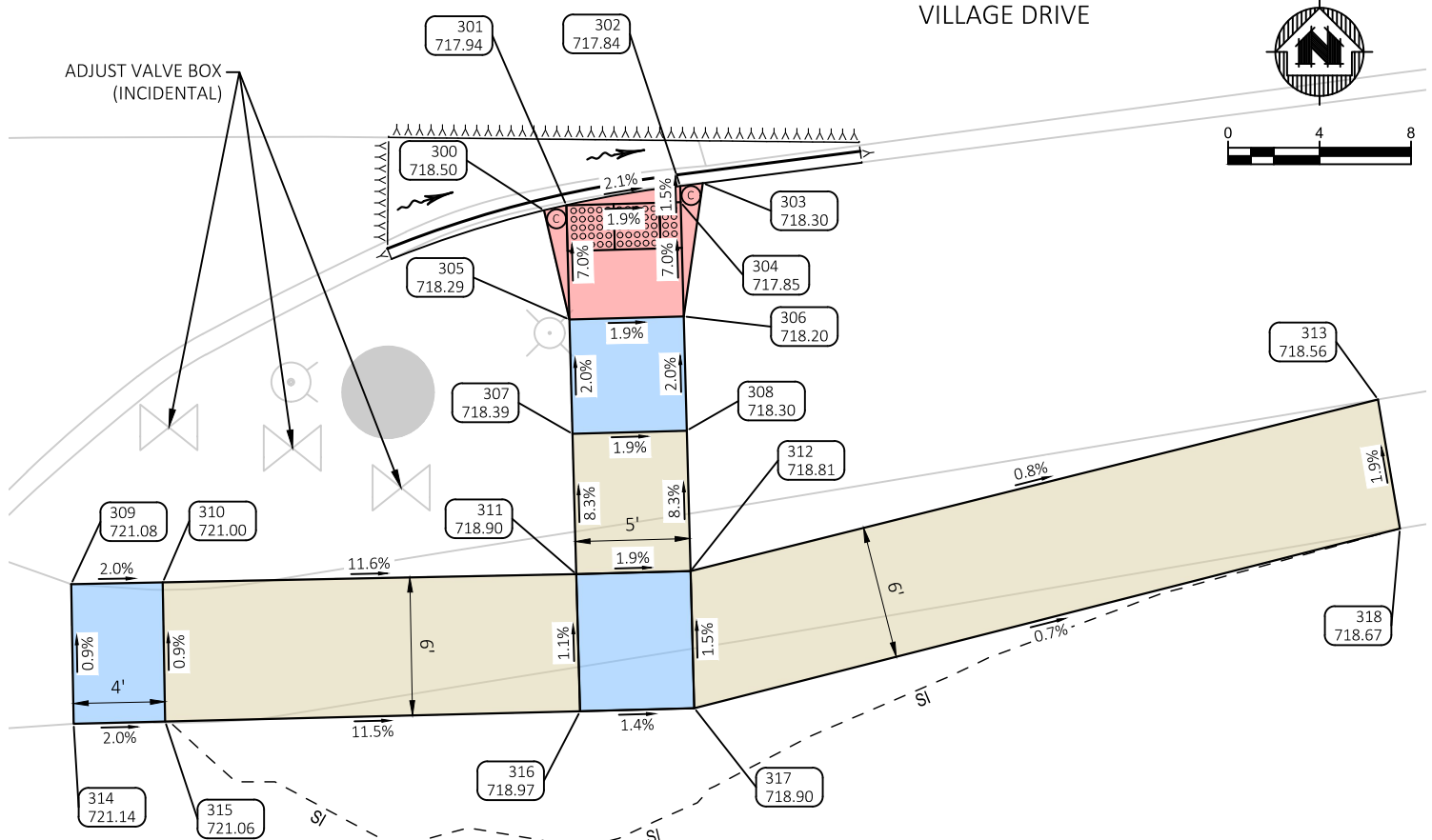
NE					
POINT NUMBER	STATION	OFFSET	ELEVATION	NORTHING	EASTING
200	10+56.98	29.00' R	716.14	623700.73	2141124.84
201	10+56.05	29.38' R	715.73	623699.82	2141125.24
202	10+56.07	36.50' R	716.19	623700.03	2141132.36
203	10+60.51	45.47' R	716.34	623704.69	2141141.21
204	10+46.07	34.97' R	715.85	623689.98	2141131.09
205	10+45.26	35.57' R	716.41	623689.19	2141131.70
206	10+46.10	43.31' R	716.39	623690.23	2141139.42
207	10+52.46	51.02' R	716.54	623696.79	2141146.97
208	10+42.14	70.96' R	718.06	623686.99	2141167.17
209	10+41.85	75.96' R	717.98	623686.83	2141172.17
210	10+32.07	70.97' R	717.91	623676.93	2141167.44
211	10+31.85	75.97' R	717.83	623676.83	2141172.44
212	10+25.66	69.98' R	717.97	623670.49	2141166.61
213	10+25.56	70.98' R	717.48	623670.41	2141167.61
214	10+25.35	75.98' R	717.41	623670.34	2141172.62
215	10+25.35	76.98' R	717.90	623670.37	2141173.62



**CURB RAMP DETAIL LEGEND**

- RAMP
- TURNING SPACE
- SIDEWALK
- DETECTABLE WARNING FIELD
- C 10:1 CONCRETE FLARE
- XXXX  
YYY.YY POINT NUMBER & ELEVATION
- DRAINAGE DIRECTION
- SAW CUT CONCRETE

S ROBERT FERRY RD & VILLAGE DR SE



SE					
POINT NUMBER	STATION	OFFSET	ELEVATION	NORTHING	EASTING
300	9+72.21	70.06' R	718.50	623617.06	2141168.08
301	9+72.42	71.04' R	717.94	623617.29	2141169.05
302	9+73.13	76.04' R	717.84	623618.13	2141174.03
303	9+73.23	77.03' R	718.30	623618.26	2141175.02
304	9+72.42	76.04' R	717.85	623617.43	2141174.05
305	9+67.42	71.04' R	718.29	623612.29	2141169.19
306	9+67.42	76.04' R	718.20	623612.43	2141174.19
307	9+62.42	71.05' R	718.39	623607.29	2141169.32
308	9+62.42	76.05' R	718.30	623607.43	2141174.32
309	9+56.41	48.96' R	721.08	623600.72	2141147.40
310	9+56.38	52.96' R	721.00	623600.79	2141151.40
311	9+56.27	71.06' R	718.90	623601.15	2141169.49
312	9+56.28	76.06' R	718.81	623601.29	2141174.49
313	9+63.00	106.30' R	718.56	623608.80	2141204.55
314	9+50.30	48.91' R	721.14	623594.61	2141147.51
315	9+50.30	52.91' R	721.06	623594.71	2141151.51
316	9+50.27	71.06' R	718.97	623595.16	2141169.65
317	9+50.28	76.06' R	718.90	623595.29	2141174.65
318	9+57.33	107.11' R	718.67	623603.15	2141205.51

RADIUS POINT  
STA 9+24, 80.40' RT

PROJECT DATE	NO.	DATE	REVISION	BY



ROBERTS FERRY RD & VILLAGE DR SIGNAL IMPROVEMENTS  
CITY OF TIFFIN  
TIFFIN, IA

CURB RAMP DETAILS

PROJECT NO. 13603027  
SHEET S2

**ENGINEER'S OPINION OF PROBABLE COSTS**  
**ROBERTS FERRY ROAD & VILLAGE DRIVE TRAFFIC SIGNAL IMPROVEMENTS**  
 TIFFIN, IOWA

DATE: 4/13/2026  
 MSA PROJECT #: 13603027

Estimate Year **2026**  
 Construction Year **2026**

					<i>Project Total</i>	
ITEM NO.	SUDAS NO.	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL PRICE
<b>Division 2: Earthwork</b>						
1	2010-D-1	Topsoil, On-site	CY	\$ 100	8	\$ 800
<b>Division 6: Structures for Sanitary and Storm Sewers</b>						
2	6010-E-1	Manhole Adjustment, Minor	EA	\$ 1,800	2	\$ 3,600
<b>Division 7: Streets and Related Work</b>						
3	7030-A-1	Removal of Sidewalk	SY	\$ 15	40.0	\$ 600
4	7030-E	Sidewalk, PCC, 4 in.	SY	\$ 30	120.0	\$ 3,600
5	7030-E	Sidewalk, PCC, 6 in.	SY	\$ 80	75.0	\$ 6,000
6	7030-G	Detectable Warning	SF	\$ 50	64	\$ 3,200
7	7040-A	Full Depth Patches, PCC, 10 in.	SY	\$ 150	90.0	\$ 13,500
<b>Division 8: Traffic Control</b>						
8	8010-A	Traffic Signal	LS	\$ 345,000	1	\$ 345,000
9	8020-C	Painted Pavement Markings, Durable	STA	\$ 5	8	\$ 40
10	8020-G	Painted Symbols and Legends, Durable	EA	\$ 500	10	\$ 5,000
11	8020-K	Pavement Markings Removed	STA	\$ 5	5.9	\$ 30
12	8020-L	Symbols and Legends Removed	EA	\$ 160	9	\$ 1,440
13	8030-A	Temporary Traffic Control	LS	\$ 10,000	1	\$ 10,000
14	8040-B	Traffic Signs	SF	\$ 25	73.75	\$ 1,844
<b>Division 9: Site Work and Landscaping</b>						
15	9010-A	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1	LS	\$ 2,000	1	\$ 2,000
16	9040-F-1	Wattle	LF	\$ 9	150	\$ 1,350
17	9040-F-2	Wattle, Removal	LF	\$ 3	150	\$ 450
18	9040-T-1	Inlet Protection Device, Surface-Applied	EA	\$ 110	4	\$ 440
<b>Division 11: Miscellaneous</b>						
19	11,020-A	Mobilization	LS	\$ 32,000	1	\$ 32,000
<i>ESTIMATED CONSTRUCTION SUBTOTAL</i>						\$ 430,893
			Contingency	10%		\$ 43,100
			Inflation	5% per year		\$ -
<i>ESTIMATED CONSTRUCTION COST (2026)</i>						\$ 473,993
Estimated Grant/Loan Administration						\$ -
Estimated Legal Fees						\$ -
Estimated Property Acquisition						\$ -
Estimated Design Engineering						\$ 58,525
			Estimated Construction Engineering	10%		\$ 47,400
<b>TOTAL ESTIMATED PROJECT COST:</b>						<b>\$ 580,000</b>

**Disclaimers & Assumptions**

1

This opinion of probable cost is approximate. Actual construction bids may vary significantly from this opinion due to timing of bids, construction schedule restraints, labor rate increases, material increases, or other factors beyond the control of the engineer.





AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Resolution No. 2026-036 – Award of Bid for the Village Drive and Roberts Ferry Road Traffic Signal Project
<b>ACTION:</b>	Motion

**Background**

The City of Tiffin publicly solicited bids for the Roberts Ferry Road & Village Drive Traffic Signal Improvements Project. Bids were opened on May 14, 2026, with four qualified contractors submitting bids for the project.

This project includes the installation of a new traffic signal system at the intersection of Roberts Ferry Road and Village Drive, along with associated pedestrian accessibility improvements and roadway enhancements. Improvements include pedestrian curb ramps, sidewalk reconstruction, pavement patching, pavement markings, traffic signs, erosion control measures, and temporary traffic control.

**Bid Results:**

Contractor	Bid Amount
Neumiller Electric, Inc.	\$367,853.75
Van Maanen Electric, Inc.	\$419,599.25
Price Industrial Electric Inc.	\$423,724.00
KW Electric	\$429,992.50

MSA Professional Services reviewed the submitted bids and determined that Neumiller Electric, Inc. submitted the lowest responsive and responsible bid in the amount of \$367,853.75.

**Recommendation**

Staff recommends approval of Resolution No. 2026-036 awarding the Roberts Ferry Road & Village Drive Traffic Signal Improvements Project to Neumiller Electric, Inc. in the amount of \$367,853.75.

**ATTACHMENTS:** Resolution, Bid Tabulations, Award Letter, Notice of Award

**RESOLUTION NO. 2026-036**

**A RESOLUTION TO AWARD BID FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT**

**Whereas**, the City of Tiffin and MSA Professional Services has received and opened bids on May 14, 2026, for the Village Drive and Roberts Ferry Road Traffic Signal Project; and,

**Whereas**, the City Council of the City of Tiffin has received the bidding information; and,

**Whereas**, Neumiller Electric, Inc. has been identified as having the lowest, most responsible bid; and,

**Whereas**, the City Council wishes to award the project and begin the contractual process,

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa, to authorize the Mayor and City Clerk to sign all necessary notices, documents and forms of contract as required and necessary to execute a contract with Neumiller Electric, Inc. as identified and recommended by the City Engineer.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-036, A RESOLUTION TO AWARD BID FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT** 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 **RESOLUTION NO. 2026-036, A RESOLUTION TO AWARD BID FOR THE VILLAGE DRIVE AND ROBERTS FERRY ROAD TRAFFIC SIGNAL PROJECT** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19<sup>th</sup> day of May, 2026.

City of Tiffin

\_\_\_\_\_  
Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

**BID TABULATION**

**PROJECT: Roberts Ferry Road & Village Drive Traffic Signal Improvements**  
**OWNER: City of Tiffin**

**PROJECT NO.: 13603027**  
**BID DATE: May 14, 2026**

				Neumiller Electric 251 Greenfield Dr. Tiffin, IA 52340		Price Industrial Electric Inc. 405 N Troy Rd Robins, IA 52328		Van Maanen Electric, Inc. 500 Iowa Speedway Drive Newton, IA 50208		KW Electric 1127 Lincoln Street Cedar Falls, IA 50613	
ITEM NO.	ITEM DESCRIPTION	EST'D QNTY	UNITS	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>Division 2: Earthwork</b>											
1	Topsoil, On-site	8	CY	\$ 100.00	\$ 800.00	\$ 250.00	\$ 2,000.00	\$ 355.00	\$ 2,840.00	\$ 200.00	\$ 1,600.00
<b>Division 6: Structures for Sanitary and Storm Sewers</b>											
2	Manhole Adjustment, Minor	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 600.00	\$ 1,200.00	\$ 1,600.00	\$ 3,200.00	\$ 1,500.00	\$ 3,000.00
<b>Division 7: Streets and Related Work</b>											
3	Removal of Sidewalk	40	SY	\$ 15.00	\$ 600.00	\$ 22.00	\$ 880.00	\$ 50.00	\$ 2,000.00	\$ 45.00	\$ 1,800.00
4	Sidewalk, PCC, 4-in.	120	SY	\$ 60.00	\$ 7,200.00	\$ 66.00	\$ 7,920.00	\$ 65.00	\$ 7,800.00	\$ 65.00	\$ 7,800.00
5	Sidewalk, PCC 6-in.	75	SY	\$ 70.00	\$ 5,250.00	\$ 110.00	\$ 8,250.00	\$ 75.00	\$ 5,625.00	\$ 75.00	\$ 5,625.00
6	Detectable Warnings	64	SF	\$ 70.00	\$ 4,480.00	\$ 55.00	\$ 3,520.00	\$ 75.00	\$ 4,800.00	\$ 75.00	\$ 4,800.00
7	Full Depth Patches, PCC, 10-in.	90	SY	\$ 215.00	\$ 19,350.00	\$ 154.00	\$ 13,860.00	\$ 235.00	\$ 21,150.00	\$ 225.00	\$ 20,250.00
<b>Division 8: Traffic Control</b>											
8	Traffic Signal	1	LS	\$ 277,000.00	\$ 277,000.00	\$ 340,000.00	\$ 340,000.00	\$ 318,627.25	\$ 318,627.25	\$ 346,700.00	\$ 346,700.00
9	Painted Pavement Markings, Durable	8	STA	\$ 850.00	\$ 6,800.00	\$ 797.50	\$ 6,380.00	\$ 910.00	\$ 7,280.00	\$ 1,150.00	\$ 9,200.00
10	Painted Symbols and Legends, Durable	10	EA	\$ 300.00	\$ 3,000.00	\$ 165.00	\$ 1,650.00	\$ 325.00	\$ 3,250.00	\$ 475.00	\$ 4,750.00
11	Pavement Markings Removed	5.9	STA	\$ 200.00	\$ 1,180.00	\$ 495.00	\$ 2,920.50	\$ 220.00	\$ 1,298.00	\$ 425.00	\$ 2,507.50
12	Symbols and Legends Removed	9	EA	\$ 150.00	\$ 1,350.00	\$ 137.50	\$ 1,237.50	\$ 165.00	\$ 1,485.00	\$ 105.00	\$ 945.00
13	Temporary Traffic Control	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 6,600.00	\$ 6,600.00	\$ 8,025.00	\$ 8,025.00	\$ 9,250.00	\$ 9,250.00
14	Traffic Signs	73.75	SF	\$ 25.00	\$ 1,843.75	\$ 55.00	\$ 4,056.25	\$ 75.00	\$ 5,531.25	\$ 42.00	\$ 3,097.50
<b>Division 9: Site Work and Landscaping</b>											
15	Conventional Seeding, Seeding Fertilizing and Mulching, Type 1	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,750.00	\$ 2,750.00	\$ 3,000.00	\$ 3,000.00	\$ 2,625.00	\$ 2,625.00
16	Wattle	150	LF	\$ 3.00	\$ 450.00	\$ 2.00	\$ 300.00	\$ 5.50	\$ 825.00	\$ 3.15	\$ 472.50
17	Wattle, Removal	150	LF	\$ 1.00	\$ 150.00	\$ 0.50	\$ 75.00	\$ 1.25	\$ 187.50	\$ 1.00	\$ 150.00
18	Intake Protection Device, Surface-Applied	4	EA	\$ 100.00	\$ 400.00	\$ 250.00	\$ 1,000.00	\$ 450.00	\$ 1,800.00	\$ 105.00	\$ 420.00
<b>Division 11: Miscellaneous</b>											
19	Mobilization	1	LS	\$ 23,000.00	\$ 23,000.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ 5,000.00
				<b>TOTAL BASE BID:</b>	<b>\$ 367,853.75</b>	<b>\$ 419,599.25</b>	<b>\$ 423,724.00</b>	<b>\$ 429,992.50</b>			



6045 Rockwell Dr. NE  
Ste. A  
Cedar Rapids, IA 52402  
(319) 364-4773

www.msa-ps.com

May 14, 2026

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

Re: Roberts Ferry Road & Village Drive Traffic  
City of Tiffin

Dear Mr. Kasperek:

Upon review of the bids received on May 14, 2026 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.

Neumiller Electric, Inc.  
251 Greenfield Drive  
Tiffin, IA 52340

Bid Amount \$367,853.75

Please execute the enclosed Notice of Award for the contract. Once the form is signed, please email a copy back to [Alnhelder@msa-ps.com](mailto:Alnhelder@msa-ps.com). 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 a faint, light blue circular watermark or stamp.

Andrew Inhelder  
Team Leader, Engineering

A.I.  
Enc.

# NOTICE OF AWARD

Date of Issuance: May 19, 2026

Owner: City of Tiffin

Owner's Contract No.:

Engineer: MSA Professional Services, Inc

Engineer's Project No.:13603027

Contract: City of Tiffin - Roberts Ferry Road & Village Drive Traffic Signal Improvements

Bidder: Neumiller Electric, Inc.

Bidder's Address: 251 Greenfield Drive, Tiffin, IA 52340

You are notified that your Bid dated May 14, 2026 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for Roberts Ferry Road & Village Drive Traffic Signal Improvements

*This project provides for the construction of a traffic signal system at the intersection of Roberts Ferry Road and Village Drive, as well as the construction of pedestrian curb ramps at the southeast, northeast, and northwest corners of the intersection.*

*The construction includes a traffic signal system for 1 intersection and approximately 120 SY of 4-inch sidewalk, 75 SY of 6-inch sidewalk, and 90 SY of full-depth pavement patching. Other associated improvements include pavement markings, traffic signs, erosion control, temporary traffic control, and miscellaneous associated work necessary to complete the project.*

The Contract Price of your Contract is Three hundred sixty-seven thousand eight hundred fifty-three dollars and seventy-five cents (\$367,853.75). Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

**1** unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **1** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any): Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Tiffin

By (*signature*): \_\_\_\_\_

Name (printed): \_\_\_\_\_

Title: \_\_\_\_\_

Copy to Engineer



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

**DATE:** May 15, 2026

**AGENDA ITEM:** Resolution No. 2026-037 – A Resolution Setting the Date of June 2, 2026, for a Public Hearing for Park Place City Center, Part One, Phase Six, Lot One, as a Planned Development Overlay Site District

**ACTION:** Motion

**Background**

The applicant is requesting approval of a Planned Development Overlay (PDO) Site District for Park Place City Center, Part Six, Phase Six, Lot One. The request includes development plans and associated architectural renderings for the proposed building on the site.

The proposed development is part of the broader Park Place City Center area and is intended to advance continued commercial and mixed-use growth within the district. Conceptual building elevations have been submitted showing the north, south, east, and west sides of the proposed structure.

On May 13, 2026, the Planning & Zoning Commission reviewed the request and recommended approval of the Planned Development Overlay Site District on a 3-0 vote.

Setting a public hearing is a procedural step required for consideration of zoning and planned development overlay requests. The PDO tool allows the City to evaluate site-specific design, layout, and architectural elements to ensure consistency with the City’s long-term development goals.

The Planning & Zoning Commission’s recommendation reflects initial support for the proposed development concept. The public hearing will provide an opportunity for additional review, public input, and City Council deliberation prior to final action.

**Recommendation**

Staff recommends approval of Resolution No. 2026-037, setting the public hearing for June 2, 2026, to consider the Planned Development Overlay Site District for Park Place City Center, Part Six, Phase Six, Lot One.

**ATTACHMENTS:** Resolution, Building Renderings

**RESOLUTION NO. 2026-037**

**A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**

**Whereas**, the City of Tiffin, Iowa will set the date for the Public Hearing for Park Place City Center, Part Six, Phase Six, Lot One as a Planned Development Overlay Site District in the City of Tiffin, Iowa; and,

**Whereas**, the site plan/exhibit of the property is attached to this resolution; and,

**Whereas**, the Planning & Zoning Commission recommended approval of the planned development overlay site district on a 3-0 vote at the May 13, 2026, meeting.

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa, that the date for the Public Hearing is set for June 2, 2026, to discuss Park Place City Center, Part Six, Phase Six, Lot One as a Planned Development Overlay Site District.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-037, A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, and made a motion for approval. Motion seconded by Councilperson \_\_\_\_\_.

Ayes:  
Nays:  
Absent:

Whereupon \_\_\_\_\_ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-037, A RESOLUTION SETTING THE DATE OF JUNE 2, 2026, FOR A PUBLIC HEARING FOR PARK PLACE CITY CENTER, PART SIX, PHASE SIX, LOT ONE, AS A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19<sup>th</sup> day of May, 2026.

City of Tiffin

\_\_\_\_\_  
Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk



2 SOUTH ELEVATION  
AA1 1/16" = 1'-0"



3 EAST ELEVATION  
AA1 1/16" = 1'-0"



2 NORTH ELEVATION  
AA1 1/16" = 1'-0"



1 WEST ELEVATION  
AA1 1/16" = 1'-0"



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Resolution No. 2026-038 - A Resolution Approving the Final Plat of Park Place City Center – Part One, Phase Four
<b>ACTION:</b>	Motion

**Background**

The subdivider, DERS, LLC, has submitted a final plat for Park Place City Center – Part One, Phase Four, located in Tiffin, Johnson County, Iowa.

This plat represents the next phase in the continued development of the Park Place City Center area. The subdivision includes approximately 7.87 acres and establishes lots, outlots, right-of-way, and easements necessary to support future development.

The final plat has been reviewed by the City Engineer, City Attorney, and City Staff, all of whom have completed a final examination and provided recommendations for approval.

The applicant is requesting City Council approval of the final plat through Resolution No. 2026-038.

Approval of the final plat will allow for:

- Legal subdivision of the property
- Dedication of public right-of-way and easements
- Recording of the plat with Johnson County

**Recommendation**

Staff recommends approval of Resolution No. 2026-038, approving the final plat for Park Place City Center – Part One, Phase Four, subject to the outlined conditions.

**ATTACHMENTS:** Resolution, Final Plat

**RESOLUTION NO. 2026-038**

**A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER  
– PART ONE, PHASE FOUR**

**Whereas**, DERS LLC, as Subdivider has filed with the City Clerk of the City of Tiffin, Iowa, an application for approval of the final plat of Park Place City Center – Part One, Phase Four, a subdivision of Tiffin, Johnson County, Iowa, which is legally described as follows:

See attached Exhibit that is incorporated into this agreement:

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

**Whereas**, the City and the Subdivider, their successors and assigns, have reduced to terms a Subdivision Agreement that will be recorded with Johnson County; and,

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

**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 City Engineer and City Attorney, but, as a condition of its approval, the approval of the final plat is contingent on the following: 1) Execution by the Subdivider and other necessary parties of all other documents required by the Subdivision Ordinance or Subdivision Agreement, including easement agreements; 2) 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**, that 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 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-038, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, 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 Kasperek declared that the **RESOLUTION NO. 2026-038, A RESOLUTION APPROVING THE FINAL PLAT FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, 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 19<sup>th</sup> day of May, 2026.

City of Tiffin

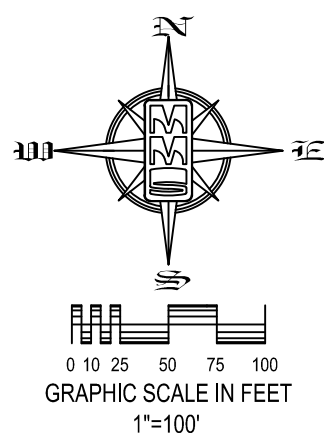
---

Tim Kasperek, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

Exhibit – Plat and Legal Description

LOCATION: A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, TIFFIN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: DERS, LLC PO BOX 5198 CORALVILLE, IOWA 52241
DOCUMENT RETURN INFORMATION: LAND SURVEYOR	SUBDIVIDER'S ATTORNEY: MATTHEW J. HEKTOEN 115 3RD STREET SE, SUITE 1200 CEDAR RAPIDS, IA 52401
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR OR OWNER: DERS, LLC PO BOX 5198 CORALVILLE, IOWA 52241
	DATE OF SURVEY: 03-07-2024



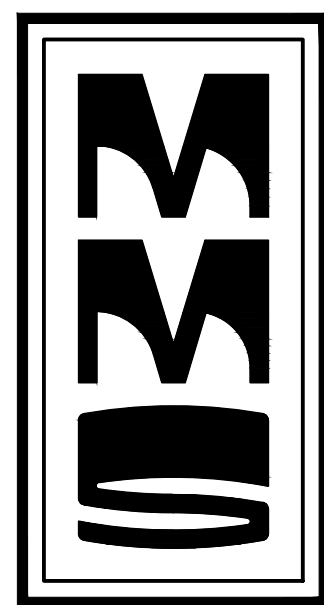
CENTER OF SECTION 22-T80N-R7W OF THE FIFTH P.M. FOUND CUT "X" BOOK 64 AT PAGE 366

# FINAL PLAT

## PARK PLACE CITY CENTER - PART ONE, PHASE FOUR

### TIFFIN, JOHNSON COUNTY, IOWA

TOTAL AREA 7.87 AC



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND
	PROPERTY CORNER(S), FOUND
	PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "8165" unless noted otherwise)
	CUT "X"
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER

(R)  
(M)  
C-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

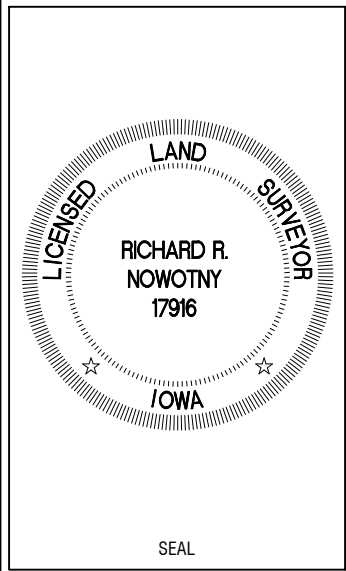
EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
1	EXISTING 15' WIDE PUBLIC UTILITY EASEMENT
2	EXISTING 30.0' WIDE COMMON ACCESS EASEMENT
3	EXISTING 8.0' WIDE PUBLIC UTILITY EASEMENT
4	20.0' X 30.0' COMMON ACCESS EASEMENT
5	8.0' WIDE PUBLIC UTILITY EASEMENT

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	18°09'34"	425.06'	134.72'	67.93'	134.16'	N10°26'11"W
C2	12°11'21"	374.94'	79.77'	40.03'	79.62'	N13°25'18"W
C3	1°23'58"	239.00'	5.84'	2.92'	5.84'	N02°03'23"W
C4	18°09'34"	386.06'	122.36'	61.70'	121.85'	N10°26'11"W
C5	18°09'34"	413.94'	131.20'	66.15'	130.65'	N10°26'11"W
C6	1°23'58"	200.00'	4.88'	2.44'	4.88'	N02°03'23"W

LOT A CONTAINS 1.92 ACRES, AND SHALL BE DEDICATED TO THE CITY OF TIFFIN AS PUBLIC RIGHT-OF-WAY FOR BOARDWALK AVENUE AND BALTIC AVENUE

#### DESCRIPTION - PARK PLACE CITY CENTER - PART ONE, PHASE FOUR

Commencing at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence N01°21'28"W, along the East Line of said Northeast Quarter of the Southwest Quarter, and the North Line of Park Place City Center - Part Two, Phase One, in accordance with the Plat thereof Recorded in Plat Book 62 at Page 258 of the Records of the Johnson County Recorder's Office, 180.44 feet; Thence S88°38'36"W, along said North Line, 430.30 feet, to the Northwest Corner thereof, the Northeast Corner of Park Place City Center - Part One, Phase Three, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 13 of the Records of the Johnson County Recorder's Office, and the Point of Beginning; Thence S88°38'36"W, along the North Line of said Park Place City Center - Part One, Phase Three, a distance of 447.55 feet; Thence N01°21'24"W, along said North Line, 47.17 feet; Thence S88°38'36"W, along said North Line, 78.00 feet, to the Northwest Corner thereof; Thence Northwesterly, 110.00 feet, along a 347.06 foot radius curve, concave Southwesterly, whose 109.54 foot chord bears N10°26'11"W; Thence Northwesterly, 143.56 feet, along a 452.94 foot radius curve, concave Northeasterly, whose 142.96 foot chord bears N10°26'11"W; Thence N01°21'24"W, 265.97 feet; Thence Northwesterly, 3.93 feet, along a 161.00 foot radius curve, concave Southwesterly, whose 3.93 foot chord bears N02°03'23"W; Thence N02°45'22"W, 58.62 feet, to the Southwest Corner of Park Place City Center Part Two, Phase Five, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 396 of the Records of the Johnson County Recorder's Office; Thence N88°44'02"E, along the South Line of said Park Place City Center Part Two, Phase Five, a distance of 566.87 feet, to a Point on the West Line of Park Place City Center Part Two, Phase Four, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 192 of the Records of the Johnson County Recorder's Office; Thence S01°21'24"E, along said West Line, 624.11 feet, to the Southwest Corner thereof, and the Point of Beginning. Said PARK PLACE CITY CENTER - PART ONE, PHASE FOUR contains 7.87 AC Acres, and is subject to easements and restrictions of record.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

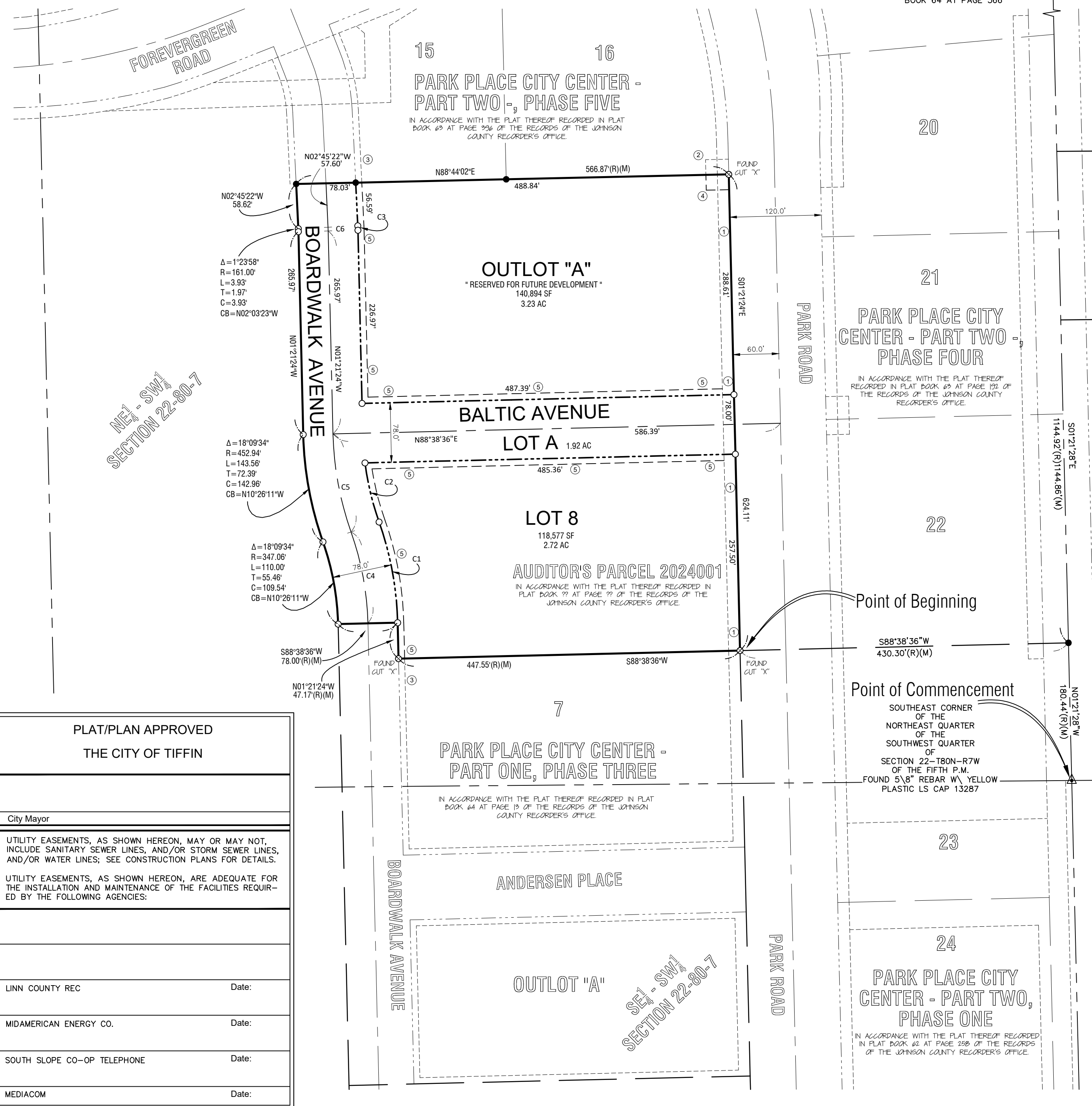
\_\_\_\_\_, 20\_\_\_\_  
RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916  
My license renewal date is December 31, \_\_\_\_\_, 20\_\_\_\_

Pages or sheets covered by this seal: \_\_\_\_\_

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, in and for the State of Iowa.

FOR COUNTY RECORDER'S USE



PLAT/PLAN APPROVED THE CITY OF TIFFIN	
City Mayor	
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES; SEE CONSTRUCTION PLANS FOR DETAILS.	
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
LINN COUNTY REC	Date: _____
MIDAMERICAN ENERGY CO.	Date: _____
SOUTH SLOPE CO-OP TELEPHONE	Date: _____
MEDIACOM	Date: _____

### FINAL PLAT

### PARK PLACE CITY CENTER - PART ONE, PHASE FOUR

TIFFIN JOHNSON COUNTY IOWA	
MMS CONSULTANTS, INC.	
Date:	03-14-2024
Designed by:	KJB Field Book No: 1158
Drawn by:	RLW Scale: 1"=100'
Checked by:	RRN Sheet No: 1
Project No:	IOWA CITY 6385-060



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Resolution No. 2026-039 – Approving Developer’s Agreement for Park Place City Center – Part One, Phase Four
<b>ACTION:</b>	Motion

**Background**

Andersen Development Inc., through MMS Consultants, has submitted a Developer’s Agreement for Park Place City Center – Part One, Phase Four, which is part of an approved Planned Development Overlay (OPD) Site District.

This phase of development is consistent with prior approvals for Park Place City Center, including Ordinance No. 2024-512, which established the OPD zoning framework for the site.

The Developer’s Agreement outlines the obligations of the developer and the City, including infrastructure requirements, site improvements, and other conditions associated with the approved development.

The Developer’s Agreement is currently under review and final revisions are being completed by the City Attorney.

An updated version of the agreement is expected prior to the May 19, 2026 City Council meeting and will be provided in the final agenda packet or as a supplemental document.

**Recommendation**

Staff recommends approval of Resolution No. 2026-039, approving the Developer’s Agreement for Park Place City Center – Part One, Phase Four, subject to final review and revisions by the City Attorney.

**ATTACHMENTS:** Resolution, Developer’s Agreement

**RESOLUTION NO. 2026-039**

**A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT WITH ANDERSEN DEVELOPMENT INC. FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, A PLANNED DEVELOPMENT OVERLAY (OPD) SITE DISTRICT, TIFFIN, IOWA**

**Whereas**, MMS Consultants, Inc., on behalf of Andersen Development Inc., has filed with the City of Tiffin a Planned Development Overlay (OPD) Site District for Park Place City Center Part One, Phase Four, in the City of Tiffin, Iowa, legally described on attached Exhibit "A", hereby incorporated, and;

**Whereas**, Ordinance 2024-512 was approved by City Council on July 16, 2024, approving the Planned Development Overlay (OPD) Site District for Park Place City Center Part One – Phase 4, Lot 8, and;

**Whereas**, the Developer's Agreement will include any and all particulars to the approved Planned Development Overlay (OPD) Site District for Park Place City Center Part One – Phase Four.

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa, that the Developer's Agreement is approved and the Mayor and City Clerk are hereby authorized to execute said Agreement.

On the 19<sup>th</sup> day of May, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced **RESOLUTION NO. 2026-039, A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT WITH ANDERSEN DEVELOPMENT INC. FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, A PLANNED DEVELOPMENT OVERLAY (OPD) SITE DISTRICT, TIFFIN, IOWA** and made a motion for approval. Motion seconded by Councilperson \_\_\_\_\_.

Ayes:

Nays:

Whereupon \_\_\_\_\_ Council members were present and voted approval and Mayor Kasperek declared that **RESOLUTION NO. 2026-0390, A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT WITH ANDERSEN DEVELOPMENT INC. FOR PARK PLACE CITY CENTER – PART ONE, PHASE FOUR, A PLANNED DEVELOPMENT OVERLAY (OPD) SITE DISTRICT, TIFFIN, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 19<sup>th</sup> day of May, 2026.

City of Tiffin

---

Steven L. Berner, Mayor

ATTEST: \_\_\_\_\_  
Abigail Hora, City Clerk

Prepared by/ Return to: Matthew J. Hektoen, Simmons Perrine, PLC, 115 Third Street SE, Suite 1200, Cedar Rapids, Iowa 52401, (319) 366-7641  
\*\*\*\*\*

**PLANNED DEVELOPMENT OVERLAY (OPD) SITE DISTRICT AGREEMENT  
PARK PLACE CITY CENTER – PART ONE, PHASE FOUR**

THIS AGREEMENT, made by and between the CITY OF TIFFIN, IOWA, a municipal corporation, hereinafter referred to as "City," and ANDERSEN DEVELOPMENT INC., an Iowa corporation hereinafter referred to as the "Subdivider."

**SECTION 1. REQUEST FOR OPD APPROVAL**

The Subdivider has requested that the City approve the Planned Development Overlay – Site District (the "OPD"), to include those diagrams attached hereto as Exhibit "B" and incorporated herein by reference, for the proposed subdivision to be known as Park Place City Center – Part One, Phase Four, Tiffin, Iowa (referred to herein as the "plat") for an OPD area for the following described real estate situated in Tiffin, Johnson County, Iowa (the "Site"), to wit:

See Exhibit "A"

As part of this request, the Subdivider acknowledges DERS, LLC, an Iowa limited liability company ("Owner 1"), and TAT, LLC, an Iowa limited liability company ("Owner 2" and together with Owner 1, "Owner") own the real estate described on Exhibit A.

**SECTION 2. CONDITIONS OF OPD APPROVAL AND RIGHT TO PROCEED**

A. The City shall approve the OPD with respect to the Site upon the conditions that:

1. The Subdivider agrees that all terms and conditions of the Planned Development Overlay Concept District (OPD) and Subdivider's Agreement for Park Place City Center recorded in Book 5926, Page 602 on July 8, 2019 in the Records of the Johnson County Recorder, executed by the City and the Subdivider, as amended, is fully incorporated herein and applies to the real estate described in Section 1 and remains a lien against the property described in Section 1.

2. The Site shall be developed according to the OPD as approved by the City and according to the plans and specifications as approved by the City. There shall be no variance from the approved OPD plan, or from the construction plans and specifications, unless approved in writing by the City.

**SECTION 3. TIME OF PERFORMANCE**

Construction of the public improvements must commence within two (2) years from the date of City approval of OPD Site District, or the approval of the OPD Site District shall be null and void without any action by the City Council.

In the event that the Subdivider fails to commence installation of the required public improvements within the above-referenced time, authorization to proceed with the development shall cease, and the Subdivider shall be required to seek reauthorization and approval of this Agreement. Subdivider may, however, request an extension of time from the City. If an extension is granted, it may be conditioned upon updating any security posted by the Subdivider or requiring the Subdivider to provide security to reflect cost increases and extended completion date.

**SECTION 4. SUCCESSORS AND ASSIGNS**

This Agreement shall be a covenant running with the land and inure to the benefit of and be binding upon the parties, their successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]

[Signature Page to Planned Development Overlay – Site District Agreement]

The City and the Subdivider have caused this Agreement 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

\_\_\_\_\_  
Ashley Platz, City Clerk

STATE OF IOWA, JOHNSON COUNTY ) ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tim Kasperek and Ashley Platz, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa, 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, as contained in Resolution No. \_\_\_\_\_ of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026; and that Tim Kasperek and Ashley Platz acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

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

**ANDERSEN DEVELOPMENT INC.**

By: \_\_\_\_\_  
SCOTT A. ANDERSEN, President

STATE OF IOWA, JOHNSON COUNTY ) ss:

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2026  
by Scott A. Andersen as President of Andersen Development Inc.

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

## EXHIBIT A

### Legal Description

#### DESCRIPTION - PARK PLACE CITY CENTER - PART ONE, PHASE FOUR

Commencing at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence N01°21'28"W, along the East Line of said Northeast Quarter of the Southwest Quarter, and the North Line of Park Place City Center - Part Two, Phase One, in accordance with the Plat thereof Recorded in Plat Book 62 at Page 258 of the Records of the Johnson County Recorder's Office, 180.44 feet; Thence S88°38'36"W, along said North Line, 430.30 feet, to the Northwest Corner thereof, the Northeast Corner of Park Place City Center - Part One, Phase Three, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 13 of the Records of the Johnson County Recorder's Office, and the Point of Beginning; Thence S88°38'36"W, along the North Line of said Park Place City Center - Part One, Phase Three, a distance of 447.55 feet; Thence N01°21'24"W, along said North Line, 47.17 feet; Thence S88°38'36"W, along said North Line, 78.00 feet, to the Northwest Corner thereof; Thence Northwesterly, 110.00 feet, along a 347.06 foot radius curve, concave Southwesterly, whose 109.54 foot chord bears N10°26'11"W; Thence Northwesterly, 143.56 feet, along a 452.94 foot radius curve, concave Northeasterly, whose 142.96 foot chord bears N10°26'11"W; Thence N01°21'24"W, 265.97 feet; Thence Northwesterly, 3.93 feet, along a 161.00 foot radius curve, concave Southwesterly, whose 3.93 foot chord bears N02°03'23"W; Thence N02°45'22"W, 58.62 feet, to the Southwest Corner of Park Place City Center Part Two, Phase Five, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 396 of the Records of the Johnson County Recorder's Office; Thence N88°44'02"E, along the South Line of said Park Place City Center Part Two, Phase Five, a distance of 566.87 feet, to a Point on the West Line of Park Place City Center Part Two, Phase Four, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 192 of the Records of the Johnson County Recorder's Office; Thence S01°21'24"E, along said West Line, 624.11 feet, to the Southwest Corner thereof, and the Point of Beginning.

**EXHIBIT B**

Supporting Diagrams/Plans/Schematics

Prepared by/ Return to: Matthew J. Hektoen, Simmons Perrine, PLC, 115 Third Street SE, Suite 1200, Cedar Rapids, Iowa 52401, (319) 366-7641

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**PLANNED DEVELOPMENT OVERLAY (OPD) SITE DISTRICT AGREEMENT  
PARK PLACE CITY CENTER – PART ONE, PHASE FOUR**

THIS AGREEMENT, made by and between the CITY OF TIFFIN, IOWA, a municipal corporation, hereinafter referred to as "City," and ANDERSEN DEVELOPMENT INC., an Iowa corporation hereinafter referred to as the "Subdivider."

**SECTION 1. REQUEST FOR OPD APPROVAL**

The Subdivider has requested that the City approve the Planned Development Overlay – Site District (the "OPD"), to include those diagrams attached hereto as Exhibit "B" and incorporated herein by reference, for the proposed subdivision to be known as Park Place City Center – Part One, Phase Four, Tiffin, Iowa (referred to herein as the "plat") for an OPD area for the following described real estate situated in Tiffin, Johnson County, Iowa (the "Site"), to wit:

See Exhibit "A"

As part of this request, the Subdivider acknowledges DERS, LLC, an Iowa limited liability company ("Owner 1"), and TAT, LLC, an Iowa limited liability company ("Owner 2" and together with Owner 1, "Owner") own the real estate described on Exhibit A.

**SECTION 2. CONDITIONS OF OPD APPROVAL AND RIGHT TO PROCEED**

A. The City shall approve the OPD with respect to the Site upon the conditions that:

1. The Subdivider agrees that all terms and conditions of the Planned Development Overlay Concept District (OPD) and Subdivider's Agreement for Park Place City Center recorded in Book 5926, Page 602 on July 8, 2019 in the Records of the Johnson County Recorder, executed by the City and the Subdivider, is fully incorporated herein and applies to the real estate described in Section 1 and remains a lien against the property described in Section 1.

2. The Site shall be developed according to the OPD as approved by the City and according to the plans and specifications as approved by the City. There shall be no variance from the approved OPD plan, or from the construction plans and specifications, unless approved in writing by the City.

**SECTION 3. TIME OF PERFORMANCE**

Construction of the public improvements must commence within two (2) years from the date of City approval of OPD Site District, or the approval of the OPD Site District shall be null and void without any action by the City Council.

In the event that the Subdivider fails to commence installation of the required public improvements within the above-referenced time, authorization to proceed with the development shall cease, and the Subdivider shall be required to seek reauthorization and approval of this Agreement. Subdivider may, however, request an extension of time from the City. If an extension is granted, it may be conditioned upon updating any security posted by the Subdivider or requiring the Subdivider to provide security to reflect cost increases and extended completion date.

**SECTION 4. SUCCESSORS AND ASSIGNS**

This Agreement shall be a covenant running with the land and inure to the benefit of and be binding upon the parties, their successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]

[Signature Page to Planned Development Overlay – Site District Agreement]

The City and the Subdivider have caused this Agreement 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 \_\_\_\_\_, 2026, 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, who, being by me duly sworn, did say that they are 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, as contained in Resolution No. \_\_\_\_\_ of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2026; and that Tim Kasperek and Abigail Hora acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it and by them voluntarily executed.

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

**ANDERSEN DEVELOPMENT INC.**

By: \_\_\_\_\_  
SCOTT A. ANDERSEN, President

STATE OF IOWA, JOHNSON COUNTY ) ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
by Scott A. Andersen as President of Andersen Development Inc.

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

**EXHIBIT A**

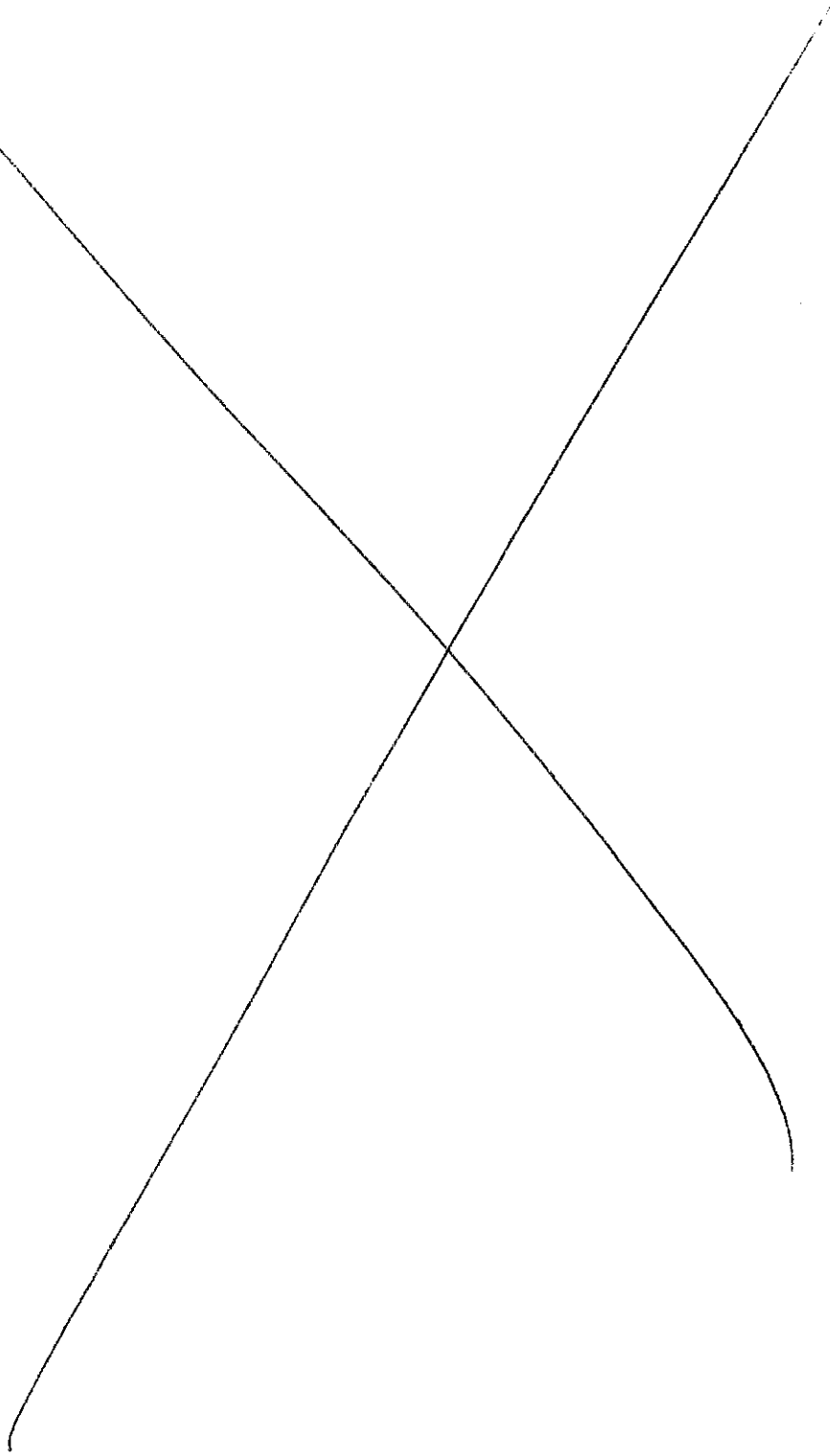
Legal Description

DESCRIPTION - PARK PLACE CITY CENTER - PART ONE, PHASE FOUR

Commencing at the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa; Thence N01°21'28"W, along the East Line of said Northeast Quarter of the Southwest Quarter, and the North Line of Park Place City Center - Part Two, Phase One, in accordance with the Plat thereof Recorded in Plat Book 62 at Page 258 of the Records of the Johnson County Recorder's Office, 180.44 feet; Thence S88°38'36"W, along said North Line, 430.30 feet, to the Northwest Corner thereof, the Northeast Corner of Park Place City Center - Part One, Phase Three, in accordance with the Plat thereof Recorded in Plat Book 64 at Page 13 of the Records of the Johnson County Recorder's Office, and the Point of Beginning; Thence S88°38'36"W, along the North Line of said Park Place City Center - Part One, Phase Three, a distance of 447.55 feet; Thence N01°21'24"W, along said North Line, 47.17 feet; Thence S88°38'36"W, along said North Line, 78.00 feet, to the Northwest Corner thereof; Thence Northwesterly, 110.00 feet, along a 347.06 foot radius curve, concave Southwesterly, whose 109.54 foot chord bears N10°26'11"W; Thence Northwesterly, 143.56 feet, along a 452.94 foot radius curve, concave Northeasterly, whose 142.96 foot chord bears N10°26'11"W; Thence N01°21'24"W, 265.97 feet; Thence Northwesterly, 3.93 feet, along a 161.00 foot radius curve, concave Southwesterly, whose 3.93 foot chord bears N02°03'23"W; Thence N02°45'22"W, 58.62 feet, to the Southwest Corner of Park Place City Center Part Two, Phase Five, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 396 of the Records of the Johnson County Recorder's Office, Thence N88°44'02"E, along the South Line of said Park Place City Center Part Two, Phase Five, a distance of 566.87 feet, to a Point on the West Line of Park Place City Center Part Two, Phase Four, in accordance with the Plat thereof Recorded in Plat Book 63 at Page 192 of the Records of the Johnson County Recorder's Office; Thence S01°21'24"E, along said West Line, 624.11 feet, to the Southwest Corner thereof, and the Point of Beginning. [INSERT LEGAL DESCRIPTION FOR PARK PLACE CITY CENTER — PART ONE, PHASE FOUR, TIFFIN, JOHNSON COUNTY, IOWA, AS SHOWN ON THE FINAL PLAT.]

**EXHIBIT B**

Supporting Diagrams/Plans/Schematics





TIFFIN, IA

# Expense Approval Report

## By Fund

Post Dates 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
<b>Fund: 001 - General Fund</b>					
BILLION OF IOWA CITY	762466	05/19/2026	'23 COLORADO OIL CHANGE	001-170-6332	118.54
HARRYS CUSTOM TROPHIES	008305	05/19/2026	NAMEPLATES	001-650-6506	9.94
MSA PROFESSIONAL SERVICES	028553	05/19/2026	VILLAGE DR/RFR SIGNAL DESI...	001-610-6407	3,260.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-575-6407	420.00
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-580-6407	38.36
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-582-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	210.00
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	2,629.25
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	1,220.92
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	841.25
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-588-6407	52.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-597-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-597-6407	987.09
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-597-6407	157.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	1,074.00
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	897.00
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	540.25
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	318.75
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	316.12
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	5,147.00
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	221.73
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	191.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	179.50
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	83.25
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	63.75
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	001-610-6407	1,950.51
JOHNSON COUNTY SHERIFF	05192026	05/19/2026	MAY POLICE PROTECTION CO...	001-110-6413	56,150.64
SKYLAR LIMKEMANN	05192026	05/19/2026	FDIC REIMBURSEMENT	001-151-6599	107.71
THE DEPOT TIFFIN	05192026	05/19/2026	LP EXCHANGE, ICE	001-430-6507	50.96
THE DEPOT TIFFIN	05192026	05/19/2026	CONCESSION PIZZAS	001-431-6597	910.00
JOHNSON COUNTY RECORDER	05192026	05/19/2026	APRIL RECORDING FEES	001-640-6414	98.00
CULLIGAN WATER TECH	05192026	05/19/2026	WATER COOLER SERVICE	001-650-6504	33.96
VISA	05192026 AH	05/19/2026	SPRING IMFOA, MAILCHIMP	001-620-6230	321.41
VISA	05192026 AH	05/19/2026	SPRING IMFOA, MAILCHIMP	001-620-6419	80.25
VISA	05192026 AP	05/19/2026	EMPLOYEE APP. BANQUET, S...	001-610-6297	2,273.86
VISA	05192026 AP	05/19/2026	EMPLOYEE APP. BANQUET, S...	001-620-6230	44.62
VISA	05192026 AP	05/19/2026	EMPLOYEE APP. BANQUET, S...	001-620-6402	31.34
VISA	05192026 AP	05/19/2026	EMPLOYEE APP. BANQUET, S...	001-620-6419	88.81
VISA	05192026 BD	05/19/2026	EMPLOYEE BANQUET, TRAINI...	001-610-6297	720.28
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	001-431-6597	30.00
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	001-610-6297	31.69
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	001-620-6230	10.70
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	001-620-6419	19.00
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	001-620-6419	77.00
VISA	05192026 BS	05/19/2026	VEHICLE REPAIRS	001-170-6332	36.95
VISA	05192026 DB	05/19/2026	ICSC	001-520-6499	786.99
VISA	05192026 EPG	05/19/2026	BOOKS, PROGRAM MATERIALS	001-410-6507	1,438.81
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6210	117.25
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6210	25.00
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6230	55.00

## Expense Approval Report

Post Dates: 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6331	77.82
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6331	77.51
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6504	100.00
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-150-6599	235.96
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6230	84.53
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6230	157.94
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	1,130.40
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	35.00
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	41.02
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	76.41
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	49.22
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	64.23
VISA	05192026 FD1192	05/19/2026	FDIC CONFERENCE, DUES, EQU..	001-151-6599	1,130.40
VISA	05192026 FD3812	05/19/2026	IGYM MEMBERSHIPS	001-150-6199	777.70
VISA	05192026 GW	05/19/2026	TBALL SHIRTS, CONCESSION S...	001-431-6507	1,646.55
VISA	05192026 GW	05/19/2026	TBALL SHIRTS, CONCESSION S...	001-431-6597	91.35
VISA	05192026 OC9275	05/19/2026	HOMEBASE SUBSCRIPTION	001-430-6507	64.20
VISA	05192026 OC9785	05/19/2026	POSTAGE	001-650-6508	2.26
PHELAN TUCKER LAW LL	101495 CKR	05/19/2026	LEGAL FEES GENERAL	001-640-6411	2,260.00
PHELAN TUCKER LAW LL	101496 CKR	05/19/2026	LEGAL FEES SUBDIVISIONS & ...	001-640-6422	550.00
SOUTH SLOPE COOPERATIVE ...	11258730	05/19/2026	TELEPHONE/INTERNET	001-150-6373	60.39
SOUTH SLOPE COOPERATIVE ...	11258730	05/19/2026	TELEPHONE/INTERNET	001-650-6373	664.26
THE GAZETTE	12026.00003181	05/19/2026	PRINTING/PUBLISHING 4-21 M...	001-640-6414	492.23
THE GAZETTE	12026.00003197	05/19/2026	PRINTING/PUBLISHING - NOTI...	001-640-6414	42.00
THE GAZETTE	12026.00003399	05/19/2026	PRINTING/PUBLISHING NPH	001-640-6414	36.10
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6250	134.99
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6250	69.99
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6250	45.14
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6250	18.36
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6332	16.52
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6506	29.64
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6510	49.99
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6599	71.60
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-150-6599	77.30
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-160-6350	69.99
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-160-6350	18.36
AMAZON CAPITAL SERVICES	16W1-9MHK-67PY	05/19/2026	FIRE DEPT SUPPLIES	001-160-6350	45.14
AMAZON CAPITAL SERVICES	1PMV-WH7K-D46F	05/19/2026	LIBRARY BOOKS & SUPPLIES	001-410-6507	1,194.39
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6320	125.00
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6320	19.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6332	44.30
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6350	28.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6350	123.51
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6350	28.69
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	11.94
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	23.98
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	110.00
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	8.95
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	5.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-430-6507	11.49
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	001-650-6310	58.89
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-610-6230	7.91
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-610-6230	18.97
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6504	474.28
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	7.79
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	6.98
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	6.98
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	13.69
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	13.69
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	18.96

## Expense Approval Report

Post Dates: 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	001-650-6506	8.99
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-4531	39.99
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	79.29
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	74.82
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	71.28
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	30.42
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	19.95
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	15.21
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	15.21
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	279.98
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6505	414.89
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	18.99
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	14.99
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	51.56
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	8.59
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	29.03
AMAZON CAPITAL SERVICES	1YWF-DG1N-W7FQ	05/19/2026	REC SUPPLIES	001-431-6597	15.99
SYNCERE PRINTING, LLC	2026-04-014	05/19/2026	TBALL SHIRTS	001-431-6507	924.75
SHERWIN WILLIAMS COMPANY	2046-7	05/19/2026	CONFERENCE ROOM PAINT	001-650-6504	69.29
JAY BIRD'S PORTA POTS	285373	05/19/2026	PARKS PORTABLE TOILET REN...	001-430-6497	1,740.00
AT & T MOBILITY	287320821332X05062026	05/19/2026	FD IPADS	001-150-6373	167.08
AT & T MOBILITY	287342296585X05062026	05/19/2026	CELL PHONES	001-170-6373	63.24
LL PELLING	32193	05/19/2026	HOTMIX - S PARK RD & 340TH...	001-210-6515	21,360.00
JUNGE	3682875/1	05/19/2026	2013 FORD SUPER DUTY OIL ...	001-150-6332	247.83
CIVICPLUS LLC	370566	05/19/2026	SOCIAL MEDIA ARCHIVING SU...	001-620-6419	4,848.13
US FOODS, INC IOWA	3869931	05/19/2026	CONCESSIONS SUPPLIES	001-431-6597	230.33
US FOODS, INC IOWA	4018143	05/19/2026	CONCESSIONS SUPPLIES	001-431-6597	1,121.19
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	001-150-6499	26.70
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	001-170-6499	53.39
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	001-431-6499	26.70
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	001-650-6499	266.94
US FOODS, INC IOWA	4225182	05/19/2026	CONCESSIONS SUPPLIES	001-431-6597	856.14
MIDAMERICAN ENERGY	579962852	05/19/2026	2803 HWY 6 NW	001-430-6371	64.95
MIDAMERICAN ENERGY	579975524	05/19/2026	300 RAILROAD ST	001-650-6371	19.61
MIDAMERICAN ENERGY	579979016	05/19/2026	211 MAIN ST - FD	001-150-6371	66.41
CLEAR CREEK AMANA SCHOOL...	61	05/19/2026	SPRING '26 SOCCER FIELDS/P...	001-431-6499	1,200.00
BIG COUNTRY SEED	70530	05/19/2026	TURF MIX	001-430-6320	680.00
BIG COUNTRY SEED	70538	05/19/2026	CHALK LINE MARKING, QUICK ...	001-430-6320	604.00
MORGANS SERVICE	728	05/19/2026	TRUCK 6 BATTERY	001-430-6332	103.13
MORGANS SERVICE	732	05/19/2026	TRUCK 11 OIL CHANGE	001-430-6332	45.24
IOWA INTERSTATE RAILROAD,...	735396	05/19/2026	BIKE PATH SIGNAL MAINTEN...	001-210-6417	213.92
MORGANS SERVICE	737	05/19/2026	TRUCK 12 OIL CHANGE	001-430-6332	43.99
MORGANS SERVICE	793	05/19/2026	EMA GENERATOR BATTERY	001-150-6350	283.22
PEPSICO	81075301	05/19/2026	CONCESSIONS BEVERAGES	001-431-6597	722.03
MORGANS SERVICE	813	05/19/2026	ESCAPE REPAIRS	001-170-6332	348.70
PEPSICO	83297910	05/19/2026	CONCESSIONS BEVERAGES	001-431-6597	438.62
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6310	59.69
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6310	40.82
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6310	16.13
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6310	5.53
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6320	76.73
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6504	45.09
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-430-6507	6.63
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	001-650-6310	68.26
MENARDS	91315	05/19/2026	LUMBER, BUILDING SPPLIES	001-430-6783	2,541.88
MENARDS	91361	05/19/2026	20LB CANOPY WEIGHTS	001-430-6507	89.97
AGVANTAGE FS	94024047	05/19/2026	FUEL	001-150-6331	687.84
AGVANTAGE FS	94024047	05/19/2026	FUEL	001-170-6331	302.65
AGVANTAGE FS	94024047	05/19/2026	FUEL	001-430-6512	110.05
ACCESS SYSTEMS (PHONES)	ACCS25713	05/19/2026	TELEPHONE	001-150-6373	24.21

Expense Approval Report

Post Dates: 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
ACCESS SYSTEMS (PHONES)	ACCS25713	05/19/2026	TELEPHONE	001-650-6373	266.29
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	001-150-6419	176.68
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	001-170-6419	176.68
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	001-431-6419	176.68
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	001-620-6419	1,413.48
ALTORFER INC	Y7717801	05/19/2026	STRAIGHT BOOM LIFT RENTAL	001-430-6320	1,463.00
<b>Fund 001 - General Fund Total:</b>					<b>143,989.80</b>

Fund: 110 - Road Use Tax

CORRIDOR ENERGY COOPERA...	05192026	05/19/2026	200 N PARK RD	110-230-6371	48.62
VISA	05192026 BD2474	05/19/2026	ICE MACHINE REPAIR, SUBSCR...	110-210-6310	673.20
CORRIDOR ENERGY COOPERA...	05192026A	05/19/2026	SIGN	110-230-6371	27.00
CORRIDOR ENERGY COOPERA...	05192026C	05/19/2026	S PARK RD & HWY 6	110-230-6371	78.56
CORRIDOR ENERGY COOPERA...	05192026E	05/19/2026	SIGN	110-230-6371	32.26
CORRIDOR ENERGY COOPERA...	05192026F	05/19/2026	HWY 6/PARK RD ROUNDABO...	110-230-6371	70.53
CORRIDOR ENERGY COOPERA...	05192026G	05/19/2026	SECURITY LIGHT ONLY	110-230-6371	967.50
CORRIDOR ENERGY COOPERA...	05192026H	05/19/2026	LIGHTS AT VILLAGE DR	110-230-6371	78.27
CORRIDOR ENERGY COOPERA...	05192026I	05/19/2026	S PARK RD & HWY 6 OUTLET ...	110-230-6371	286.44
CORRIDOR ENERGY COOPERA...	05192026J	05/19/2026	OAKDALE/PARK RD	110-230-6371	228.03
CORRIDOR ENERGY COOPERA...	05192026K	05/19/2026	401 DEER VIEW TRAFFIC SIGN...	110-230-6371	59.45
US CELLULAR	0805748774	05/19/2026	CELL PHONES	110-210-6373	51.18
RIVER PRODUCTS	151547	05/19/2026	ROADSTONE	110-210-6417	867.75
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	27.89
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	31.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	25.64
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	52.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	25.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	76.92
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6181	25.64
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6507	23.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6507	11.95
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6507	8.95
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6507	5.99
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6507	11.50
AMAZON CAPITAL SERVICES	1QCN-4H7D-3WDH	05/19/2026	TOOLS, SUPPLIES	110-210-6509	350.99
AT & T MOBILITY	287342296585X05062026	05/19/2026	CELL PHONES	110-210-6373	147.56
IOWA PRISON INDUSTRIES	305460	05/19/2026	POSTS & STREET SIGNS	110-210-6509	58.90
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	110-210-6499	53.39
SPENLER TIRE SERVICE	55254	05/19/2026	FORD TIRES	110-210-6332	1,571.00
MIDAMERICAN ENERGY	579958683	05/19/2026	101 RAILROAD ST PW BUILDI...	110-210-6371	58.75
MIDAMERICAN ENERGY	579965227	05/19/2026	201 RAILROAD ST MAINTENA...	110-210-6371	48.08
MORGANS SERVICE	728	05/19/2026	TRUCK 6 BATTERY	110-210-6332	103.13
MORGANS SERVICE	732	05/19/2026	TRUCK 11 OIL CHANGE	110-210-6332	45.24
MORGANS SERVICE	737	05/19/2026	TRUCK 12 OIL CHANGE	110-210-6310	43.99
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	110-210-6507	8.53
AGVANTAGE FS	94024047	05/19/2026	FUEL	110-210-6512	1,375.68
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	110-210-6419	176.68
ALTORFER INC	PC100791376	05/19/2026	COUPLER GP-Q	110-210-6350	149.77
ALTORFER INC	PC100791980	05/19/2026	CUTTING EDGE	110-210-6350	572.40
<b>Fund 110 - Road Use Tax Total:</b>					<b>8,562.32</b>

Fund: 112 - Employee Benefit

PRINCIPAL LIFE INSURANCE	05192026	05/19/2026	LIFE INSURANCE	112-210-6150	56.96
PRINCIPAL LIFE INSURANCE	05192026	05/19/2026	LIFE INSURANCE	112-620-6150	56.96
WELLMARK	261270000674	05/19/2026	INSURANCE	112-150-6150	539.38
WELLMARK	261270000674	05/19/2026	INSURANCE	112-170-6150	2,517.12
WELLMARK	261270000674	05/19/2026	INSURANCE	112-210-6150	3,236.30
WELLMARK	261270000674	05/19/2026	INSURANCE	112-430-6150	898.97
WELLMARK	261270000674	05/19/2026	INSURANCE	112-610-6150	1,797.94
WELLMARK	261270000674	05/19/2026	INSURANCE	112-620-6150	1,438.36
<b>Fund 112 - Employee Benefit Total:</b>					<b>10,541.99</b>

## Expense Approval Report

Post Dates: 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount	
<b>Fund: 200 - Debt Service</b>						
UMB	1046793	05/19/2026	2025A ADMIN FEES	200-718-6899	600.00	
					<b>Fund 200 - Debt Service Total:</b>	<b>600.00</b>
<b>Fund: 340 - Recreation Center</b>						
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	340-430-6407	382.50	
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	340-430-6407	2,222.50	
MIRON CONSTRUCTION CO, I...	PAY ESTIMATE 12	05/19/2026	REC CENTER	340-430-6499	742,497.92	
					<b>Fund 340 - Recreation Center Total:</b>	<b>745,102.92</b>
<b>Fund: 600 - Water</b>						
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	600-810-6350	230.75	
PRINCIPAL LIFE INSURANCE	05192026	05/19/2026	LIFE INSURANCE	600-810-6150	56.97	
VISA	05192026 BD	05/19/2026	EMPLOYEE BANQUET, TRAINI...	600-810-6230	75.00	
VISA	05192026 OC9785	05/19/2026	POSTAGE	600-810-6508	4.52	
CORRIDOR ENERGY COOPERA...	05192026B	05/19/2026	750 PARK RD WATER TOWER	600-810-6371	107.07	
US CELLULAR	0805748774	05/19/2026	CELL PHONES	600-810-6373	51.18	
SOUTH SLOPE COOPERATIVE ...	11258730	05/19/2026	TELEPHONE/INTERNET	600-810-6373	241.55	
CHEM-SULT INC	16325	05/19/2026	CHEMICALS	600-810-6501	2,016.05	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	600-810-6310	62.22	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	600-810-6504	24.62	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	600-810-6504	24.69	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	600-810-6599	12.99	
WELLMARK	261270000674	05/19/2026	INSURANCE	600-810-6150	3,775.70	
AT & T MOBILITY	287342296585X05062026	05/19/2026	CELL PHONES	600-810-6373	210.81	
CARGILL INC	2912377389	05/19/2026	SALT FOR WATER PLANT	600-810-6501	6,112.49	
STATE HYGIENIC LAB	320988	05/19/2026	WATER/SEWER TESTING	600-810-6511	177.70	
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	600-810-6506	53.39	
MIDAMERICAN ENERGY	579958683	05/19/2026	101 RAILROAD ST PW BUILDI...	600-810-6371	19.58	
MIDAMERICAN ENERGY	579965227	05/19/2026	201 RAILROAD ST MAINTENA...	600-810-6371	16.03	
MIDAMERICAN ENERGY	579975524	05/19/2026	300 RAILROAD ST	600-810-6371	6.53	
MIDAMERICAN ENERGY	579980945	05/19/2026	109 BROWN ST	600-810-6371	129.33	
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	600-810-6507	131.24	
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	600-810-6507	36.42	
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	600-810-6507	13.60	
AGVANTAGE FS	94024047	05/19/2026	FUEL	600-810-6512	137.57	
ACCESS SYSTEMS (PHONES)	ACCS25713	05/19/2026	TELEPHONE	600-810-6373	96.84	
USA BLUE BOOK	INV01041112	05/19/2026	WATER/SEWER TESTING SUPP...	600-810-6507	459.74	
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	600-810-6419	706.73	
CONSOLIDATED PIPE & SUPPLY	MO0684527	05/19/2026	WATER METERS - 44 5/8 MAS...	600-810-6780	12,439.63	
STOREY KENWORTHY/MATT ...	PINV1315301	05/19/2026	LATE NOTICE PAPER	600-810-6506	315.00	
CORE & MAIN	Y614271	05/19/2026	WATER METERS - 36 3/4 ALLE...	600-810-6780	12,816.90	
					<b>Fund 600 - Water Total:</b>	<b>40,562.84</b>
<b>Fund: 610 - Sewer</b>						
TOMLINSON-CANNON	#612346450	05/19/2026	CORE DRILLING & CUT EDGE ...	610-815-6490	728.00	
MSA PROFESSIONAL SERVICES	028637	05/19/2026	GENERAL ENGINEERING	610-815-6350	230.75	
AUTOMATIC SYSTEMS	045016	05/19/2026	PARK RD LIFT STATION INPUT...	610-815-6350	2,437.57	
PRINCIPAL LIFE INSURANCE	05192026	05/19/2026	LIFE INSURANCE	610-815-6150	56.96	
VISA	05192026 OC9785	05/19/2026	POSTAGE	610-815-6508	4.52	
CORRIDOR ENERGY COOPERA...	05192026D	05/19/2026	200 S PARK RD	610-815-6371	279.50	
US CELLULAR	0805748774	05/19/2026	CELL PHONES	610-815-6373	51.20	
SOUTH SLOPE COOPERATIVE ...	11258730	05/19/2026	TELEPHONE/INTERNET	610-815-6373	241.55	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6501	479.98	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	523.95	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	69.98	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	39.10	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	21.84	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	7.59	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	8.59	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	8.99	
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	18.03	

Expense Approval Report

Post Dates: 5/19/2026 - 5/19/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	19.55
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6504	6.99
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6511	149.59
AMAZON CAPITAL SERVICES	1YWF-DG1N-KVTV	05/19/2026	TOOLS, MINI FRIDGE, FAN, C...	610-815-6599	24.99
WELLMARK	261270000674	05/19/2026	INSURANCE	610-815-6150	3,775.68
AT & T MOBILITY	287342296585X05062026	05/19/2026	CELL PHONES	610-815-6373	210.87
STATE HYGIENIC LAB	320988	05/19/2026	WATER/SEWER TESTING	610-815-6511	710.80
ACCESS SYSTEMS LEASING	41880240	05/19/2026	PRINTER CONTRACT- CITY HAL...	610-815-6506	53.39
MIDAMERICAN ENERGY	579958683	05/19/2026	101 RAILROAD ST PW BUILDI...	610-815-6371	19.58
MIDAMERICAN ENERGY	579965227	05/19/2026	201 RAILROAD ST MAINTENA...	610-815-6371	16.03
MIDAMERICAN ENERGY	579975524	05/19/2026	300 RAILROAD ST	610-815-6371	6.54
MIDAMERICAN ENERGY	579980945	05/19/2026	109 BROWN ST	610-815-6371	129.33
LOWES BUSINESS ACCOUNT	85760	05/19/2026	BUCKETS, TOOLS, SUPPLIES	610-815-6504	31.94
AGVANTAGE FS	94024047	05/19/2026	FUEL	610-815-6512	137.57
ACCESS SYSTEMS (PHONES)	ACCS25713	05/19/2026	TELEPHONE	610-815-6373	96.84
USA BLUE BOOK	INV01041112	05/19/2026	WATER/SEWER TESTING SUPP...	610-815-6507	459.75
MIDWEST PUMP WORKS	INV030629	05/19/2026	WWP GRINDER INSTALL	610-815-6490	1,333.45
ACCESS SYSTEMS	INV1987370	05/19/2026	TECHNOLOGY SERVICES	610-815-6419	706.73
STOREY KENWORTHY/MATT ...	PINV1315301	05/19/2026	LATE NOTICE PAPER	610-815-6506	315.00
				<b>Fund 610 - Sewer Total:</b>	<b>13,412.72</b>
<b>Fund: 670 - Recycling/Garbage</b>					
JOHNSON COUNTY REFUSE INC	IC196486	05/19/2026	GARBAGE/RECYCLING MARCH...	670-840-6499	11,990.00
JOHNSON COUNTY REFUSE INC	IC196486	05/19/2026	GARBAGE/RECYCLING MARCH...	670-841-6499	27,769.50
JOHNSON COUNTY REFUSE INC	IC196486	05/19/2026	GARBAGE/RECYCLING MARCH...	670-841-6499	4,289.50
				<b>Fund 670 - Recycling/Garbage Total:</b>	<b>44,049.00</b>
				<b>Grand Total:</b>	<b>1,006,821.59</b>

**Report Summary****Fund Summary**

<b>Fund</b>	<b>Payment Amount</b>
001 - General Fund	143,989.80
110 - Road Use Tax	8,562.32
112 - Employee Benefit	10,541.99
200 - Debt Service	600.00
340 - Recreation Center	745,102.92
600 - Water	40,562.84
610 - Sewer	13,412.72
670 - Recycling/Garbage	44,049.00
<b>Grand Total:</b>	<b>1,006,821.59</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
001-110-6413	POLICE PROTECTION CO...	56,150.64
001-150-6199	OTHER BENEFIT AND CO...	777.70
001-150-6210	DUES - FIRE	142.25
001-150-6230	TRAINING - FIRE	55.00
001-150-6250	COMMUNITY RISK REDU...	268.48
001-150-6331	FUEL - FIRE	843.17
001-150-6332	VEHICLE REPAIRS - FIRE	264.35
001-150-6350	OPERATIONAL EQUIPM...	283.22
001-150-6371	UTILITIES- FIRE	66.41
001-150-6373	TELEPHONE/COMMUNI...	251.68
001-150-6419	TECHNOLOGY SERVICES-...	176.68
001-150-6499	OTHER CONTRACTUAL S...	26.70
001-150-6504	MINOR EQUIPMENT - FI...	100.00
001-150-6506	OFFICE SUPPLIES - FIRE	29.64
001-150-6510	SAFETY EQUIPMENT - A...	49.99
001-150-6599	OTHER SUPPLIES - FIRE	384.86
001-151-6230	ADVANCED FIREFIGHTER...	242.47
001-151-6599	OTHER TRAINING REIM...	2,634.39
001-160-6350	SUPPLIES - EMS	133.49
001-170-6331	FUEL - BUILDING	302.65
001-170-6332	VEHICLE REPAIRS - BUILD..	504.19
001-170-6373	TELEPHONE/COMMUNI...	63.24
001-170-6419	TECHNOLOGY SERVICES-...	176.68
001-170-6499	OTHER CONTRACTUAL S...	53.39
001-210-6417	RAILROAD CROSSING MA..	213.92
001-210-6515	ROAD MAINT & REPAIR ...	21,360.00
001-410-6507	OPERATING SUPPLIES - L...	2,633.20
001-430-6310	BUILDING REPAIR/MAIN...	122.17
001-430-6320	GROUNDS REPAIR/MAIN...	2,968.72
001-430-6332	VEHICLE REPAIRS - PARKS	236.66
001-430-6350	OPER EQUIP REPAIR - PA...	181.19
001-430-6371	UTILITIES-PARKS	64.95
001-430-6497	RESTROOM SERVICES - ...	1,740.00
001-430-6504	MINOR EQUIPMENT - P...	45.09
001-430-6507	OPERATING SUPPLIES - ...	384.11
001-430-6512	VEHICLE/EQUIPMENT F...	110.05
001-430-6783	CITY PARK IMPROVEME...	2,541.88
001-431-4531	REC - BASEBALL/SOFTBA...	39.99
001-431-6419	TECHNOLOGY SERVICES-...	176.68
001-431-6499	OTHER CONTRACTUAL S...	1,226.70
001-431-6505	EQUIPMENT - RECREATI...	1,001.05
001-431-6507	UNIFORMS - RECREATION	2,571.30
001-431-6597	CONCESSIONS SUPPLIES	4,538.81
001-520-6499	CONTRACTUAL - ECON...	786.99
001-575-6407	ENGINEERING - HOMEM...	420.00

## Account Summary

Account Number	Account Name	Payment Amount
001-580-6407	ENGINEERING - TIFFIN ...	38.36
001-582-6407	ENGINEERING - ANDERS...	157.50
001-588-6407	ENGINEERING-PARK PLA...	5,426.42
001-597-6407	ENGINEERING-TIFFIN HE...	1,302.09
001-610-6230	TRAINING - ADMIN/CO...	26.88
001-610-6297	PUBLIC EXP RECG (POLIC...	3,025.83
001-610-6407	ENGINEERING - ADMIN/...	14,243.86
001-620-6230	TRAINING - CLERK/TREA...	376.73
001-620-6402	SPECIAL CENSUS	31.34
001-620-6419	TECHNOLOGY SERVICES	6,526.67
001-640-6411	LEGAL FEES - GENERAL	2,260.00
001-640-6414	PRINTING/PUBLISHING	668.33
001-640-6422	LEGAL FEES- DEVELOPE...	550.00
001-650-6310	BUILDINGS & GROUNDS	127.15
001-650-6371	UTILITIES-CITY HALL	19.61
001-650-6373	TELEPHONE/COMM-CITY...	930.55
001-650-6499	OTHER CONTRACTUAL S...	266.94
001-650-6504	MINOR EQUIPMENT	577.53
001-650-6506	OFFICE SUPPLIES	87.02
001-650-6508	POSTAGE	2.26
110-210-6181	UNIFORM ALLOWANCE ...	267.06
110-210-6310	BUILDING REPAIR/MAIN...	717.19
110-210-6332	VEHICLE REPAIRS - RUT ...	1,719.37
110-210-6350	OPER EQUIP REPAIR - R...	722.17
110-210-6371	UTILITIES - RUT STREETS	106.83
110-210-6373	TELEPHONE/COMMUNI...	198.74
110-210-6417	STREET MAINTENANCE -...	867.75
110-210-6419	TECHNOLOGY SERVICES-...	176.68
110-210-6499	OTHER CONTRACTUAL S...	53.39
110-210-6507	OPERATING SUPPLIES -R...	70.91
110-210-6509	POSTS/SIGNS - RUT STRE...	409.89
110-210-6512	VEHICLE/EQUIPMENT F...	1,375.68
110-230-6371	STREET LIGHTS - UTILITY	1,876.66
112-150-6150	GROUP INSURANCE - FIRE	539.38
112-170-6150	GROUP INSURANCE - BU...	2,517.12
112-210-6150	GROUP INSURANCE - ST...	3,293.26
112-430-6150	GROUP INSURANCE - PA...	898.97
112-610-6150	GROUP INSURANCE - CIT...	1,797.94
112-620-6150	GROUP INSURANCE - CL...	1,495.32
200-718-6899	2025 BOND SERVICE FEES	600.00
340-430-6407	ENGINEERING- RECREAT...	2,605.00
340-430-6499	CONTRACTURAL - RECR...	742,497.92
600-810-6150	GROUP INSURANCE - W...	3,832.67
600-810-6230	TRAINING - WATER	75.00
600-810-6310	BUILDING REPAIR/MAINT	62.22
600-810-6350	OPERATIONAL EQUIP RE...	230.75
600-810-6371	UTILITIES - WATER	278.54
600-810-6373	TELEPHONE/COMM-WA...	600.38
600-810-6419	TECHNOLOGY SERVICES	706.73
600-810-6501	CHEMICALS	8,128.54
600-810-6504	MINOR EQUIPMENT	49.31
600-810-6506	OFFICE SUPPLIES	368.39
600-810-6507	OPERATING SUPPLIES	641.00
600-810-6508	POSTAGE	4.52
600-810-6511	WATER TESTING SUPPLI...	177.70
600-810-6512	VEHICLE/EQUIPMENT F...	137.57
600-810-6599	OTHER SUPPLIES	12.99
600-810-6780	WATER METERS	25,256.53

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Payment Amount</b>
610-815-6150	GROUP INSURANCE - S...	3,832.64
610-815-6350	OPERATIONAL EQUIP RE...	2,668.32
610-815-6371	UTILITIES - SEWER	450.98
610-815-6373	TELEPHONE/COMM-SE...	600.46
610-815-6419	TECHNOLOGY SERVICES	706.73
610-815-6490	OTHER PROFESSIONAL S...	2,061.45
610-815-6501	CHEMICALS	479.98
610-815-6504	MINOR EQUIPMENT	756.55
610-815-6506	OFFICE SUPPLIES	368.39
610-815-6507	OPERATING SUPPLIES	459.75
610-815-6508	POSTAGE	4.52
610-815-6511	SEWER TESTING SUPPLIES	860.39
610-815-6512	VEHICLE/EQUIPMENT F...	137.57
610-815-6599	OTHER SUPPLIES	24.99
670-840-6499	RECYCLING CONTRACT	11,990.00
670-841-6499	GARBAGE CONTRACT	32,059.00
	<b>Grand Total:</b>	<b>1,006,821.59</b>

**Project Account Summary**

<b>Project Account Key</b>	<b>Payment Amount</b>
**None**	1,006,821.59
<b>Grand Total:</b>	<b>1,006,821.59</b>



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Discussion and Consideration of Pay Application #12 – Miron Construction – Tiffin Recreation Center Project – Motion to Approve
<b>ACTION:</b>	Motion

**Background**

The City of Tiffin continues construction of the Tiffin Recreation Center in partnership with Miron Construction Co., Inc.

Pay Application No. 12 covers work completed through April 30, 2026, and reflects ongoing progress across multiple project components, including structural systems, interior work, mechanical systems, and site utilities.

This pay application reflects continued substantial progress on the Recreation Center project.

Key work activities during this period include:

- Advancement of structural and exterior systems (steel, masonry, metal building components)
- Continued installation of mechanical, electrical, and plumbing systems
- Interior build-out progress, including flooring, ceilings, and specialty equipment
- Site work and utilities nearing completion in some areas

Several line items are approaching completion (e.g., concrete, steel, utilities), while others such as interior finishes, athletic flooring, and site improvements are ongoing.

The application has been reviewed and is consistent with the project schedule and percentage of completion. Retainage continues to be withheld per contract requirements.

**Recommendation**

Staff recommends approval of Resolution No. 2026-038, approving the final plat for Park Place City Center – Part One, Phase Four, subject to the outlined conditions.

**ATTACHMENTS:** Pay Application

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Tiffin  
300 Railroad St  
Tiffin, IA 52340  
USA

PROJECT: City of Tiffin Community Recreation Center  
105 S Park Road  
Tiffin, IA 52340  
USA

APPLICATION NO.: 12  
PERIOD TO : 04/30/2026  
PROJECT NOS.: 250120  
INVOICE NO.: 250120-0012  
CONTRACT DATE : 11/19/2024

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM Miron Construction Co., Inc.  
CONTRACTOR: PO Box 1372  
Green Bay, WI 54305-1372

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

CONTRACT FOR: City of Tiffin Community Recreation Center

## APPLICATION AND CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM .....	\$	12,435,142.00
2. Net change by change orders .....	\$	-1,042,001.88
3. CONTRACT SUM TO DATE ( Line1 +/- 2 ) .....	\$	11,393,140.12
4. TOTAL COMPLETED & STORED TO DATE .....	\$	7,180,875.42
(Column G on G703)		
5. RETAINAGE:		
(Total retainage Column I of G703) .....	\$	359,043.78
6. TOTAL EARNED LESS RETAINAGE .....	\$	6,821,831.64
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate) .....	\$	6,079,333.72
8. CURRENT PAYMENT DUE .....	\$	742,497.92
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6 )	\$	4,571,308.48

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		0.00	-1,042,001.88
APPROVED THIS MONTH			
Number	Date Approved		
Current Total:		0.00	0.00
Net Change by Change Orders			-1,042,001.88

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

WARNING: DO NOT CHANGE ESTABLISHED PAYMENT INSTRUCTIONS FOR PAYMENTS TO MIRON CONSTRUCTION CO., INC.. Miron Construction Co., Inc. does not change its bank routing or account numbers. Do not accept or rely upon emails or correspondence requesting changes to Miron Construction Co., Inc.'s established payment instructions. Any change to Miron Construction Co., Inc.'s payment instructions can only be made by a fully executed Change Order to the Agreement between Owner and Miron Construction Co., Inc..

Contractor: Miron Construction Co., Inc.

By: [Signature] Date: April 28, 2026

State of: Wisconsin

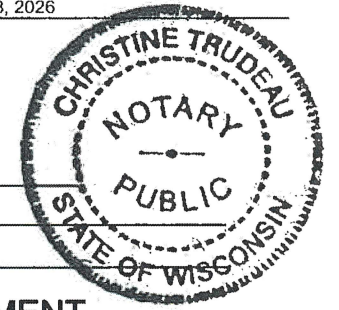
County of: Winnebago

Subscribed and sworn to before

me this 28 day of April 2026

Notary Public: [Signature]

My Commission expires: 10/31/26



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 742,497.92

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: \_\_\_\_\_  
City of Tiffin

ARCHITECT: Atura Architecture

By: [Signature] Date: 5/6/26

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.

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This document was produced at 09:35:08 on 04/28/2026 under Order No 20240046063 which expires on 07/24/2026, and is not for resale. User Notes:

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

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: 12

APPLICATION DATE: 04/28/2026

PERIOD TO: 04/30/2026

PROJECT NO: 250120

INVOICE NO.:

250120-0012

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	H BALANCE TO FINISH	I RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
005	General Conditions	503,136.00	6,000.00	509,136.00	298,737.00	37,446.00	0.00	336,183.00	66	172,953.00	16,809.15
010	General Requirements	206,878.00	0.00	206,878.00	106,555.37	30,377.40	0.00	136,932.77	66	69,945.23	6,846.69
015	Construction Manager Contingency	567,585.00	-156,628.41	410,956.59	0.00	0.00	0.00	0.00	0	410,956.59	0.00
016	Owner Contingency	0.00	225,451.17	225,451.17	0.00	0.00	0.00	0.00	0	225,451.17	0.00
020	Construction Fee	500,822.00	-42,001.00	458,821.00	382,953.67	20,547.78	0.00	403,501.45	88	55,319.55	20,175.01
025	Preconstruction Services	10,000.00	0.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100	0.00	500.00
030	Railroad Insurance	5,050.00	0.00	5,050.00	5,050.00	0.00	0.00	5,050.00	100	0.00	252.50
035	Cast In Place Concrete	813,985.00	87,587.70	901,572.70	734,717.55	42,285.05	0.00	777,002.60	86	124,570.10	38,850.13
040	Masonry	344,553.00	-166,080.78	178,472.22	172,472.22	0.00	0.00	172,472.22	97	6,000.00	8,623.61
045	Steel Fabrication and Erection	987,710.00	108,545.80	1,096,255.80	1,019,984.75	11,255.80	0.00	1,031,240.55	94	65,015.25	51,562.04
050	General Trades	327,150.00	71,718.84	398,868.84	39,504.30	45,000.00	0.00	84,504.30	21	314,364.54	4,225.22
055	Rolling Doors and Shutters	6,890.00	1,870.00	8,760.00	0.00	0.00	0.00	0.00	0	8,760.00	0.00
060	Alum Windows, Entrances, Glass/Glazing	611,932.00	-222,632.00	389,300.00	182,815.00	40,790.00	0.00	223,605.00	57	165,695.00	11,180.25
065	Gypsum Board Systems	320,909.00	-107,219.00	213,690.00	0.00	39,500.00	0.00	39,500.00	18	174,190.00	1,975.00
070	Tile	13,129.00	2,934.00	16,063.00	0.00	0.00	5,665.00	5,665.00	35	10,398.00	283.25
075	Suspended Acoustical Ceiling and Panels	117,427.00	-27,246.00	90,181.00	18,169.00	9,888.00	0.00	28,057.00	31	62,124.00	1,402.85
080	Resilient Athletic Flooring	269,255.00	-41,205.00	228,050.00	818.00	7,702.00	115,575.00	124,095.00	54	103,955.00	6,204.75
085	Wood Athletic Flooring	240,000.00	-40,307.00	199,693.00	9,985.00	0.00	0.00	9,985.00	5	189,708.00	499.25
090	Resilient Flooring, Base and Carpet	67,829.00	-44,372.00	23,457.00	0.00	0.00	0.00	0.00	0	23,457.00	0.00
095	Painting and Wall Covering	161,504.00	-72,450.50	89,053.50	0.00	0.00	0.00	0.00	0	89,053.50	0.00
100	Building Signage	80,097.00	20,203.00	100,300.00	0.00	0.00	50,150.00	50,150.00	50	50,150.00	2,507.50
105	Athletic Equipment	300,600.00	12,745.00	313,345.00	15,667.00	0.00	0.00	15,667.00	5	297,678.00	783.35

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

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: 12

APPLICATION DATE: 04/28/2026

PERIOD TO: 04/30/2026

PROJECT NO: 250120

INVOICE NO.:

250120-0012

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	H BALANCE TO FINISH	I RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
110	Metal Building Systems	1,997,300.00	24,775.83	2,022,075.83	1,762,343.58	0.00	0.00	1,762,343.58	87	259,732.25	88,117.18
115	Elevators	122,000.00	0.00	122,000.00	61,000.00	0.00	0.00	61,000.00	50	61,000.00	3,050.00
120	Fire Suppression	204,120.00	-46,930.90	157,189.10	51,276.00	60,582.60	0.00	111,858.60	71	45,330.50	5,592.93
125	Plumbing	383,200.00	-61,603.00	321,597.00	94,087.75	97,676.75	0.00	191,764.50	60	129,832.50	9,588.23
130	HVAC	935,847.00	-213,737.00	722,110.00	455,746.00	55,348.00	0.00	511,094.00	71	211,016.00	25,554.70
135	Electrical	823,355.00	-113,688.39	709,666.61	338,218.00	74,619.00	0.00	412,837.00	58	296,829.61	20,641.85
140	Earthwork	315,386.00	12,788.20	328,174.20	290,062.46	4,231.46	0.00	294,293.92	90	33,880.28	14,714.69
145	Aggregate Piers	135,379.00	0.00	135,379.00	135,379.00	0.00	0.00	135,379.00	100	0.00	6,768.95
150	Asphalt Paving	169,606.00	1,249.00	170,855.00	0.00	0.00	0.00	0.00	0	170,855.00	0.00
155	Concrete Site Work	82,800.00	416.63	83,216.63	0.00	0.00	0.00	0.00	0	83,216.63	0.00
160	Athletic Turf Surfacing	45,000.00	-5,500.00	39,500.00	0.00	0.00	24,780.00	24,780.00	63	14,720.00	1,239.00
165	Site Utilities	64,708.00	75,782.88	140,490.88	140,490.88	0.00	0.00	140,490.88	100	0.00	7,024.55
166	Landscaping	0.00	97,075.00	97,075.00	20,360.00	1,500.00	0.00	21,860.00	23	75,215.00	1,093.00
170	Testing & Inspections Allowance	40,000.00	0.00	40,000.00	19,107.50	6,186.25	0.00	25,293.75	63	14,706.25	1,264.69
175	New Utility Services Allowance	40,000.00	-14,543.95	25,456.05	9,395.17	470.67	0.00	9,865.84	39	15,590.21	493.29
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	-35,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
195	Lobby Alternate Ceiling Allowance	45,000.00	-45,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
200	Data Cabling & Backbone Allowance	250,000.00	-250,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	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	24,403.46	0.00	0.00	24,403.46	54	20,596.54	1,220.17

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

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: 12

APPLICATION DATE: 04/28/2026

PERIOD TO: 04/30/2026

PROJECT NO: 250120

INVOICE NO.:

250120-0012

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE			D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	H BALANCE TO FINISH	I RETAINAGE
		ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD					
215	Landscaping Allowance	75,000.00	-75,000.00	0.00	0.00	0.00	0.00	0	0.00	0.00	
220	Unreleased Add #3 Allowance	10,000.00	-10,000.00	0.00	0.00	0.00	0.00	0	0.00	0.00	
<i>Project Total:</i>		<i>12,435,142.00</i>	<i>-1,042,001.88</i>	<i>11,393,140.12</i>	<i>6,399,298.66</i>	<i>585,406.76</i>	<i>196,170.00</i>	<i>7,180,875.42</i>	<i>63</i>	<i>4,212,264.70</i>	<i>359,043.78</i>

AIA DOCUMENT G703 - APPLICATION AND CERTIFICATE FOR PAYMENT  
 THE AMERICAN INSTITUTE OF ARCHITECTS 1735 NEW YORK AVENUE NW WASHINGTON DC 20006

**APPLICATION AND CERTIFICATE FOR PAYMENT**

To (OWNER): Miron Construction  
P.O. Box 509  
Neenah, WI 54957-0509

Project: Tiffin Community Recreation Ce  
Miron

Application No: 1  
Invoice No: 25590  
Period To: 4/23/2026

From: Appleby & Horn Tile Co.  
128 31st St. NE  
Cedar Rapids, IA 52402

Via (Architect):

Architect's 250120  
Project No:

Contract Date:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Approved previous months	0.00	0.00
Approved this month	0.00	0.00
<b>TOTALS</b>	<b>0.00</b>	<b>0.00</b>
Net change by change orders	0.00	

1. ORIGINAL CONTRACT SUM	\$	37,673.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$	37,673.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$	5,665.00
5. RETAINAGE	\$	283.25
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5)	\$	5,381.75
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. SALES TAX	\$	0.00
9. CURRENT PAYMENT DUE	\$	5,381.75
10. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$	32,291.25

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payment received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Appleby & Horn Tile Co.

By: [Signature] Date: 4/23/26

State of: Iowa County of: Linn  
Subscribed and sworn to before me this 23 day of April, 2026  
Notary Public: [Signature]  
My Commission expires:



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$  
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By \_\_\_\_\_ Date \_\_\_\_\_  
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.

**CONTINUATION SHEET**

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

Application Number: 1  
 Application Date: 4/23/2026  
 Period To: 4/23/2026  
 Architect's Project No: 250120

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK BILLED FROM PREV APPLICATION (D+E+F)	WORK BILLED THIS PERIOD	MATERIALS STORED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
10	Resilient & Carpet Material	14,663.00	0.00	0.00	5,665.00	5,665.00	39	8,998.00	283.25
20	Resilient & Carpet Labor	6,947.00	0.00	0.00	0.00	0.00	0	6,947.00	0.00
30	Ceramic Material	7,423.00	0.00	0.00	0.00	0.00	0	7,423.00	0.00
40	Ceramic Labor	8,640.00	0.00	0.00	0.00	0.00	0	8,640.00	0.00
		<b>37,673.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,665.00</b>	<b>5,665.00</b>	<b>15</b>	<b>32,008.00</b>	<b>283.25</b>



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/23/2026

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> TrueNorth PO Box 1863 500 First Street SE Cedar Rapids IA 52406-1863	<b>CONTACT NAME:</b> TrueNorth Risk Management <b>PHONE (A/C No. Ext):</b> 319-366-2723 <b>FAX (A/C No.):</b> 877-810-6374 <b>E-MAIL ADDRESS:</b> certs@truenorthcompanies.com
<b>INSURER(S) AFFORDING COVERAGE</b>	
INSURER A : United Fire & Casualty Company <b>NAIC #</b> 13021	
<b>INSURED</b> Appleby & Horn Tile Co. PO Box 1545 Cedar Rapids IA 52406	<b>APPL&amp;HO-01</b> INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

**COVERAGES**      **CERTIFICATE NUMBER: 939183052**      **REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	60468948	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			60468948	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			60468948	11/1/2025	11/1/2026	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
A	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y	30305010	11/1/2025	11/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Professional Liability			60468948	11/1/2025	11/1/2026	Each Occ. 1,000,000 Aggregate 2,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 If Yes is indicated above for add'l insd forms Gen Liab #CG7201 (premises), & (completed operations), Auto Liab #(CA7109) applies. If Yes is indicated above for waiver of subrogation forms Gen Liab #CG7201, Auto Liab #CA7109 and WC #WC000313 04/84 applies. Coverage is extended for work performed and required under written contract with the above-named insured.

General Liability and Auto Liability Primary and Non-Contributory applies when under written contract.  
 Umbrella follows form and extends over the General Liability, Automobile Liability and Workers Compensation/Employers Liability policies.  
 See Attached...

<b>CERTIFICATE HOLDER</b>  Miron Construction Co, Inc 335 French Ct SW Cedar Rapids IA 52404	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

AGENCY CUSTOMER ID: APPL&HO-01

LOC #: \_\_\_\_\_



### ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY TrueNorth		NAMED INSURED Appleby & Horn Tile Co. PO Box 1545 Cedar Rapids IA 52406	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

#### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
 FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE**

Chad French is an excluded officer.  
 #250120 – City of Tiffin Community Recreation Center-BP#2 105 S. Park Rd, Tiffin, IA 52340 Miron Construction Co., Inc., and Sunshine Leasing, LLP, City of Tiffin, Atura Architecture, including their officers, directors and employees are listed as additional insured with regards to the General Liability while under written contract or agreement. Waiver of subrogation applies to the General Liability and Workers Compensation. Umbrella follows form. 30-day notice of cancellation applies.

Stored materials in the amount of: \$5,665.00



# Miron Construction Co., Inc.

## REQUEST FOR PAYMENT

**DATE:** 02/17/2026  
**PROJECT NAME:** City of Tiffin Community Recreation Center  
**ADDRESS:** Tiffin, IA  
**CONTRACT FOR:** FI-10.11/Building Signage  
**MIRON PROJECT:** 250120      **CONTRACT #:** 250120-000024      **VENDOR #:** 00017426  
**REQUEST NUMBER:** \_\_\_\_\_      **PERIOD FROM:** \_\_\_\_\_      **TO:** \_\_\_\_\_  
**INVOICE NUMBER:** \_\_\_\_\_      **INVOICE DATE:** \_\_\_\_\_

<b>ORIGINAL CONTRACT AMOUNT</b>		\$ 84,100.00
<b>APPROVED CHANGE ORDERS AS OF</b>	02/17/2026	\$ 16,200.00
<b>ADJUSTED CONTRACT AMOUNT</b>		\$ 100,300.00
<b>TOTAL COMPLETED TO DATE</b>		_____
<b>PREVIOUS REQUESTS FOR PAYMENT</b>		N/A
<b>TOTAL EARNED THIS REQUEST</b>		_____
<b>LESS % RETAINAGE</b>		_____
<b>CURRENT PAYMENT DUE</b>		\$50,150

**VENDOR:** MediaQuest Signs  
**SIGNED:** Tyler Hanson  
**TITLE:** Tyler Hanson

\*\*\* REQUESTS WILL NOT BE PROCESSED UNTIL THEY ARE SUBMITTED TO MIRON VIA E-MAIL IN A PDF FORMAT TO ACCOUNTSPAYABLE@MIRON-CONSTRUCTION.COM OR ORIGINALS ARE RECEIVED IN OUR CORPORATE OFFICE: PO BOX 509 NEENAH, WI 54957-0509. FAX COPIES WILL NOT BE ACCEPTED.

EACH PAY REQUEST MUST INCLUDE AN UP TO DATE SCHEDULE OF VALUES, INCLUDING SUB TIER SUPPLIER/CONTRACTOR BREAKDOWN AND CURRENT PAYMENT STATUS. CHANGE ORDERS ISSUED TO DATE MUST BE REFLECTED ON THE CURRENT SCHEDULE OF VALUES.

**SUBCONTRACTOR SCHEDULE OF VALUES**

PROJECT: City of Tiffin Community Recreation Center  
 VENDOR: MediaQuest Signs  
 CONTRACT NO.: 250120-000024  
 APPLICATION DATE: 4/2/2020  
 PAYMENT APPLICATION NO. \_\_\_\_\_

ITEM NO. (A)	DESCRIPTION OF WORK (B)	SCHEDULED VALUE (C)	PREVIOUS APPLICATION (D)	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE		RETAINAGE % (I)	BALANCE TO FINISH (J)
				THIS APPLICATION (E)	MTRL STORED THIS APPLICATION (F)	(G)	(H)		
001	Tiffin City Logo Cabin	\$ 47,000.00				23500			23500
002	Large T Halo Lit With	\$ 17,500.00				8750			8750
003	TCRC Halo Lit Letters	\$ 17,500.00				8750			8750
004	Stock ADA Signs	\$ 1,300.00				650			650
005	Custom ADA Signs	\$ 800.00				400			400
PCI0013	ASI-07 Fire Marshal Mo	\$ 1,400.00				700			700
PCI0024	Add backing panel to t	\$ 14,800.00				7400			7400
	Total:	\$ 100,300.00							



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/06/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brian Berg c/o FBL Financial Group Inc. 1323 Boyson Rd Hiawatha, IA 52233-2210	<b>CONTACT NAME:</b> Brian Berg <b>PHONE (A/C No. Ext):</b> (319) 393-8318 <b>E-MAIL ADDRESS:</b> BRIAN.BERG@FBFS.COM	<b>FAX (A/C No):</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Farm Bureau Property & Casualty Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>		<b>NAIC #</b> 13773
<b>INSURED</b> MEDIAQUEST SIGN COMPANY, LLC MEDIAQUEST SIGNS 5100 20TH AVE SW CEDAR RAPIDS, IA 524044875			

### COVERAGES

### CERTIFICATE NUMBER:

### REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CPP6023084	01/14/2026	01/14/2027	EACH OCCURRENCE	\$ 100000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100000
							MED EXP (Any one person)	\$ 5000
							PERSONAL & ADV INJURY	\$ 100000
							GENERAL AGGREGATE	\$ 200000
							PRODUCTS - COMP/OP AGG	\$ 200000
								\$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CPP6023084	01/14/2026	01/14/2027	COMBINED SINGLE LIMIT (Ea accident)	\$ 100000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	CU 0001931	01/14/2026	01/14/2027	EACH OCCURRENCE	\$ 500000
							AGGREGATE	\$ 500000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A <input checked="" type="checkbox"/>	WC 6005989	01/14/2026	01/14/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 100000
							E.L. DISEASE - EA EMPLOYEE	\$ 100000
							E.L. DISEASE - POLICY LIMIT	\$ 100000

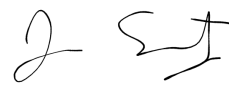
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROJECT #250120 CITY OF TIFFIN COMMUNITY RECREATION CENTER BP#2 INC MISC SUPPLY WORK AT LOCATION 5100 20TH AVE SW CEDAR RAPIDS IA 52404- STORED MATERIAL \$50,150

MIRON CONSTRUCTION CO, SUNSHINE LEASING LLP, CITY OF TIFFIN, AURA ARCHITECTURE ARE IS LISTED AS ADDITIONAL INSURED WITH WAIVER OF SUBROGATION, ON PRIMARY AND NONCONTRIBUTORY, ONGOING AND COMPLETED OPERATIONS- PER PROJECT ON GENERAL LIABILITY AND GOVERNMENTAL IMMUNITIES-CITY OF TIFFIN- 30 DAY CANCELLATION

### CERTIFICATE HOLDER

### CANCELLATION

MIRON CONSTRUCTION CO, INC 335 FRENCH CT SW CEDAR RAPIDS , IA 52404	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Jon Swartz, Underwriting Vice President 













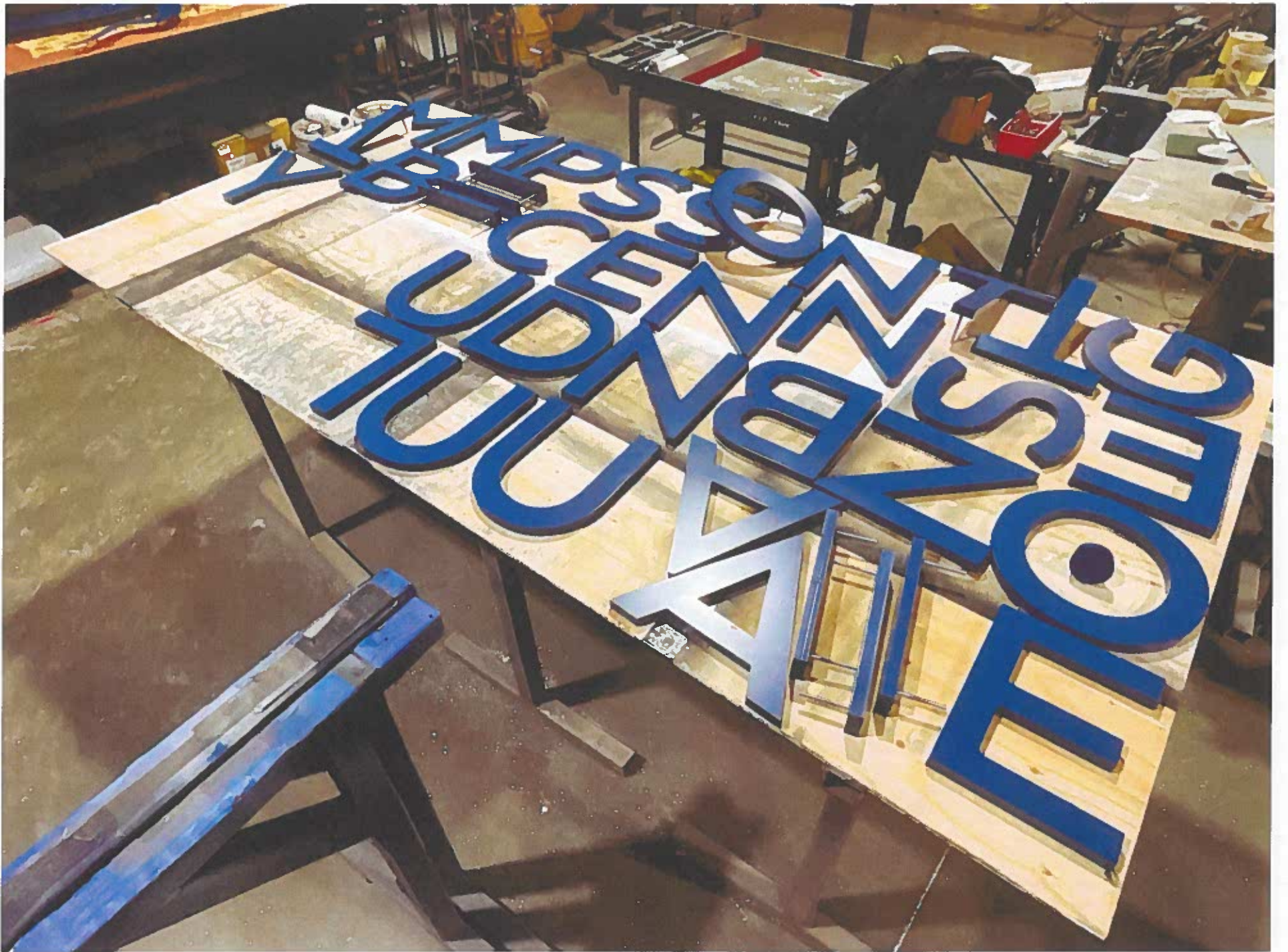






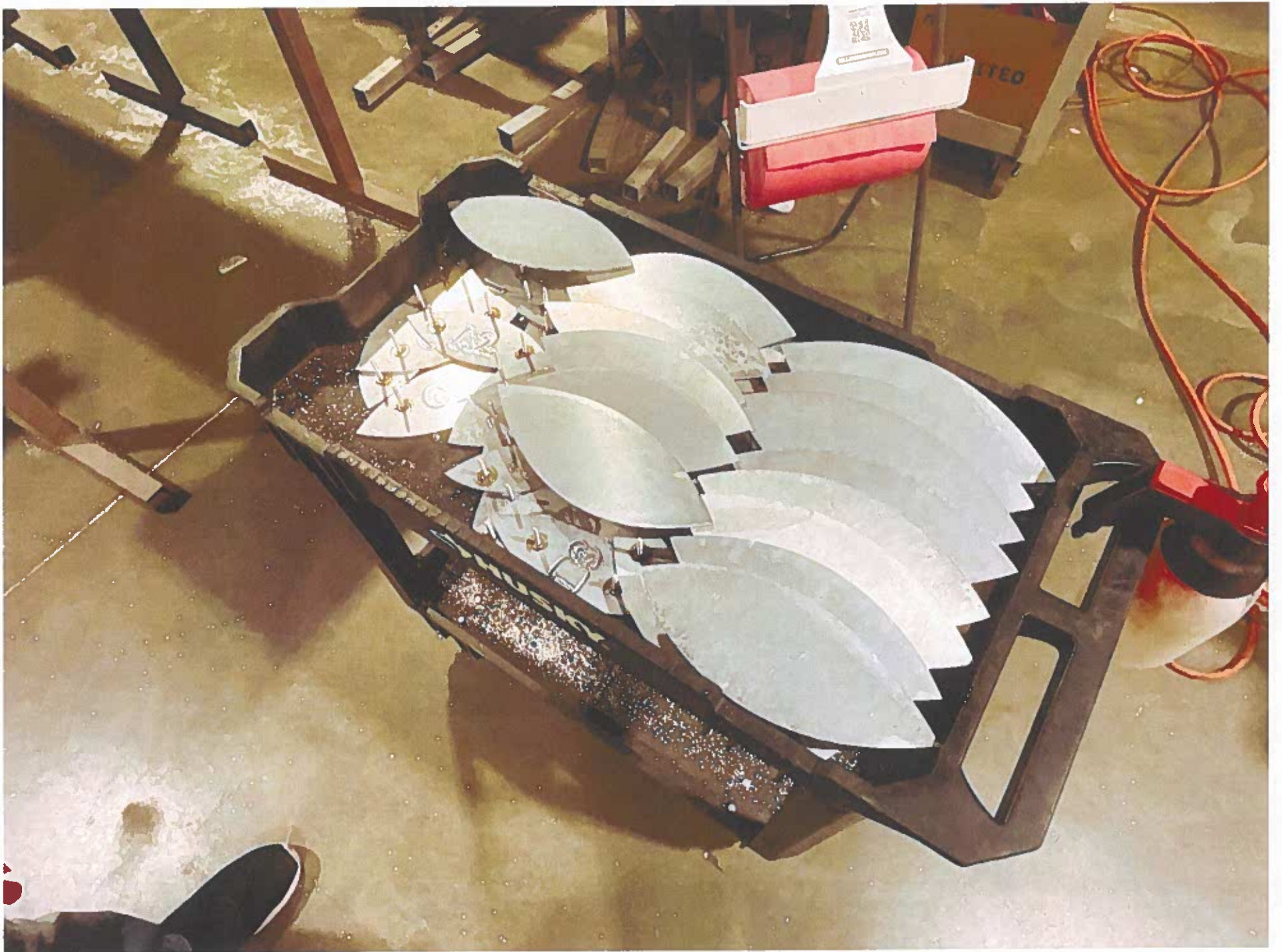
**STUDIO  
ROOM 1**











# AIA<sup>®</sup> Document G702<sup>™</sup> – 1992

## Application and Certificate for Payment

<b>TO OWNER:</b> Miron Construction 1471 McMahon Drive Neenah, WI 54956	<b>PROJECT:</b> City Of Tiffin Comm Rec Cntr 105 S. Park Road Tiffin, IA 52340	<b>APPLICATION NO: #2</b> <b>PERIOD TO: 4/30/26</b> <b>CONTRACT FOR:</b> <b>CONTRACT DATE: 11/19/24</b> <b>PROJECT NOS: 250120 000026 /</b>	<b>Distribution to:</b> OWNER <input type="checkbox"/> ARCHITECT <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD <input type="checkbox"/> OTHER <input type="checkbox"/>
<b>FROM CONTRACTOR:</b> Phillips' floors Inc. 1605 N 9th Street Indianola, IA 50125	<b>VIA ARCHITECT:</b> Autura		

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM .....	\$ 266,500.00
2. Net change by Change Orders .....	\$ 1,050.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$ 267,550.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$ 148,875.00
<b>5. RETAINAGE:</b>	
a. 5 % of Completed Work (Column D + E on G703)	\$ _____
b. 5 % of Stored Material (Column F on G703)	\$ 7,443.75
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$ 7,443.75
6. TOTAL EARNED LESS RETAINAGE .....	\$ 141,431.25
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$ 777.10
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE .....	\$ 140,654.15
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 126,118.75

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Mark Phillips Date: 4/19/2026  
 By: \_\_\_\_\_

State of: Iowa  
 County of: Warren  
 Subscribed and sworn to before me this 19th day of April

Notary Public: Mark A. Bjork  
 My Commission expires: 3/11/28



### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ \_\_\_\_\_  
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$ 0.00
Total approved this Month	\$ 1,050.00	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$ 1,050.00	

**CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.**



# Miron Construction Co., Inc. REQUEST FOR PAYMENT

**DATE:** 02/17/2026  
**PROJECT NAME:** City of Tiffin Community Recreation Center  
**ADDRESS:** Tiffin, IA  
**CONTRACT FOR:** FI-09.66\_32.18/Resilient Athletic Flooring\_Turf Surfacing  
**MIRON PROJECT:** 250120      **CONTRACT #:** 250120-000026      **VENDOR #:** 00017926  
**REQUEST NUMBER:** #2      **PERIOD FROM:** 4/1/2026      **TO:** 4/30/26  
**INVOICE NUMBER:** #2      **INVOICE DATE:** 4/19/2026

<b>ORIGINAL CONTRACT AMOUNT</b>		\$ 266,500.00
<b>APPROVED CHANGE ORDERS AS OF</b>	02/17/2026	\$ 1,050.00
<b>ADJUSTED CONTRACT AMOUNT</b>		\$ 267,550.00
<b>TOTAL COMPLETED TO DATE</b>		\$148,875.00
<b>PREVIOUS REQUESTS FOR PAYMENT</b>		\$777.10
<b>TOTAL EARNED THIS REQUEST</b>		\$148,097.90
<b>LESS % RETAINAGE</b>		\$7,443.75
<b>CURRENT PAYMENT DUE</b>		\$140,654.15

**VENDOR:** Phillips Floors Inc  
**SIGNED:** *Mark A. Bjork*  
**TITLE:** Mark A. Bjork-Vice President

\*\*\* REQUESTS WILL NOT BE PROCESSED UNTIL THEY ARE SUBMITTED TO MIRON VIA E-MAIL IN A PDF FORMAT TO ACCOUNTSPAYABLE@MIRON-CONSTRUCTION.COM OR ORIGINALS ARE RECEIVED IN OUR CORPORATE OFFICE: PO BOX 509 NEENAH, WI 54957-0509. FAX COPIES WILL NOT BE ACCEPTED.

EACH PAY REQUEST MUST INCLUDE AN UP TO DATE SCHEDULE OF VALUES, INCLUDING SUB TIER SUPPLIER/CONTRACTOR BREAKDOWN AND CURRENT PAYMENT STATUS. CHANGE ORDERS ISSUED TO DATE MUST BE REFLECTED ON THE CURRENT SCHEDULE OF VALUES.

Phillips' Floors Incorporated  
 1605 N. 9th Street,  
 Indianola, Iowa 50125



**SCHEDULE OF VALUES and Custom AIA G703**

<b>Project:</b>	City of Tiffin Community recreation Center	<b>Application #</b>	#2R
<b>Project Address:</b>	105 s. Park Road, Tiffin, IA 52340	<b>App Date:</b>	4/19/26
<b>General Contractor/Construction Mgr:</b>	Miron Construction	<b>Period to:</b>	4/30/26
<b>Via Architect:</b>	Autura	<b>Project #:</b>	250120-000026
		<b>Retainage</b>	0.05

B	C	Work Completed		F	G		H	I
Description	Scheduled Value	From Previous Application (D+E)	This Period	Presently Stored Material(not in DorE)	Total Completed Stored to date(D+E+F)	% Complete	Balance to Finish	Retainage Balance
<b>096566 RAF AF-1 &amp; AF-2</b>								
Material	\$ 78,635.00	\$ 743.00	\$ -	\$ 77,892.00	\$ 78,635.00	100%	\$ -	\$ 3,931.75
Material Handling and Storage	\$ 7,777.00	\$ 75.00	\$ 7,702.00	\$ -	\$ 7,777.00	100%	\$ -	\$ 388.85
Labor	\$ 49,968.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 49,968.00	\$ -
<b>096566 AF-3</b>								
Material	\$ 40,167.00	\$ -	\$ -	\$ 36,633.00	\$ 36,633.00	91%	\$ 3,534.00	\$ 1,831.65
Material Handling and Storage	\$ 3,973.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,973.00	\$ -
Labor	\$ 46,480.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 46,480.00	\$ -
<b>096266 Turf</b>								
Material	\$ 25,788.00	\$ -	\$ -	\$ 24,780.00	\$ 24,780.00	96%	\$ 1,008.00	\$ 1,239.00
Material Handling and Storage	\$ 5,282.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,282.00	\$ -
Labor	\$ 8,430.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 8,430.00	\$ -
<b>CO #002-Drop Zone Color Change</b>								
Material	\$ 1,050.00	\$ -	\$ -	\$ 1,050.00	\$ 1,050.00	100%	\$ -	\$ 52.50
Material Handling and Storage	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
Labor	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
<b>3-Contract Total</b>								
	\$ 267,550.00	\$ 818.00	\$ 7,702.00	\$ 140,355.00	\$ 148,875.00	56%	\$ 118,675.00	\$ 7,443.75

Material and Storage and Handling	\$162,672	Stored	\$ 7,017.75
Labor	\$104,878	Completed	\$ 426.00

1-Original Contract Amount	\$266,500.00
2-Change Orders	\$1,050.00
4-Line G Total	\$148,875.00
5a&5b-Retainage	\$7,443.75
6-Complete total minus retainage	\$141,431.25
7-Previously Invoiced	\$777.10
8-Total due this period	\$140,654.15
9-Balance remaining with retainage	\$126,118.75



Month of Pay Request:

Phillips Floors Inc Subcontractor/Supplier Contract List

iron Project Name: City of Tiffin Community Recreation Center Miron Project #: 250120

Contract #: 250120-000026 Contract Amount: \$ 266,500.00

	Sub-tier Name	PO#	Material Description	Address	Phone #	Original Sub-tier Contract / Estimate Amount	Previous Payments	Requested Payment for this month's billing	Balance Remaining	Lien Waiver Rec'd
1	Hanks Specialty	202051-3	Floor Accessories	2050 Old HWY 8 NW New Brighton MN	6516335020	734.34	734.34	0	0	no
2	FieldTurf	202051-5&6	AF-1-2-3, and Turf	175 North Industrial Rd Cahoon GA		141,408.67	0	140,355.00	1,053.67	No
3										
4										
5										
6										
7										
8										
9										
0	Labor, Misc Material, etc.									
						<b>TOTAL:</b>	<b>\$743.00</b>	<b>\$140,355.00</b>	<b>\$1,053.67</b>	<b>\$</b>

Change Orders (at option of Miron's Project Manager)

1										
2										
3										
4										
						<b>TOTAL:</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

Please email completed form to: [elissa.watson@miron-construction.com](mailto:elissa.watson@miron-construction.com)

Please provide a detailed breakdown showing the amount to be paid to each sub-tier (subcontractor or supplier) on all pay requests. This information should also be identified on your Schedule of Values. In addition, we ask that you provide Lien Waivers from your sub-tiers. If for any reason lien waivers are not received and payment has not been met, Miron will hold future payments due to your company until it is confirmed that the previous pay requests have been paid out.

**SWORN STATEMENT TO OWNER AND MIRON CONSTRUCTION CO., INC.**

State of Iowa  
County of Warren

Matt Phillips (Name) being first duly sworn, under oath says that he/she is President (Title) of Phillips Floors Inc that has a PSA dated August 21, 2025, with Miron Construction Co., Inc. for Athletic Flooring and Turf (Work Type) on the City of Tiffin Community Recreation Center Project, and that:

For the purposes of this Payment Application, certain Subcontractor and/or Supply Agents have contracted with Phillips Floors Inc to furnish labor and/or materials on the Project. That there is due and to become due Phillips Floors Inc and them, respectively, the amounts set forth opposite the names on the Payment Application Form for labor and/or materials as listed. That this statement and the attached Payment Application Form are full, true and complete statements of all such Subcontractor and/or Supply Agents, the amounts paid and the amounts due or to become due to Phillips Floors Inc and each Subcontractor and/or Supply Agent listed.

Signed: Matt Phillips

Subscribed and sworn to before me this 19th day of April, 2026.

Signed: Mark A. Bjork Notary Public  
Mark A. Bjork  
(Print Name)

My Commission expires: 3/11/2028

Notary Seal or Stamp:



THIS NOTARIZED FORM MUST BE ATTACHED TO EACH PAYMENT APPLICATION FORM AND RETURNED WITH ALL APPLICABLE SIGNED AND NOTARIZED LIEN WAIVERS.

FAILURE TO ABIDE BY THESE TERMS WILL RESULT IN DELAY OR REDUCTION IN REQUESTED PAYMENT.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/25/2025
---------------------------------

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Phillips Stafford Insurance Group 809 8th St SW Suite D Altoona IA 50009	<b>CONTACT NAME:</b> Josh Stafford <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> jstafford@phillipsstafford.com													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Columbia National Insurance</td> <td>19640</td> </tr> <tr> <td>INSURER B: Columbia Insurance Company</td> <td>40371</td> </tr> <tr> <td>INSURER C: Philadelphia Contributorship</td> <td>17914</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Columbia National Insurance	19640	INSURER B: Columbia Insurance Company	40371	INSURER C: Philadelphia Contributorship	17914	INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: Columbia National Insurance	19640													
INSURER B: Columbia Insurance Company	40371													
INSURER C: Philadelphia Contributorship	17914													
INSURER D:														
INSURER E:														
INSURER F:														
<b>INSURED</b> Phillips' Floors, Inc 1605 N 9TH ST Indianola IA 50125														

**COVERAGES**      **CERTIFICATE NUMBER:** CL2582510018      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	CMPIA2000025839	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>	Y	Y	CAPIA2000025839	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	CUPIA2000025839	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/>	N/A	Y	WCPIA2000025839	07/01/2025	07/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Employment Practices Liability			PHSD1873493-001	07/01/2025	07/01/2026	Employment Practices \$1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**


Project: 250120; City of Tiffin Community Recreation Center; 105 S Park Road, Tiffin, IA 52340

Miron Construction Co., Inc., and Sunshine Leasing, LLP, City of Tiffin, Atura Architecture, including their officers, directors, and employees, and all other parties required by the Prime Contract are named as additional insured on the general liability for ongoing and completed operations, auto and umbrella policies on a primary and non-contributory basis.

Waiver of subrogation applies to same parties on the general liability, auto, workers compensation and umbrella policies.

## CERTIFICATE HOLDER

## CANCELLATION

City of Tiffin & Miron Construction Co., Inc. 335 French CT.  Cedar Rapids IA 52404	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>
	<b>AUTHORIZED REPRESENTATIVE</b> 

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AGENCY CUSTOMER ID: 00005714

LOC #: \_\_\_\_\_



# ADDITIONAL REMARKS SCHEDULE

Page \_\_\_\_ of \_\_\_\_

AGENCY Phillips Stafford Insurance Group		NAMED INSURED Phillips Floors Inc	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

## ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25      **FORM TITLE:** Certificate of Liability Insurance

30 day notice of cancellation applies in favor of certificate holder.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)  
08/25/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>AGENCY</b> Phillips Stafford Insurance Group 809 8th St SW Suite D Altoona IA 50009		<b>PHONE (A/C, No, Ext):</b>   		<b>COMPANY</b> Columbia National Insurance P O Box 618  Columbia MO 65205	
<b>FAX (A/C, No):</b> 18780		<b>E-MAIL ADDRESS:</b> jstafford@phillipsstafford.com			
<b>CODE:</b> 18780		<b>SUB CODE:</b> 18780			
<b>AGENCY CUSTOMER ID #:</b> 00005714					
<b>INSURED</b> Phillips Floors Inc 1605 N 9th St  Indianola IA 50125-4835		<b>LOAN NUMBER</b>  		<b>POLICY NUMBER</b> CMPIA2000025839	
		<b>EFFECTIVE DATE</b> 07/01/2025	<b>EXPIRATION DATE</b> 07/01/2026	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

### PROPERTY INFORMATION

<b>LOCATION/DESCRIPTION</b> 1605 N 9th St Indianola IA 50125-4835 Loc# 00001/Bldg# 00001	
---	--

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

### COVERAGE INFORMATION

PERILS INSURED   
  BASIC   
  BROAD   
 SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Personal Property, Replacement Cost, Special form	267,869	2,500


### REMARKS (Including Special Conditions)

Project: 250120; City of Tiffin Community Recreation Center; 105 S Park Road, Tiffin, IA 52340  
  
 Location Stored: 1605 N 9th St, Indianola, IA 50125  
 Materials Stored: RAF, AF, and Turf  
 Materials Value: 117,482.00

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

### ADDITIONAL INTEREST

<b>NAME AND ADDRESS</b>  City of Tiffin & Miron Construction Co., Inc. 335 French CT.  Cedar Rapids IA 52404	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE	<input checked="" type="checkbox"/> Additional interest	
	<b>LOAN #</b>  		
<b>AUTHORIZED REPRESENTATIVE</b>  			

## ADDITIONAL COVERAGES

Ref #	Description	Coverage Code	Form No.	Edition Date
	Uninsured motorist combined single limit	UMCSL		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
1,000,000				Premium
	Products/Completed Ops Aggregate	PRDCO		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
8,000,000	8,000,000			Premium
	Adjst. to reconcile-exp mod. premium	AREM		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium -\$7,866.00
	Increased employer's liability	INEL		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium \$445.00
	Blkt Wvr XFR RR Oth to Us	BLKWV		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium \$500.00
	Expense constant	EXCNT		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium \$160.00
	Catastrophe	CATAS		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium \$206.00
	Premium discount	PDIS		
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium -\$2,146.00
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium



THE ULTIMATE  
SURFACE EXPERIENCE

Invoice	
Invoice #	000739190
Invoice Date	04/08/26
Order #	210226
Order Date	12/22/25
Salesperson	THOMAS BREUER
Customer #	40222

Fieldturf USA Inc.

175 North Industrial Blvd.  
Calhoun, GA

Please Remit Payments to:

7445 Côte-de-Liesse Road, Suite 200  
Montreal, Quebec  
H4T 1G2

**Customer :** PHILLIPS' FLOORS INC.  
1605 N 9TH ST  
INDIANOLA, WARREN IA 50125  
USA

**Shipping address :** PHILLIPS' FLOORS INC.  
1605 N 9TH ST  
INDIANOLA, WARREN IA 50125  
Beth (515) 961-7300

Telephone : (515) 961-7300

Customer purchase order no	Ship Via	F.O.B.	Terms
PF-202051-5	TQL LOGISTICS		NET 30

Item Number	Unit	Order Quantity	Ship Quantity	Backorder Quantity	Unit price	Price UOM	Gross amount
04-00210226	EA	10.000	10.000	0.000	2089.333	EA	20893.33

*Tiffin Comm Rec Center*

Tiffin Comm Rec Center FIT

Whse: 01

Lot : 210226FL01 1.000

Serials :  
210226FL01

Lot : 210226FL02 1.000

Serials :  
210226FL02

Lot : 210226FL03 1.000

Serials :  
210226FL03

Lot : 210226FL04 1.000

Serials :  
210226FL04

Lot : 210226FL05 1.000

Serials :  
210226FL05

Lot : 210226FL06 1.000

Serials :  
210226FL06

Lot : 210226FL07 1.000

Serials :  
210226FL07

Lot : 210226FL08 1.000

Serials :  
210226FL08

Lot : 210226FL09 1.000

Serials :  
210226FL09

Lot : 210226FL10 1.000

Serials :  
210226FL10

Serial numbers:

1285183	EACH	3	3	0	165.000	EACH	495.00
		3.00	3.00	0.00	165.00		

Customer : PHILLIPS' FLOORS INC.  
 1605 N 9TH ST  
 INDIANOLA, WARREN IA 50125  
 USA

Shipping address : PHILLIPS' FLOORS INC.  
 1605 N 9TH ST  
 INDIANOLA, WARREN IA 50125  
 Beth (515) 961-7300

Telephone : (515) 961-7300

Customer purchase order no	Ship Via	F.O.B	Terms
PF-202051-5	TQL LOGISTICS		NET 30

Item Number	Unit	Order Quantity	Ship Quantity	Reorder Quantity	Unit price	Price UOM	Gross amount
-------------	------	----------------	---------------	------------------	------------	-----------	--------------

WELDING ROD 5 MM GREY Whse: 01

Serials :

CTI\_WR0204

Serial numbers:

1538708TARK	KIT	113.000	113.000	0.000	169.000	KIT	19097.00
		113.00	113.00	0.00	169.00		

TARKETT MULTI-POXY ADHESIVE 2GAL PAIL

Whse: 01

Serials :

96204

96205

96206

Serial numbers:

HPL 5 mm with scrim	SQF	7671.250	7671.250	0.000	2.340	SQF	17950.73
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HPL 5 mm with scrim

Whse: 01

Serials :

96115

96116

96117

96118

96119

Serial numbers:

3917009	SQF	7833.280	7833.280	0.000	2.330	SQF	18251.54
---------	-----	----------	----------	-------	-------	-----	----------

**Customer :** PHILLIPS' FLOORS INC.  
 1605 N 9TH ST  
 INDIANOLA,WARREN IA 50125  
 USA

**Shipping address :** PHILLIPS' FLOORS INC.  
 1605 N 9TH ST  
 INDIANOLA,WARREN IA 50125  
 Beth (515) 961-7300

**Telephone :** (515) 961-7300

Customer purchase order no	Ship Via	F.O.B.	Terms
PF-202051-5	TQL LOGISTICS		NET 30

Item Number	Unit	Order Quantity	Ship Quantity	Backorder Quantity	Unit price	Price UOM	Gross amount
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OMNISPORTS COMPACT GREY

Whse: 01

Lot : 105501401 520.000

Serials :

- S620011636
- S620011638
- S620011639
- S620011640
- S620011655
- S620011656
- S620011657
- S620011658
- S620011659
- S620011660

Lot : 105501402 208.000

Serials :

- S620011695
- S620011696
- S620011701
- S620011702

Serial numbers:

NOTES

Total gross	:	76687.60
Total discount	:	0.00
Total freight	:	0.00
Misc charges	:	0.00
Total tax	:	0.00
Total net amount	:	76687.60

Please make cheque PAYABLE to: Fieldturf USA Inc.

Phillips Floors, Inc  
1605 N 9th St, Indianola, IA 50125

www.phillipsfloors.com  
scottl@phillipsfloors.com

Phone: (515) 961-7300 Fax: (515) 961-9842

*Revised  
Partial*

**PO Number**  
**PF-202051-5**

Date: 12/16/2025

Salesman: Steve Whitson

Vendor Information	Job Details	Shipping Details
<b>Name:</b> FieldTurf <b>Phone:</b> (800) 724-2969 <b>Address:</b> 175 North Industrial Blvd Northeast, Calhoun, GA 30701	<b>Customer:</b> - Miron Construction Co., Inc. <b>Job Name:</b> Tiffin Community Recreation Center <b>Address:</b> 1 Corner of South Park RD and Historic HWY US 6, Tiffin, IA 52340	<b>Ship To:</b> Warehouse - Main Location <b>Address:</b> 1605 North 9th St, Indianola, IA 50125 <b>Ref. #:</b> Waiting For Eta

Item Name	Description	Style	Color	Unit Cost	Quantity	Total
Tarkett PolyTurf Plus 7+2 Color Deep Blue 1200-0111	color Deep Blue 1200-0111			\$4.51	8,000.00 SqFt(s)	\$36,080.00
		<i>21 ROLLS 4-17-26 RK</i>				<i>36,063.89</i>
Weld Rod Color Gray	328 LF per roll			\$165.00	3.00 EA(s)	\$495.00
					<i>1A2</i>	<i>✓</i>
Tarkett Dropzone Comfort 4'0" Color Raiders DZ503 10MM 20% Color	color Raiders DZ503			\$4.98	5,600.00 SqFt(s)	\$27,888.00
		<i>28 ROLLS 4-17-26 RK</i>				<i>✓</i>
Tarkett HPL Rubber Pad 5MM w/ Scrim	403.75 sf per roll. Full rolls only x 19 Rolls			\$2.34	7,671.25 SqFt(s)	\$17,950.73
					<i>Row 5+6</i>	<i>✓</i>
Multipoxy adhesive 2 gallon kit	225 SF per pail			\$169.00	90.00 EA(s)	\$15,210.00
					<i>7A1 1A2 1B2 96</i>	<i>✓</i>
Multipoxy Adhesive 2gallon pail	150 sf per pail			\$169.00	23.00 EA(s)	\$3,887.00
					<i>7A1 1A2 1B2 17</i>	<i>✓</i>
1200-0090 White Game Line Paint	150 SF per gallon			\$110.50	5.00 EA(s)	\$552.50
Tarkett Dropturf 15'0" as shown on drawing				\$20,893.33	1.00 EA(s)	\$20,893.33
					<i>Slot 17/20</i>	<i>✓</i>

**Subtotal \$122,956.56**  
**Total Amount \$122,956.56**

*RWD  
4-17-27  
4B 210226*

*Ship date  
4-6-26*

# Phillips' FLOORS

*Order*

*Added to 202051-5*

**PO Number**  
PF-202051-6

**Date:** 12/22/2025

**Salesman:** Steve Whitson

Phillips Floors, Inc  
1605 N 9th St, Indianola, IA 50125

www.phillipsfloors.com  
scottl@phillipsfloors.com

**Phone:** (515) 961-7300 **Fax:** (515) 961-9842

Vendor Information	Job Details	Shipping Details
<b>Name:</b> FieldTurf <b>Phone:</b> (800) 724-2969 <b>Address:</b> 175 North Industrial Blvd Northeast, Calhoun, GA 30701	<b>Customer:</b> - Miron Construction Co., Inc. <b>Job Name:</b> Tiffin Community Recreation Center <b>Address:</b> 1 Corner of South Park RD and Historic HWY US 6, Tiffin, IA 52340	<b>Ship To:</b> Warehouse - Main Location <b>Address:</b> 1605 North 9th St, Indianola, IA 50125 <b>Ref. #:</b> Waiting For Eta  <i>in ARE 9 16</i>

Item Name	Description	Style	Color	Unit Cost	Quantity	Total
Tarkett Compact 2.0 color Gray	494.96 sf per roll. Full rolls only x 16 rolls			\$2.33	7,919.36 SqFt(s)	\$18,452.11
					<i>14 Rolls</i>	
<b>Subtotal</b>						<b>\$18,452.11</b>
<b>Total Amount</b>						<b>\$18,452.11</b>

*2 10 226*

*Under #16 North wall  
x 14 Rolls  
HL*

Print PDF

Send Email

Close





AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	May 15, 2026
<b>AGENDA ITEM:</b>	Discussion and Consideration of Change Order #2 – Cornerstone Excavating – Tiffin Forevergreen Road Grading Project and Council Action as Needed
<b>ACTION:</b>	Motion

**Background**

The City of Tiffin is currently completing the Forevergreen Road Grading Project with Cornerstone Excavating, Inc. serving as the contractor.

Change Order No. 2 has been submitted to address additional erosion control measures required on the project site. These items were necessary to stabilize disturbed areas and ensure compliance with stormwater and site management requirements.

The additional work included in this change order reflects necessary field adjustments related to erosion control and site conditions. These types of improvements are common in large grading projects, particularly when managing stormwater and long-term stabilization.

The costs are consistent with the scope of work and reflect standard unit pricing for erosion control measures and site restoration activities.

No additional working days were requested as part of this change order.

**Recommendation**

Staff recommends approval of Change Order No. 2 in the amount of \$29,712.25 for the Forevergreen Road Grading Project.

**ATTACHMENTS:** Change Order



**AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	May 14, 2026
<b>AGENDA ITEM:</b>	Discussion and Consideration of Noise Waiver for Schrader Excavating for Hours of Operation for Site Prep Work for Marvin Gardens in Park Place and Council Action as Needed
<b>ACTION:</b>	Motion

**SYNOPSIS:** Schrader Excavating has requested an exception to the City’s Noise Pollution Ordinance for their hours of operation while working on the Marvin Gardens site pad which is west of The Baltic in Park Place. Code Section 48.05 states that ‘no person shall operate construction equipment before 7:00 a.m. and after 10:00 p.m. unless the Council grants a written exception with an expiration date’. Schrader will be working from May 26, 2026, through June 5, 2026, to haul in fill dirt for the site pad. This work will be done mostly in the overnight hours based on the project and location they will be getting the fill dirt from. The potential approval of this motion, and the minutes from the meeting, this will suffice as the Council’s written exception to the ordinance.

**BUDGET ITEM:**

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:**

**PREPARED BY:** Doug Boldt

**DATE PREPARED:** May 14, 2026



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

**DATE:** May 15, 2026

**AGENDA ITEM:** Discussion and Consideration of to Seek Requests for Proposals (RFP) for Mowing and Landscaping Maintenance Services for Nuisance Properties and City-owned Properties on an as-needed basis and Council Action as Needed

**ACTION:** Motion

**Background**

City staff have developed a Request for Proposals (RFP) for mowing and landscaping maintenance services to address:

- Nuisance properties as declared under the City Code
- City-owned properties on an as-needed basis

The purpose of the RFP is to establish a pool of qualified contractors who can respond in a timely and professional manner to mowing, trimming, and general grounds maintenance needs throughout the community.

This service is particularly important for:

- Enforcement of property maintenance standards
- Timely abatement of nuisance violations
- Maintaining City-owned parcels during peak workload periods

The development of this RFP will help ensure the City has reliable contractors available to:

- Respond quickly to nuisance abatement cases
- Reduce delays in code enforcement compliance
- Maintain City properties efficiently during high-demand periods or staffing constraints

Establishing contractual relationships in advance allows the City to act more proactively rather than reactively when maintenance needs arise.

**Recommendation**

Staff recommends approval of the Request for Proposals (RFP) for Mowing & Landscaping Maintenance Services and authorization to release the RFP for solicitation.

**ATTACHMENTS:** RFP



**City of Tiffin, Iowa  
Request for Proposals (RFP)  
Mowing & Landscaping Maintenance Services**

**1. Introduction**

The City of Tiffin, Iowa (“City”), is seeking proposals from qualified contractors to provide **mowing, landscaping, and general grounds maintenance services** for:

1. **Nuisance properties** as declared by the City under the Code of Ordinances; and
2. **City-owned properties** on an as-needed basis.

The City intends to establish a **contractual relationship with one or more contractors** to perform these services in a timely, professional, and code-compliant manner.

**2. Scope of Services**

Services will include, but are not limited to, mowing overgrown grass and weeds, trimming around buildings, fences, sidewalks, and curb lines, and the removal and proper disposal of vegetative debris. Work on nuisance properties will typically be performed after authorization by the City and may involve residential, commercial, vacant, or platted lots. These services may be one-time, recurring, or time-sensitive in nature. Contractors may also be asked to assist with mowing and basic landscaping at City-owned properties, including parks, rights-of-way, and undeveloped parcels, particularly during periods of high demand or staffing shortages.

**3. Contractor Responsibilities**

The selected contractor(s) will be responsible for providing all labor, equipment, fuel, and materials necessary to complete the work. All services must be performed in a safe, timely, and workmanlike manner and in compliance with all applicable federal, state, and local laws. Contractors will be expected to restore disturbed areas as reasonably necessary, coordinate access when properties are occupied or secured, and respond within timeframes established by the City.

**4. Term of Agreement**

The anticipated contract term shall be one (1) year, with the option for the City to renew for up to [two or three] additional one-year periods, subject to satisfactory performance and City approval. The City makes no guarantee of a minimum amount of work.

**5. Insurance & Licensing Requirements**

Contractor must maintain, at minimum:

- Commercial General Liability Insurance: \$1,000,000 per occurrence
- Workers’ Compensation Insurance as required by Iowa law
- Valid business license(s) and any required certifications
- Proof of insurance naming the City as an additional insured will be required prior to contract execution.

## 6. Proposal / Qualification Submittal Requirements

Proposals shall include the following:

### A. Company Information

- Company name, address, and contact information
- Years in business
- Description of relevant experience (especially nuisance abatement or municipal work)

### B. Staffing & Equipment

- Number of employees available for this work
- List of equipment to be used (mowers, trimmers, trailers, etc.)

### C. Pricing

Provide pricing in one or more of the following formats:

- Per-lot mowing rate (by lot size, if applicable)
- Hourly labor rate
- Emergency or same-day service rate
- Optional add-on services

### D. References

- At least **two (2)** references from governmental entities or similar clients

## 7. Evaluation Criteria

Proposals will be evaluated based on experience and qualifications, responsiveness and capacity to meet City needs, equipment and staffing resources, pricing if applicable, and references. The City reserves the right to reject any or all proposals, request additional information, negotiate terms, or award contracts to multiple contractors if it is in the City's best interest.

## 8. Submission Instructions

Proposals must be received by:

**Date:** [Insert Date]

**Delivery Method:**

Tiffin City Hall  
Attn: Brian Shay, Building Official  
300 Railroad Street  
PO Box 259  
Tiffin, IA 52340

**Contact:** Brian Shay, Building Official

[bshay@tiffin-iowa.org](mailto:bshay@tiffin-iowa.org)

319.545.2572 ext 201

Late or incomplete submissions may not be considered.

## 9. Additional Terms

- The contractor shall be an **independent contractor**.
- All work authorized under this contract is subject to City oversight.
- The City may terminate the agreement for convenience or cause with notice.
- Costs incurred in preparing a proposal are the responsibility of the proposer.

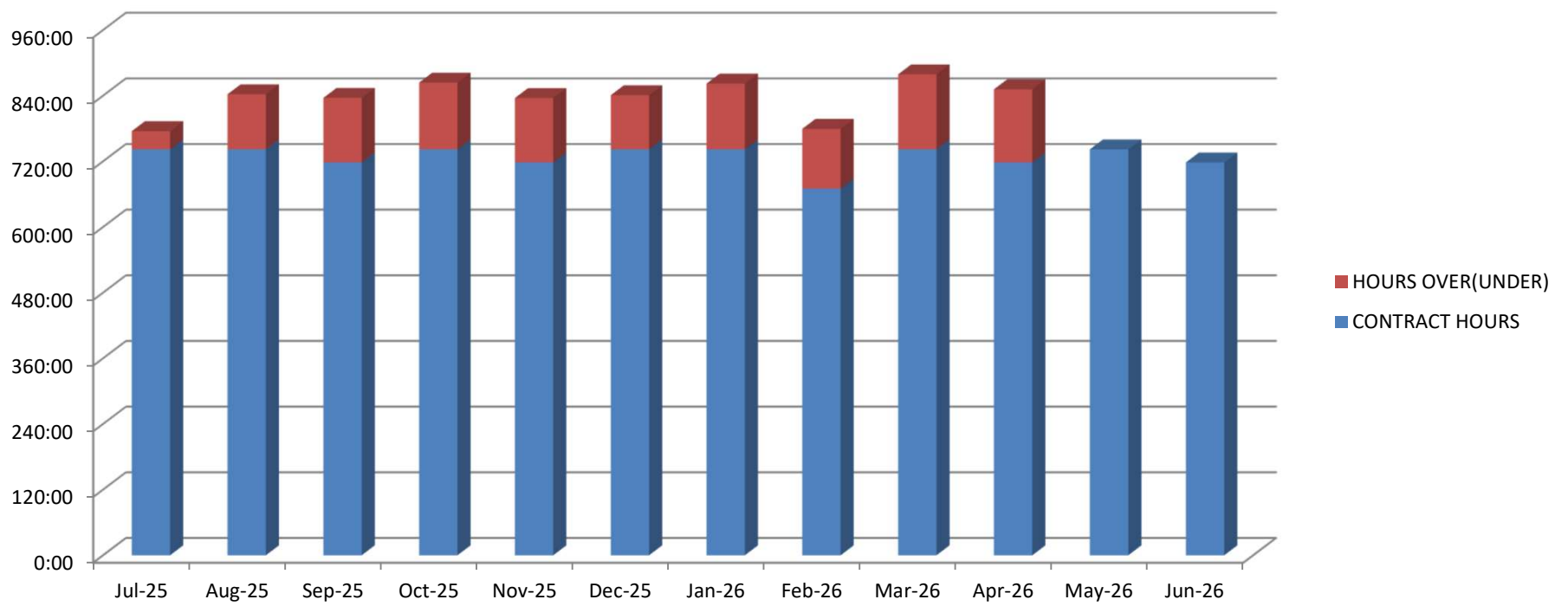
## 10. Questions

Questions regarding this RFQ should be submitted in writing to:  
Brian Shay, Building Official, [bshay@tiffin-iowa.org](mailto:bshay@tiffin-iowa.org)

DRAFT

CITY OF TIFFIN														
FY 25-26	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TOTAL	% of Time
Accident Investigation	3:46	9:08	4:59	7:25	6:05	4:29	12:11	6:28	13:29	4:05			72:05	0.9%
Admin Duties	4:04	4:16	3:33	7:39	9:48	10:55	8:19	10:22	8:14	10:01			77:11	0.9%
Animal	1:53	0:10	3:27	1:23	1:49	1:38	1:13	1:53	3:50	3:29			20:45	0.2%
Civil	5:02	1:58	1:55	2:58	1:34	3:57	6:33	4:21	9:32	3:13			41:03	0.5%
Court													0:00	0.0%
Criminal Investigation	17:58	33:59	17:14	20:18	34:24	28:48	41:17	31:02	28:25	28:10			281:35	3.4%
Domestic Investigation	7:08	0:22	2:42	3:11	9:40	8:59		1:26	1:08	0:43			35:19	0.4%
Door Checks		0:11	0:27	1:43	1:39	0:44	0:16	0:10	3:41	1:04			9:55	0.1%
Medical Assist	6:39	2:52	5:02	10:53	6:40	6:22	3:02	3:45	4:33	15:39			65:27	0.8%
Motorist Assist	0:39	1:17	0:47	0:46	5:22	0:28	1:48	0:09	3:48	1:34			16:38	0.2%
Office													0:00	0.0%
On Foot	7:03	10:17	0:53	4:56	4:30	4:56	3:11	3:04	2:57	11:00			52:47	0.6%
Other	36:26	41:11	29:22	36:17	31:36	21:18	28:34	29:00	25:03	25:50			304:37	3.6%
Patrol	659:07	697:18	737:40	721:30	661:44	718:43	717:40	661:06	750:04	713:04			7037:56	84.1%
Public Relations	16:11	12:51	19:19	30:08	29:59	22:12	21:50	12:32	16:01	15:58			197:01	2.4%
Radar	3:31	1:19	3:05	7:25	10:54	1:24	1:39	3:00	2:17	7:06			41:40	0.5%
Reports	0:55	6:57	4:26	2:06	14:32	5:02	10:14	9:40		5:44			59:36	0.7%
Special Assignment		8:42			2:39				1:30				12:51	0.2%
Traffic Control	0:16	0:58		1:39	0:10	0:32			1:26	0:48			5:49	0.1%
Training	4:35	8:40		1:14		0:20	3:36	0:30	2:44	1:39			23:18	0.3%
Trans/Relay				2:00				0:36					2:36	0.0%
Vehicle Maintenance		0:15	1:08	0:30	2:42	0:08	0:44	0:26	0:20	2:32			8:45	0.1%
													0:00	0.0%
<b>HOURS LOGGED</b>	<b>775:13</b>	<b>842:41</b>	<b>835:59</b>	<b>864:01</b>	<b>835:47</b>	<b>840:55</b>	<b>862:07</b>	<b>779:30</b>	<b>879:02</b>	<b>851:39</b>	<b>0:00</b>	<b>0:00</b>	<b>8366:54</b>	<b>100%</b>
<b>HOURS REQUIRED</b>	741:58	741:58	718:01	741:58	718:01	741:58	741:58	670:10	741:58	718:01	741:58	718:01	8736:00	
<b>HOURS OVER (UNDER)</b>	33:15	100:43	117:58	122:03	117:46	98:57	120:09	109:20	137:04	133:38			1090:53	

### City of Tiffin FY 25-26 Town Hours by Month



CITY OF TIFFIN FY 25-26

	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>TOTAL</u>	
911 HANGUP	27	38	26	24	31	24	16	22	31	35			274	4.95%
ADMIN/REPORT WRITING	4	7	7	7	10	12	7	8	10	11			83	1.50%
ALARM	5	6	9	10	6	5	6	3	8	3			61	1.10%
ANIMAL	10	6	15	11	7	8	10	8	14	9			98	1.77%
ASSAULT	1	1	0	0	0	1	1	1	1	2			8	0.14%
ASSIST OTHER AGENCY	3	5	1	4	3	1	1	3	5	3			29	0.52%
BURGLARY	0	0	0	1	0	0	1	1	2	1			6	0.11%
BUSINESS CHECK	65	50	41	73	65	61	73	65	84	63			640	11.56%
CHILD NEGLECT/ABUSE	0	0	1	0	0	0	0	0	0	0			1	0.02%
CIVIL TOW	0	2	0	2	1	1	0	2	2	2			12	0.22%
COMMUNITY POLICING	43	47	20	27	27	34	25	21	11	32			287	5.18%
CRIMINAL MISC/VANDALISM	4	1	4	0	1	0	1	3	3	1			18	0.33%
DEATH INVESTIGATION	1	0	0	0	0	0	0	0	0	0			1	0.02%
DEPENDENT/ELDER ABUSE	0	0	0	0	0	0	0	0	0	1			1	0.02%
DIST/CIVIL	13	6	6	2	4	5	5	6	3	7			57	1.03%
DIST/DOMESTIC	3	0	5	2	12	2	2	2	3	5			36	0.65%
DIST/OTHER	8	3	3	5	6	9	8	4	9	6			61	1.10%
ESCORT/RELAY	1	5	3	3	5	1	4	5	2	2			31	0.56%
EXTRA PATROL REQUEST	14	12	7	12	6	5	9	15	24	39			143	2.58%
FIRE RESPONSE LAW	12	5	11	14	4	8	19	9	9	8			99	1.79%
FRAUD	2	3	4	3	0	1	5	2	2	3			25	0.45%
GPS/MONITOR CHECK	0	0	0	0	0	0	0	0	0	2			2	0.04%
HARASSMENT/OBSCENE PHONE	2	5	2	3	5	4	4	3	2	2			32	0.58%
INFO/ALL OTHER INFO	3	5	4	1	2	2	2	3	4	6			32	0.58%
INTOXICATED PEDESTRIAN	1	3	0	1	1	0	0	0	0	1			7	0.13%
JUVENILE	1	0	4	5	5	4	1	7	6	6			39	0.70%
LITTERING/ILLEGAL DUMPING	1	4	1	0	0	1	0	0	0	1			8	0.14%
MEDICAL	19	14	17	19	17	16	13	12	14	25			166	3.00%
MENTAL IMPAIRMENT	4	2	0	7	3	0	1	4	0	0			21	0.38%
MISSING ADULT/JUVI	0	0	5	0	0	0	1	1	3	1			11	0.20%
MVA	5	7	7	12	9	6	10	3	11	6			76	1.37%
NARCOTICS	0	0	0	2	0	2	0	3	1	4			12	0.22%
OPEN DOOR/WINDOW	1	4	2	2	1	1	0	2	1	3			17	0.31%
OUT FOR FOLLOW UP	19	8	12	10	20	11	16	11	11	25			143	2.58%
OUT WITH SUBJECT	20	24	16	13	18	5	7	10	12	14			139	2.51%
PAPER SERVICE	1	1	4	5	1	1	2	4	0	0			19	0.34%
PHONE REQUEST	9	23	24	8	8	14	25	12	16	17			156	2.82%
PROPERTY LOST/FOUND	1	7	2	1	1	1	1	2	3	3			22	0.40%
PUBLIC ASSIST	8	12	8	13	14	13	15	3	13	7			106	1.91%
SCHOOL VISIT/PATROL	0	16	47	62	39	34	38	25	24	39			324	5.85%
SEX ABUSE OFFENSE	1	0	0	0	0	0	1	1	1	0			4	0.07%
SEX OFFENDER/CHECK ADR	0	0	0	0	1	0	0	0	0	0			1	0.02%
SOLICITOR	1	3	1	0	0	0	0	0	1	3			9	0.16%
SPECIAL ASSIGNMENT	2	7	1	11	9	5	2	0	4	0			41	0.74%
SUICIDE/LAW	1	2	1	1	1	2	0	0	2	0			10	0.18%
SUPERVISOR RESPONSE	0	0	0	1	0	0	0	0	0	0			1	0.02%
SUSPICIOUS ACT/PERS/VEH	13	21	18	10	22	11	16	12	14	10			147	2.65%
THEFT	2	3	4	6	1	4	1	1	1	2			25	0.45%
THREATS	2	2	4	1	1	0	1	1	3	1			16	0.29%
TRAFFIC STOP	155	128	194	141	109	117	116	152	159	125			1396	25.21%
TRAFFIC/OTHER	41	51	44	32	72	64	35	19	39	51			448	8.09%
TRESPASS	0	2	2	1	0	1	2	5	5	1			19	0.34%
UNKNOWN PROBLEM	0	0	0	1	1	1	0	0	0	1			4	0.07%
VEHICLE UNLOCK	4	5	3	4	3	4	5	2	3	3			36	0.65%
VIOLATION NCO	1	1	1	1	1	1	0	0	0	1			7	0.13%
WEAPONS OFFENSE	0	0	0	0	1	0	0	0	0	0			1	0.02%
WELFARE CHECK	7	8	7	9	5	7	5	6	4	11			69	1.25%
<b>TOTAL CALLS FOR SERVICE</b>	<b>541</b>	<b>565</b>	<b>598</b>	<b>583</b>	<b>559</b>	<b>510</b>	<b>513</b>	<b>484</b>	<b>580</b>	<b>604</b>	<b>0</b>	<b>0</b>	<b>5537</b>	

CITY OF TIFFIN FY 25-26

	<u>JUL</u>	<u>AUG</u>	<u>SEP</u>	<u>OCT</u>	<u>NOV</u>	<u>DEC</u>	<u>JAN</u>	<u>FEB</u>	<u>MAR</u>	<u>APR</u>	<u>MAY</u>	<u>JUN</u>	<u>TOTAL</u>
# ICR's Generated *	12	13	23	13	13	15	17	17	19	18			160

TYPE OF OFFENSES INVESTIGATED

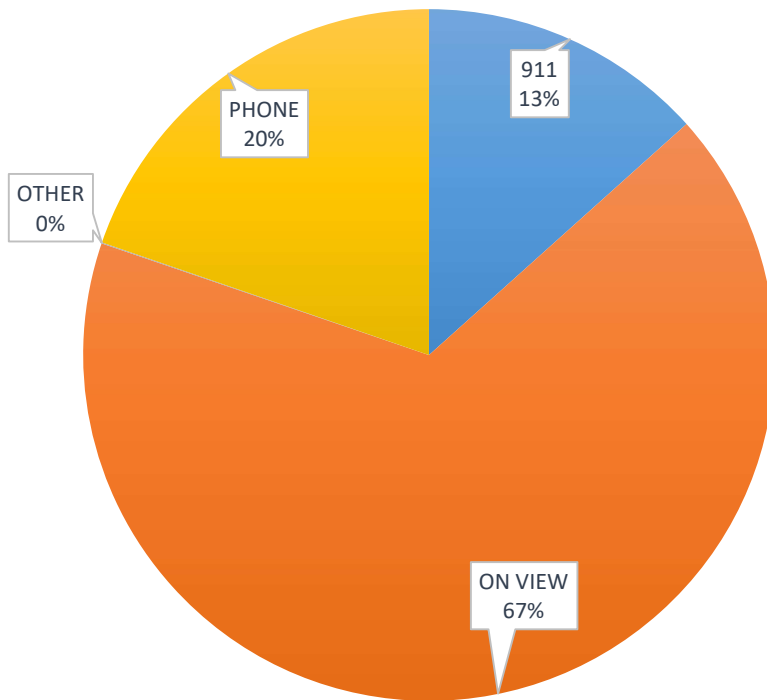
ALCOHOL/TOBACCO VIOL (NOT OWI)	0	2	0	0	1	1	3	0	0	2			9
ASSAULT	1	0	0	0	0	1	0	1	1	2			6
ASSIST OTHER AGENCY	1	0	0	0	1	0	0	1	0	0			3
BURGLARY	0	0	0	0	0	0	0	2	2	0			4
CHILD ENDANGERMENT	1	0	1	0	0	1	0	2	0	0			5
CRIMINAL MISCHIEF	2	1	3	0	2	0	1	1	2	0			12
DEATH INVESTIGATION	1	0	0	0	0	0	0	0	0	0			1
DISORDERLY CONDUCT	0	0	0	0	0	0	0	0	0	1			1
DOMESTIC ABUSE ASSAULTS	6	0	2	0	5	3	0	1	0	0			17
DRUG OFFENSES	0	1	1	0	3	0	2	3	7	3			20
FALSE REPORT/ID/MALICIOUS PRO	1	0	0	0	0	0	0	0	0	0			1
FALSE IMPRISON/OBSTRUCT 911	0	0	1	0	0	0	0	0	0	0			1
FRAUD/FORGERY/ID THEFT	0	1	4	0	0	1	2	1	2	0			11
HARASSMENT	0	0	0	2	3	1	1	1	1	0			9
INFORMATION ONLY	0	2	5	3	2	1	1	4	1	5			24
INTERFERENCE W/ OFFICIAL ACTS	0	0	0	0	0	0	1	0	0	0			1
MANSLAUGHTER	0	0	0	0	0	0	1	0	0	0			1
MISSING PERSON	0	0	1	0	0	0	0	0	2	0			3
OBSTRUCT 911 CALL	0	0	0	0	0	2	0	0	0	0			2
OTHER DRIVING OFFENSES	1	2	0	2	1	2	1	1	2	0			12
OWI	1	4	3	1	1	3	2	2	6	2			25
PROPERTY LOST/FOUND	0	0	1	0	0	0	0	0	0	3			4
SEX ABUSE/SOR VIOLATIONS	1	0	0	0	0	1	2	1	1	0			6
STALKING	0	0	0	0	0	0	1	0	0	0			1
SUSPICIOUS ACTS	0	0	0	0	0	0	0	0	0	0			0
THEFT	0	0	2	5	0	2	3	1	3	2			18
THREATS	0	0	0	0	0	0	0	0	0	0			0
UNDERAGE POSS TOBACCO/ALCH	0	1	0	0	0	0	0	0	0	0			1
VIOLATION OF NO CONTACT ORDER	1	0	1	0	9	2	1	0	1	1			16
WEAPON OFFENSE/SUSPENSION	0	1	0	0	1	0	0	1	0	0			3
<b>TOTAL *</b>	<b>17</b>	<b>15</b>	<b>25</b>	<b>13</b>	<b>29</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>31</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>217</b>

\*Total number of offenses investigated could be higher than number of ICR's generated as multiple offenses may apply to a single case.

**CITY OF TIFFIN FY 25-26**

How Reported?	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
911	80	75	67	76	85	74	59	57	77	90			740
ON VIEW	363	355	401	395	378	340	336	341	391	402			3702
OTHER	0	1	0	0	0	0	0	1	1	0			3
PHONE	98	134	130	112	96	96	118	85	111	112			1092
<b>TOTAL</b>	<b>541</b>	<b>565</b>	<b>598</b>	<b>583</b>	<b>559</b>	<b>510</b>	<b>513</b>	<b>484</b>	<b>580</b>	<b>604</b>	<b>0</b>	<b>0</b>	<b>5537</b>

**City of Tiffin**  
**How CFS were initiated July 2025 to June 2026**



**JCSO**  
**DISPATCH ACTIVITY FOR A1 TIF**  
**From 04/01/2026 To 04/30/2026**

<b>Date Reported</b>	<b>Time Received</b>	<b>Address</b>	<b>Call Type</b>
4/1/2026	0:21	E Marengo Rd/N Park Rd	TRAFFIC STOP
4/1/2026	1:17	Ireland Ave NW/East St	TRAFFIC STOP
4/1/2026	1:50	542 E Goldfinch Dr	OPEN DOOR/WINDOW
4/1/2026	2:00	CCA MIDDLE SCHOOL/331 W Marengo Rd	FOOT PATROL
4/1/2026	3:16	100 W Marengo Rd	EXTRA PATROL REQUEST
4/1/2026	4:29	FIRING PIN/1750 N Park Rd	EXTRA PATROL REQUEST
4/1/2026	6:48	0-0 Bailey Way	TR/PARKING
4/1/2026	7:01	MEGASTORAGE TIFFIN/300 Greenfield Dr	ADMIN/REPORT WRITING
4/1/2026	7:27	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/1/2026	8:36	CLEAR CREEK AMANA BUS BARN/604 N Park Rd	OUT FOR INVEST/FOLLOW
4/1/2026	10:06	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/1/2026	10:18	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	SCHOOL VISIT
4/1/2026	11:26	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	SCHOOL VISIT
4/1/2026	12:40	Roberts Ferry Rd/Nightingale Dr	TRAFFIC STOP
4/1/2026	12:51	619 Calla Lily Way	911 HANGUP
4/1/2026	13:29	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/1/2026	14:12	TIFFIN CITY PARK/809 E Marengo Rd	TRAFFIC STOP
4/1/2026	14:31	1102 Ella Ave	F1 CITIZEN ASSIST
4/1/2026	15:42	MAVERICK/101 Village Dr	BUSINESS CHECK
4/1/2026	16:15	320 Summerhays St	OUT FOR INVEST/FOLLOW
4/1/2026	16:18	100 VILLAGE VIEW CIRCLE	E1 MUTUAL AID
4/1/2026	17:50	Village Dr/Mustang Dr	TRAFFIC STOP
4/1/2026	17:52	1102 Creekside Dr	911 HANGUP
4/1/2026	18:08	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/1/2026	19:52	301 Main St	BAR CHECK
4/1/2026	19:59	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/1/2026	20:51	HOMETOWN SPIRITS/119 W Marengo Rd	TR/RECKLESS DRIVER
4/2/2026	1:12	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/2/2026	7:09	Croell Ave/Dogwood Ln	ADMIN/REPORT WRITING
4/2/2026	7:33	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/2/2026	10:01	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/2/2026	10:16	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	SCHOOL VISIT
4/2/2026	11:31	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	SCHOOL VISIT
4/2/2026	13:20	N Park Rd/E Marengo Rd	TRAFFIC STOP
4/2/2026	13:31	MAVERICK/101 Village Dr	BUSINESS CHECK
4/2/2026	14:42	74 East St	911 HANGUP
4/2/2026	15:20	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/2/2026	16:08	37 East St	PHONE REQUEST

4/2/2026	16:27	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	WEATHER WARNING
4/2/2026	16:37	440 Roberts Ferry Rd	FIRE RESPONSE LAW
4/2/2026	16:37	440 Roberts Ferry Rd	F1 GAS SMELL
4/2/2026	17:39	HOLIDAY WRECKER & CRANE SERVICE/1060 Hinkle Dr	CIVIL TOW
4/2/2026	17:47	300 Ridgeway Dr	Z Convulsions/Seizures
4/2/2026	17:47	300 Ridgeway Dr	ZF1 Convulsions/Seizures
4/2/2026	17:47	300 Ridgeway Dr	E1 Convulsions/Seizures
4/2/2026	17:53	120 Summerhays St	JUV/GENERAL
4/2/2026	18:13	80/239West	TR/MOTORIST ASSIST
4/2/2026	18:53	536 Hunt Club Dr	FRAUD/SCAM
4/2/2026	20:02	VERITAS CHURCH/700 Forevergreen Rd	COMMUNITY POLICING
4/2/2026	21:05	N Park Rd/E Marengo Rd	TRAFFIC STOP
4/2/2026	21:15	EAST SOCCER FIELD/105 S Park Rd	FOOT PATROL
4/2/2026	22:16	818 Appaloosa Dr	Z Sick Person
4/2/2026	22:16	818 Appaloosa Dr	ZF1 Sick Person
4/2/2026	22:16	818 Appaloosa Dr	E1 Sick Person
4/2/2026	23:32	80/239East	TRAFFIC STOP
4/3/2026	0:07	426 Bear Dr	F1 CITIZEN ASSIST
4/3/2026	0:29	63 East St	ANIMAL/GENERAL
4/3/2026	1:18	80/239East	TRAFFIC STOP
4/3/2026	3:41	700 W Forevergreen Rd	TRAFFIC STOP
4/3/2026	7:43	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/3/2026	8:17	63 East St	ANIMAL/GENERAL
4/3/2026	12:41	1201 Moon Flower AVE	911 HANGUP
4/3/2026	14:31	Croell Ave/Elizabeth Ln	TRAFFIC STOP
4/3/2026	15:43	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	F1 INVESTIGATION
4/3/2026	15:43	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/ROAD HAZARD
4/3/2026	17:17	E 3rd St/Summerhays St	TRAFFIC STOP
4/3/2026	17:53	E Marengo Rd/Croell Ave	TRAFFIC STOP
4/3/2026	19:17	480 Roberts Ferry Rd	PHONE REQUEST
4/3/2026	20:20	304 Linden Ln	OUT FOR INVEST/FOLLOW
4/3/2026	21:04	TIFFIN CITY HALL/300 Railroad St	ANIMAL/GENERAL
4/3/2026	22:10	295 Woodfield Dr	DIST/FIGHT IN PROGRESS
4/3/2026	22:38	Croell Ave/Forevergreen Rd	TRAFFIC STOP
4/3/2026	22:49	THE DEPOT EXPRESS/221 W Marengo Rd	OUT WITH SUBJ
4/3/2026	23:24	100 E Marengo Rd	OUT WITH SUBJ
4/3/2026	23:30	VENTNOR APARTMENTS/1111 Parkside St	911 HANGUP
4/3/2026	23:49	709 Owen Ct	SUSPICIOUS/ACT/PERS/VE
4/4/2026	0:07	813 Appaloosa Dr	911 HANGUP
4/4/2026	1:01	606 Ponds Ct	ASSIST OTHER AGENCY
4/4/2026	3:55	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	EXTRA PATROL REQUEST
4/4/2026	5:10	Ireland Ave NW/80	OUT WITH SUBJ
4/4/2026	6:26	CCA MIDDLE SCHOOL/331 W Marengo Rd	EXTRA PATROL REQUEST
4/4/2026	11:43	300 N Park Rd	EXTRA PATROL REQUEST
4/4/2026	14:43	451 Iris Ct	Z Choking
4/4/2026	14:43	451 Iris Ct	ZF1 Choking
4/4/2026	14:43	451 Iris Ct	E1 Choking
4/4/2026	15:21	TIFFIN DOG PARK/600 Kimberlite St	ANIMAL/GENERAL
4/4/2026	19:39	Jackson St/Buck St	TRAFFIC STOP
4/4/2026	21:31	S Roberts Ferry Rd/Railroad St	TRAFFIC STOP

4/4/2026	21:45	BRYANTS OFF HIGHWAY 6/301 Main St	BAR CHECK
4/4/2026	22:11	Railroad St/Main St	TRAFFIC STOP
4/4/2026	23:01	301 College St	WELFARE CHECK
4/4/2026	23:01	Boardwalk Ave/Parkside St	OUT WITH SUBJ
4/5/2026	0:29	JONS ICE CREAM/231 W Marengo Rd	OUT WITH SUBJ
4/5/2026	1:05	FIRING PIN/1750 N Park Rd	EXTRA PATROL REQUEST
4/5/2026	1:19	KWIK STAR/1810 Diamond Blvd	TR/OWI
4/5/2026	2:54	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	EXTRA PATROL REQUEST
4/5/2026	3:23	Ireland Ave NW/80	TRAFFIC STOP
4/5/2026	4:37	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	EXTRA PATROL REQUEST
4/5/2026	7:54	837 Buck St	911 HANGUP
4/5/2026	9:46	654 Croell Ave	911 HANGUP
4/5/2026	11:18	633 Thomas St	PUBLIC ASSIST
4/5/2026	13:35	300 N Park Rd	EXTRA PATROL REQUEST
4/5/2026	13:46	380/1South	ATTEMPT TO LOCATE
4/5/2026	15:29	TIFFIN ELEMENTARY/104 N Park Rd	TRAFFIC STOP
4/5/2026	17:07	430 Bear Dr	TR/PARKING
4/5/2026	18:12	Boardwalk Ave/Parkside St	SUSPICIOUS/ACT/PERS/VE
4/5/2026	18:28	N Park Rd/Aster Dr	OUT WITH SUBJ
4/5/2026	18:44	N Park Rd/Mopar Dr	TRAFFIC STOP
4/5/2026	18:50	26 East St	ZF1 Assault/Sexual Assault
4/5/2026	18:50	26 East St	E1 Assault/Sexual Assault
4/5/2026	18:50	26 East St	DIST/FIGHT IN PROGRESS
4/5/2026	23:10	MAVERIK/101 Village Dr	BUSINESS CHECK
4/6/2026	0:20	FIRING PIN/1750 N Park Rd	BUSINESS CHECK
4/6/2026	0:45	Croell Ave/E Marengo Rd	TR/MOTORIST ASSIST
4/6/2026	1:51	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	EXTRA PATROL REQUEST
4/6/2026	6:32	300 Railroad St	ADMIN/REPORT WRITING
4/6/2026	7:34	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/6/2026	7:59	THE DEPOT EXPRESS/221 W Marengo Rd	THEFT
4/6/2026	8:45	300 Railroad St	ADMIN/REPORT WRITING
4/6/2026	9:35	512 Redbird Run	FRAUD/IDENTITY THEFT
4/6/2026	9:41	1103 Creekside Dr	911 HANGUP
4/6/2026	10:38	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/6/2026	10:51	TIFFIN ELEMENTARY/104 N Park Rd	SCHOOL VISIT
4/6/2026	12:20	OAK HILL ELEMENTARY/504 N Park Rd	911 HANGUP
4/6/2026	12:25	FAREWAY/500 Croell Ave	TRAFFIC STOP
4/6/2026	12:56	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/6/2026	13:46	518 Tulip Ct	DIST/CIVIL DISPUTE
4/6/2026	13:57	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/6/2026	15:05	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/6/2026	15:14	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	JUV/GENERAL
4/6/2026	18:24	65 East St	DIST/DOMESTIC
4/6/2026	20:55	CITY OF TIFFIN/300 Railroad St	TRAINING
4/6/2026	23:39	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/7/2026	1:12	311 Bainberry St	DIST/NOISE GENERAL
4/7/2026	1:41	MAVERIK CONVENIENCE STORE/101 Village Dr	BUSINESS CHECK
4/7/2026	3:01	311 Bainberry St	DIST/CIVIL DISPUTE
4/7/2026	3:53	1333 Twin Leaf Ave	Z Falls

4/7/2026	3:53	1333 Twin Leaf Ave	ZF1 Falls
4/7/2026	3:53	1333 Twin Leaf Ave	E1 Falls
4/7/2026	6:34	80/237East	E1 Assault/Sexual Assault
4/7/2026	7:45	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/7/2026	8:09	80/380East	TRAFFIC STOP
4/7/2026	8:28	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	OUT FOR INVEST/FOLLOW
4/7/2026	10:10	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/7/2026	11:24	300 Railroad St	ADMIN/REPORT WRITING
4/7/2026	12:43	311 Bainberry St	DIST/DOMESTIC
4/7/2026	15:16	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/7/2026	15:27	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	ASSAULT
4/7/2026	15:59	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/7/2026	17:46	Oakdale Blvd/Iris Ave	TRAFFIC STOP
4/7/2026	18:04	MAVERICK/101 Village Dr	BUSINESS CHECK
4/7/2026	18:27	TIFFIN CITY HALL/300 Railroad St	COMMUNITY POLICING
4/7/2026	18:44	BRYANTS OFF HIGHWAY 6/301 Main St	TR/RECKLESS DRIVER
4/7/2026	19:17	TIFFIN CITY PARK/809 E Marengo Rd	COMMUNITY POLICING
4/7/2026	19:37	220 Greenfield Dr	THEFT
4/7/2026	19:48	Ireland Ave NW/Village Dr	TRAFFIC STOP
4/7/2026	21:08	Nightingale Dr/Blue Jay Ct	TR/PARKING
4/8/2026	0:33	80/239West	TR/RECKLESS DRIVER
4/8/2026	1:24	E Marengo Rd/Croell Ave	TRAFFIC STOP
4/8/2026	2:18	W Marengo Rd/Roberts Ferry Rd	TRAFFIC STOP
4/8/2026	7:39	TIFFIN CITY HALL/300 Railroad St	COMMUNITY POLICING
4/8/2026	9:55	426 Bear Dr	TR/PARKING
4/8/2026	10:01	W Goldfinch Dr/Potter St	TRAFFIC STOP
4/8/2026	10:28	201 Greenfield Dr	TR/PARKING
4/8/2026	10:55	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	DIST/CIVIL DISPUTE
4/8/2026	11:07	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	DIST/CIVIL DISPUTE
4/8/2026	12:17	300 N Park Rd	EXTRA PATROL REQUEST
4/8/2026	14:50	1300-1399 Legend Dr	ANIMAL/BITE
4/8/2026	15:07	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/8/2026	16:35	622 Creekside Dr	PUBLIC ASSIST
4/8/2026	20:49	FIRING PIN/1750 N Park Rd	BUSINESS CHECK
4/8/2026	21:24	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/8/2026	21:24	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/8/2026	21:47	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TRAFFIC STOP
4/8/2026	22:35	Potter St/Oakdale Blvd	TRAFFIC STOP
4/8/2026	23:18	MOOVE IN STORAGE/103 Village Dr	EXTRA PATROL REQUEST
4/8/2026	23:34	100 W Marengo Rd	EXTRA PATROL REQUEST
4/9/2026	1:17	80/239East	TRAFFIC STOP
4/9/2026	2:55	80/238West	TRAFFIC STOP
4/9/2026	3:09	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FOOT PATROL
4/9/2026	3:49	1439 Boardwalk Ave	BUSINESS CHECK
4/9/2026	4:35	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	FOOT PATROL
4/9/2026	7:17	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FIRE RESPONSE LAW

4/9/2026	7:17	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	F1 FIRE ALARM
4/9/2026	7:42	711 Creekside Dr	CRIMINAL
4/9/2026	8:09	80/238East	TR/MOTORIST ASSIST
4/9/2026	10:10	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/9/2026	10:53	821 Appaloosa Dr	911 HANGUP
4/9/2026	11:25	1100 Andersen Pl	911 HANGUP
4/9/2026	11:42	300 N Park Rd	EXTRA PATROL REQUEST
4/9/2026	12:34	839 Arabian Dr	VIOLATION NO CONTACT
4/9/2026	13:45	400-499 Croell Ave	SOLICITOR
4/9/2026	14:42	ASTER VILLAGE/1201 Aster Dr	911 HANGUP
4/9/2026	14:49	ASTER VILLAGE/1301 Aster Dr	DIST/FIGHT IN PROGRESS
4/9/2026	16:00	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/9/2026	16:05	170 Greenfield Dr	PHONE REQUEST
4/9/2026	16:19	Hwy 6 NW/N Park Rd	TR/MOTORIST ASSIST
4/9/2026	21:22	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/9/2026	22:08	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/9/2026	23:19	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/9/2026	23:47	523 Deer View Ave	FIRE RESPONSE LAW
4/9/2026	23:47	523 Deer View Ave	F1 INVESTIGATION
4/10/2026	0:55	FIRING PIN/1750 N Park Rd	BUSINESS CHECK
4/10/2026	2:30	100 W Marengo Rd	EXTRA PATROL REQUEST
4/10/2026	7:36	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/10/2026	8:10	303 E 2nd St	ANIMAL/GENERAL
4/10/2026	9:40	MEGASTORAGE TIFFIN/300 Greenfield Dr	EXTRA PATROL REQUEST
4/10/2026	9:52	TIFFIN ELEMENTARY/104 N Park Rd	SCHOOL VISIT
4/10/2026	10:34	534 Deer View Ave	FRAUD/IDENTITY THEFT
4/10/2026	11:15	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/10/2026	12:10	CLEAR CREEK DOG RESORT/501 S Roberts Ferry Rd	ANIMAL/BITE
4/10/2026	12:47	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/10/2026	13:18	Hwy 6 NW/Deer View Ave	JUV/GENERAL
4/10/2026	15:32	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/10/2026	17:32	414 Kimberlite St	Z Unknown Problem
4/10/2026	17:32	414 Kimberlite St	ZF1 Unknown Problem
4/10/2026	17:32	414 Kimberlite St	E1 Unknown Problem
4/10/2026	19:02	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/MOTORIST ASSIST
4/10/2026	22:51	Croell Ave/Oakdale Blvd	TRAFFIC STOP
4/10/2026	23:17	220 Greenfield Dr	SUSPICIOUS/ACT/PERS/VE
4/11/2026	0:46	Croell Ave/Ironwood Ln	TRAFFIC STOP
4/11/2026	2:44	632 Calla Lily Way	911 HANGUP
4/11/2026	4:50	THE NEW YORK/1100 Andersen Pl	VEHICLE UNLOCK
4/11/2026	5:49	KWIK STAR/401 W Village Dr	Z Unconscious/Fainting
4/11/2026	5:49	KWIK STAR/401 W Village Dr	ZF1 Unconscious/Fainting
4/11/2026	5:49	KWIK STAR/401 W Village Dr	E1 Unconscious/Fainting
4/11/2026	8:31	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/11/2026	9:42	GRACE UNITED METHODIST CHURCH/300 W Marengo Rd	TRAFFIC STOP
4/11/2026	10:22	611 Kimberlite St	DIST/CIVIL DISPUTE
4/11/2026	10:51	MAVERICK/101 Village Dr	BUSINESS CHECK

4/11/2026	11:08	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TRAFFIC STOP
4/11/2026	13:10	300 Railroad St	ADMIN/REPORT WRITING
4/11/2026	15:18	139 Bainberry St	TR/PARKING
4/11/2026	16:01	1206 Creekside Dr	911 HANGUP
4/11/2026	16:39	THE DEPOT EXPRESS/221 W Marengo Rd	TRAFFIC STOP
4/11/2026	20:19	220 Greenfield Dr	OUT FOR INVEST/FOLLOW
4/11/2026	20:37	THE DHABA EXPRESS/132 Greenfield Dr	FOOT PATROL
4/11/2026	21:01	BRYANTS OFF HIGHWAY 6/301 Main St	BAR CHECK
4/11/2026	22:22	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	BAR CHECK
4/12/2026	0:13	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/12/2026	6:57	VERITAS CHURCH/700 Forevergreen Rd	ADMIN/REPORT WRITING
4/12/2026	8:29	KWIK STAR/401 W Village Dr	PROPERTY/LOST
4/12/2026	10:05	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/12/2026	10:15	CLEAR CREEK DOG RESORT/501 S Roberts Ferry Rd	BUSINESS CHECK
4/12/2026	10:55	TIFFIN PUBLIC WORKS/201 Railroad St	TR/SPEED TRAILER
4/12/2026	11:35	0-0 Bailey Way	TR/PARKING
4/12/2026	13:54	TIFFIN CITY PARK/809 E Marengo Rd	TRAFFIC STOP
4/12/2026	14:41	MAVERICK/101 Village Dr	BUSINESS CHECK
4/12/2026	15:45	910 Jackson St	UNKNOWN PROBLEM
4/12/2026	17:27	80/239East	TR/MOTORIST ASSIST
4/12/2026	19:54	561 Fawn Ave	Z Unconscious/Fainting
4/12/2026	19:54	561 Fawn Ave	ZF1 Unconscious/Fainting
4/12/2026	19:54	561 Fawn Ave	E1 Unconscious/Fainting
4/12/2026	22:19	561 Fawn Ave	Z Unconscious/Fainting
4/12/2026	22:19	561 Fawn Ave	ZF1 Unconscious/Fainting
4/12/2026	22:19	561 Fawn Ave	E1 Unconscious/Fainting
4/13/2026	5:43	500 E Marengo Rd	TR/SPEED TRAILER
4/13/2026	7:05	809 Buck St	BUSINESS CHECK
4/13/2026	7:37	TIFFIN WATER TOWER/TIFFIN WATER TOWER	EXTRA PATROL REQUEST
4/13/2026	7:40	ECLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/13/2026	10:11	MAVERIK/101 Village Dr	BUSINESS CHECK
4/13/2026	10:11	MAVERIK/101 Village Dr	BUSINESS CHECK
4/13/2026	11:37	Leslie Ln/Ella Ave	ANIMAL/GENERAL
4/13/2026	11:45	608 Ella Ave	OUT FOR INVEST/FOLLOW
4/13/2026	12:17	W Marengo Rd/Grant St	TRAFFIC STOP
4/13/2026	12:49	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FIRE RESPONSE LAW
4/13/2026	12:49	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	F1 FIRE ALARM
4/13/2026	13:32	Croell Ave/Rolling Hills Dr	TRAFFIC STOP
4/13/2026	13:46	300 Railroad St	PHONE REQUEST
4/13/2026	14:02	502 Redbird Run	911 HANGUP
4/13/2026	14:32	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/13/2026	14:37	S Roberts Ferry Rd/W Marengo Rd	TR/RECKLESS DRIVER
4/13/2026	14:51	TIFFIN ELEMENTARY/104 N Park Rd	TR/SCHOOL PATROL
4/13/2026	15:21	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/13/2026	15:56	26 East St	WELFARE CHECK
4/13/2026	16:48	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	PUBLIC ASSIST
4/13/2026	17:51	300 N Park Rd	EXTRA PATROL REQUEST

4/13/2026	17:52	300 Railroad St	PHONE REQUEST
4/13/2026	18:35	50 Pinnacle Ln	Z Psychiatric/Abnormal
4/13/2026	18:35	50 Pinnacle Ln	ZF1 Psychiatric/Abnormal
4/13/2026	18:35	50 Pinnacle Ln	E1 Sick Person
4/13/2026	18:58	648 Kimberlite St	911 HANGUP
4/13/2026	19:06	HOMETOWN SPIRITS/119 W Marengo Rd	MVA/PROPERTY DAMAGE
4/13/2026	19:20	648 Kimberlite St	Z Sick Person
4/13/2026	19:20	648 Kimberlite St	ZF1 Sick Person
4/13/2026	19:20	648 Kimberlite St	E1 Sick Person
4/13/2026	19:41	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/13/2026	22:24	603 Calla Lily Way	911 HANGUP
4/13/2026	9:26	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	ASSAULT
4/14/2026	0:56	MAVERIK/101 Village Dr	BUSINESS CHECK
4/14/2026	1:11	W Marengo Rd/Roberts Ferry Rd	TRAFFIC STOP
4/14/2026	5:27	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	FOOT PATROL
4/14/2026	5:47	W Marengo Rd/Tall Grass Ave	TRAFFIC STOP
4/14/2026	7:46	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	OUT FOR INVEST/FOLLOW
4/14/2026	8:54	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	SCHOOL VISIT
4/14/2026	10:10	HAWK WASH/777 E Marengo Rd	SUSPICIOUS/ACT/PERS/VE
4/14/2026	11:24	520 Owen St	OUT FOR INVEST/FOLLOW
4/14/2026	13:35	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	911 HANGUP
4/14/2026	13:48	71 East St	OUT FOR INVEST/FOLLOW
4/14/2026	14:07	Croell Ave/Ironwood Ln	TR/SCHOOL BUS
4/14/2026	14:30	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/14/2026	14:57	TIFFIN ELEMENTARY/104 N Park Rd	TR/SCHOOL PATROL
4/14/2026	16:39	71 East St	OUT FOR INVEST/FOLLOW
4/14/2026	22:08	Forevergreen Rd/Boardwalk Ave	TRAFFIC STOP
4/14/2026	22:22	TIFFIN DISC GOLF COURSE/46 East St	OUT WITH SUBJ
4/14/2026	22:26	Ireland Ave NW/80	TRAFFIC STOP
4/14/2026	22:51	613 Calla Lily Way	911 HANGUP
4/14/2026	22:52	613 Calla Lily Way	Z Heart Problems/AICD
4/14/2026	22:52	613 Calla Lily Way	ZF1 Heart Problems/AICD
4/14/2026	22:52	613 Calla Lily Way	E1 Heart Problems/AICD
4/14/2026	23:07	THE DEPOT EXPRESS/221 W Marengo Rd	TRAFFIC STOP
4/14/2026	23:30	Village Dr/Ireland Ave NW	TRAFFIC STOP
4/14/2026	23:40	S Roberts Ferry Rd/East St	TRAFFIC STOP
4/15/2026	3:47	Ireland Ave NW/80	TRAFFIC STOP
4/15/2026	5:03	W Marengo Rd/Bainberry St	TRAFFIC STOP
4/15/2026	7:32	S Roberts Ferry Rd/Village Dr	TR/MOTORIST ASSIST
4/15/2026	7:58	300 Railroad St	ESCORT/RELAY
4/15/2026	9:08	432 Rolling Hills Dr	FIRE RESPONSE LAW
4/15/2026	9:08	432 Rolling Hills Dr	F1 FIRE ALARM
4/15/2026	10:08	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	F1 INFO

4/15/2026	10:19	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/15/2026	10:50	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	OUT FOR INVEST/FOLLOW
4/15/2026	11:20	CLEAR CREEK AMANA BUS BARN/604 N Park Rd	OUT FOR INVEST/FOLLOW
4/15/2026	11:49	TIFFIN CITY HALL/300 Railroad St	PROPERTY/FOUND
4/15/2026	14:55	MAVERICK/101 Village Dr	BUSINESS CHECK
4/15/2026	15:34	THE DEPOT EXPRESS/221 W Marengo Rd	TRAFFIC STOP
4/15/2026	15:42	300 Railroad St	ADMIN/REPORT WRITING
4/15/2026	16:24	KWIK STAR/401 W Village Dr	TRAFFIC STOP
4/15/2026	16:25	292 Hickory Ct	VEHICLE UNLOCK
4/15/2026	18:22	426 Bear Dr	TR/PARKING
4/15/2026	22:00	CASA TEQUILA FOODS INC/1100 Andersen Pl	BAR CHECK
4/15/2026	22:11	1400 Boardwalk Ave	TRAFFIC STOP
4/15/2026	23:23	80/239East	TRAFFIC STOP
4/16/2026	0:10	80/239East	TRAFFIC STOP
4/16/2026	0:45	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/16/2026	3:34	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FOOT PATROL
4/16/2026	6:44	Village Dr/Mustang Dr	TR/MOTORIST ASSIST
4/16/2026	6:50	Ireland Ave NW/80	TRAFFIC STOP
4/16/2026	7:17	829 Arabian Dr	Z Allergies/Envenomations
4/16/2026	7:17	829 Arabian Dr	ZF1 Allergies/Envenomations
4/16/2026	7:17	829 Arabian Dr	E1 Allergies/Envenomations
4/16/2026	7:38	80/380West	TR/RECKLESS DRIVER
4/16/2026	9:18	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	911 HANGUP
4/16/2026	10:33	606 E Goldfinch Dr	FOUND PERSON
4/16/2026	11:04	503 Kimberlite St	WELFARE CHECK
4/16/2026	11:21	1071 Greenfield Dr	DIST/CIVIL DISPUTE
4/16/2026	11:29	Tall Grass Ave/W Marengo Rd	TRAFFIC STOP
4/16/2026	12:12	ASTER VILLAGE/1251 Aster Dr	Z Heart Problems/AICD
4/16/2026	12:12	ASTER VILLAGE/1251 Aster Dr	ZF1 Heart Problems/AICD
4/16/2026	12:12	ASTER VILLAGE/1251 Aster Dr	E1 Heart Problems/AICD
4/16/2026	12:34	559 Dakota Ave	911 HANGUP
4/16/2026	16:06	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/16/2026	20:35	Ella Ave/Rolling Hills Dr	TRAFFIC STOP
4/16/2026	21:14	TIFFIN CITY PARK/809 E Marengo Rd	COMMUNITY POLICING
4/16/2026	21:27	524 Bear Dr	911 HANGUP
4/17/2026	3:29	467 Potter St	DIST/DOMESTIC
4/17/2026	3:29	467 Potter St	DIST/DOMESTIC
4/17/2026	8:02	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/17/2026	9:14	300 N Park Rd	EXTRA PATROL REQUEST
4/17/2026	10:12	472 Roberts Ferry Rd	911 HANGUP
4/17/2026	13:26	KWIK STAR/401 W Village Dr	WELFARE CHECK
4/17/2026	14:53	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/17/2026	17:11	626 Ponds Ct	FIRE RESPONSE LAW
4/17/2026	17:11	626 Ponds Ct	F1 FIRE ALARM
4/17/2026	20:49	80/239West	TR/RECKLESS DRIVER
4/17/2026	21:23	205 S Park Rd	911 HANGUP
4/17/2026	22:33	Ireland Ave NW/Village Dr	TRAFFIC STOP
4/17/2026	23:26	KWIK STAR/401 W Village Dr	Z Falls
4/17/2026	23:26	KWIK STAR/401 W Village Dr	ZF1 Falls
4/17/2026	23:26	KWIK STAR/401 W Village Dr	E1 Falls

4/18/2026	5:19	KWIK STAR/401 W Village Dr	PUBLIC ASSIST
4/18/2026	9:43	300 N Park Rd	EXTRA PATROL REQUEST
4/18/2026	11:06	TIFFIN WATER TOWER/750 S Park Rd	TRAFFIC STOP
4/18/2026	11:25	S Roberts Ferry Rd/W 3rd St	TRAFFIC STOP
4/18/2026	12:11	Roberts Ferry Rd/W Goldfinch Dr	TRAFFIC STOP
4/18/2026	12:16	W Marengo Rd/Bainberry St	TRAFFIC STOP
4/18/2026	12:47	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	COMMUNITY POLICING
4/18/2026	13:24	N Park Rd/E Marengo Rd	TRAFFIC STOP
4/18/2026	17:03	380South/80West	TR/RECKLESS DRIVER
4/18/2026	19:12	TIFFIN FIRE DEPARTMENT/211 Main St	TR/PARKING
4/18/2026	19:49	THE NEW YORK/1100 Andersen Pl	JUV/GENERAL
4/18/2026	22:37	N Park Rd/Aster Dr	OUT WITH SUBJ
4/18/2026	23:18	Oakdale Blvd/Croell Ave	TR/OWI
4/18/2026	23:21	Oakdale Blvd/Croell Ave	ASSIST OTHER AGENCY
4/19/2026	4:31	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FOOT PATROL
4/19/2026	5:31	FIRING PIN/1750 N Park Rd	FOOT PATROL
4/19/2026	10:23	300 N Park Rd	EXTRA PATROL REQUEST
4/19/2026	12:24	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TRAINING
4/19/2026	12:26	ASTER VILLAGE/1201 Aster Dr	911 HANGUP
4/19/2026	13:19	KWIK STAR/401 W Village Dr	MVA/PROPERTY DAMAGE
4/19/2026	14:48	2nd St/80	TR/RECKLESS DRIVER
4/19/2026	17:29	S Roberts Ferry Rd/Village Dr	TRAFFIC STOP
4/19/2026	17:59	Croell Ave/Elizabeth Ln	TRAFFIC STOP
4/19/2026	19:57	MAVERIK/101 Village Dr	BUSINESS CHECK
4/19/2026	21:59	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/19/2026	23:14	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/19/2026	23:38	VERITAS CHURCH/700 Forevergreen Rd	FOOT PATROL
4/20/2026	2:28	300 Railroad St	ADMIN/REPORT WRITING
4/20/2026	7:42	OAK HILL ELEMENTARY/504 N Park Rd	ADMIN/REPORT WRITING
4/20/2026	8:36	220 Greenfield Dr	TR/PARKING
4/20/2026	8:52	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/20/2026	9:18	Village Dr/S Park Rd	TR/SPEED TRAILER
4/20/2026	12:01	TIFFIN CITY PARK/809 E Marengo Rd	TRAFFIC STOP
4/20/2026	13:56	141 Summerhays St	ASSIST OTHER AGENCY
4/20/2026	15:08	CITY OF TIFFIN/300 Railroad St	PHONE REQUEST
4/20/2026	15:19	MAVERICK/101 Village Dr	BUSINESS CHECK
4/20/2026	16:46	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TRAFFIC STOP
4/20/2026	17:19	MEGASTORAGE TIFFIN/300 Greenfield Dr	OPEN DOOR/WINDOW
4/20/2026	17:42	CITY OF TIFFIN/300 Railroad St	INFO/ALL OTHER INFO
4/20/2026	17:59	80/239West	TR/RECKLESS DRIVER
4/20/2026	18:20	N Park Rd/Andersen Pl	TRAFFIC STOP
4/20/2026	20:13	380/1South	TRAFFIC STOP
4/20/2026	20:43	N Park Rd/Andersen Pl	TRAFFIC STOP
4/20/2026	21:04	FAREWAY/500 Croell Ave	SUSPICIOUS/ACT/PERS/VE
4/20/2026	21:29	Croell Ave/E Goldfinch Dr	TRAFFIC STOP
4/20/2026	21:50	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/20/2026	23:04	611 Lilac St	WELFARE CHECK
4/20/2026	23:17	HAWK WASH/777 E Marengo Rd	OUT WITH SUBJ
4/21/2026	2:05	KWIK STAR/401 W Village Dr	TRAFFIC STOP
4/21/2026	5:34	80/239East	TRAFFIC STOP

4/21/2026	5:45	80/237East	TRAFFIC STOP
4/21/2026	7:47	TIFFIN ELEMENTARY/104 N Park Rd	TR/SCHOOL PATROL
4/21/2026	9:14	TIFFIN WATER TOWER/750 S Park Rd	TR/SPEED TRAILER
4/21/2026	9:50	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/21/2026	10:09	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	HARASSMENT
4/21/2026	13:10	E Marengo Rd/Kimberlite St	TRAFFIC STOP
4/21/2026	14:28	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/21/2026	14:46	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/21/2026	15:20	MAVERICK/101 Village Dr	BUSINESS CHECK
4/21/2026	15:59	654 Croell Ave	ANIMAL/GENERAL
4/21/2026	16:38	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TRAFFIC STOP
4/21/2026	17:20	VERITAS CHURCH/700 Forevergreen Rd	TRAFFIC STOP
4/21/2026	17:29	TIFFIN CITY HALL/300 Railroad St	COMMUNITY POLICING
4/21/2026	19:24	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/21/2026	19:30	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	COMMUNITY POLICING
4/21/2026	20:08	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/MOTORIST ASSIST
4/21/2026	20:39	1201-1411 Aster Dr	FOOT PATROL
4/21/2026	22:45	Ireland Ave NW/80	TRAFFIC STOP
4/21/2026	23:10	E Marengo Rd/N Park Rd	TRAFFIC STOP
4/22/2026	0:33	80/238West	TRAFFIC STOP
4/22/2026	1:03	MEGASTORAGE TIFFIN/300 Greenfield Dr	FOOT PATROL
4/22/2026	3:42	625 Calla Lily Way	911 HANGUP
4/22/2026	6:48	Croell Ave/Oakdale Blvd	TR/TRAFFIC
4/22/2026	9:21	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	Z Overdose/Poisoning
4/22/2026	9:21	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	ZF1 Overdose/Poisoning
4/22/2026	9:21	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	E1 Overdose/Poisoning
4/22/2026	13:01	OAK HILL ELEMENTARY/504 N Park Rd	OUT FOR INVEST/FOLLOW
4/22/2026	13:20	Roberts Ferry Rd/Oakdale Blvd	TR/MOTORIST ASSIST
4/22/2026	13:41	CCA MIDDLE SCHOOL TRACK AND BASEBALL FIELD/315 W 3rd St	TR/SCHOOL PATROL
4/22/2026	14:13	S Park Rd/Hwy 6 NW	TRAFFIC STOP
4/22/2026	14:17	445 Iris Ct	OUT FOR INVEST/FOLLOW
4/22/2026	14:59	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/22/2026	20:46	Elizabeth Ln/Croell Ave	INTOXICATED
4/22/2026	21:49	VERITAS CHURCH/700 Forevergreen Rd	OPEN DOOR/WINDOW
4/22/2026	23:41	726 Blue Jay Ct	911 HANGUP
4/22/2026	23:55	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/23/2026	0:06	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/23/2026	1:29	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/23/2026	1:51	621 Calla Lily Way	THREATS
4/23/2026	2:36	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	FOOT PATROL
4/23/2026	4:22	36 East St	Z
4/23/2026	4:22	36 East St	ZF1

4/23/2026	4:22	36 East St	E1
4/23/2026	6:16	276 Hickory Ct	Z Stroke/Transient Ischemic
4/23/2026	6:16	276 Hickory Ct	ZF1 Stroke/Transient
4/23/2026	6:16	276 Hickory Ct	E1 Stroke/Transient Ischemic
4/23/2026	7:23	THE NEW YORK/1100 Andersen Pl	VEHICLE UNLOCK
4/23/2026	7:29	Boardwalk Ave/Forevergreen Rd	WELFARE CHECK
4/23/2026	8:12	TIFFIN WATER TOWER/750 S Park Rd	EXTRA PATROL REQUEST
4/23/2026	9:16	300 Railroad St	PHONE REQUEST
4/23/2026	9:44	300 N Park Rd	EXTRA PATROL REQUEST
4/23/2026	12:40	1816 Green Oak Ct	FIRE RESPONSE LAW
4/23/2026	12:40	1816 Green Oak Ct	F1 INVESTIGATION
4/23/2026	13:27	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	911 HANGUP
4/23/2026	14:04	621 Lilac St	GPS/MONITOR
4/23/2026	14:25	1071 Greenfield Dr	GPS/MONITOR
4/23/2026	16:02	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TR/SCHOOL PATROL
4/23/2026	16:20	520 Tulip Ct	MVA/HIT AND RUN PD
4/23/2026	16:24	Roberts Ferry Rd/Nightingale Dr	TR/MOTORIST ASSIST
4/23/2026	16:27	591 State St	Z Overdose/Poisoning
4/23/2026	16:27	591 State St	ZF1 Overdose/Poisoning
4/23/2026	16:27	591 State St	E1 Psychiatric/Abnormal
4/23/2026	16:56	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	PUBLIC ASSIST
4/23/2026	17:55	ISTORAGE/103 Village Dr	911 HANGUP
4/23/2026	17:56	80/237West	SUSPICIOUS/ACT/PERS/VE
4/23/2026	18:54	551 State St	WELFARE CHECK
4/23/2026	20:17	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/23/2026	20:51	519 Tulip Ct	OUT FOR INVEST/FOLLOW
4/23/2026	21:06	TIFFIN BASEBALL FIELDS/2793 Hwy 6 NW	OUT WITH SUBJ
4/23/2026	22:29	TIFFIN CITY HALL/300 Railroad St	SUSPICIOUS/ACT/PERS/VE
4/23/2026	23:39	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/24/2026	0:21	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/24/2026	2:23	ASTER VILLAGE/1401 Aster Dr	911 HANGUP
4/24/2026	3:10	TIFFIN DOG PARK/676-699 Kimberlite St	OUT WITH SUBJ
4/24/2026	7:32	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/24/2026	8:18	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/24/2026	8:39	518-531 Tulip Ct	PHONE REQUEST
4/24/2026	9:40	445 Iris Ct	OUT FOR INVEST/FOLLOW
4/24/2026	9:49	704 Redbird Run	SUSPICIOUS/ACT/PERS/VE
4/24/2026	10:21	CLEAR CREEK DOG RESORT/501 S Roberts Ferry Rd	COMMUNITY POLICING
4/24/2026	10:36	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/24/2026	10:50	461 Roberts Ferry Rd	TR/PARKING

4/24/2026	11:10	VERITAS CHURCH/700 Forevergreen Rd	OUT FOR INVEST/FOLLOW
4/24/2026	11:43	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	SCHOOL VISIT
4/24/2026	12:42	511 Iris AVE	WELFARE CHECK
4/24/2026	14:06	Village Dr/S Park Rd	TRAFFIC STOP
4/24/2026	14:34	W Marengo Rd/Deer View Ave	PHONE REQUEST
4/24/2026	14:41	TIFFIN ELEMENTARY/104 N Park Rd	TR/SCHOOL PATROL
4/24/2026	15:14	13 East St	F1 CITIZEN ASSIST
4/24/2026	16:01	Forevergreen Rd/Croell Ave	TRAFFIC STOP
4/24/2026	16:56	480 Roberts Ferry Rd	PUBLIC ASSIST
4/24/2026	17:34	TIFFIN CITY HALL/300 Railroad St	ESCORT/RELAY
4/24/2026	18:30	80/239East	TR/RECKLESS DRIVER
4/24/2026	19:07	80/237West	TRAFFIC STOP
4/24/2026	19:42	MAVERIK/101 Village Dr	FIRE RESPONSE LAW
4/24/2026	19:42	MAVERIK/101 Village Dr	F1 INVESTIGATION
4/24/2026	20:18	1439 Boardwalk Ave	FOOT PATROL
4/24/2026	20:30	MAVERIK/101 Village Dr	PHONE REQUEST
4/24/2026	21:05	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/24/2026	21:19	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/24/2026	21:21	36 East St	ASSIST OTHER AGENCY
4/24/2026	22:36	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	TRAFFIC STOP
4/24/2026	23:00	Croell Ave/Rolling Hills Dr	TRAFFIC STOP
4/25/2026	3:23	MAVERIK CONVENIENCE STORE/101 Village Dr	BUSINESS CHECK
4/25/2026	4:14	555 Kimberlite St	Z Unconscious/Fainting
4/25/2026	4:14	555 Kimberlite St	ZF1 Unconscious/Fainting
4/25/2026	4:14	555 Kimberlite St	E1 Unconscious/Fainting
4/25/2026	7:15	300 Railroad St	ADMIN/REPORT WRITING
4/25/2026	9:07	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	EXTRA PATROL REQUEST
4/25/2026	9:14	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/25/2026	9:22	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	INFO/ALL OTHER INFO
4/25/2026	9:48	311 E Marengo Rd	FOOT PATROL
4/25/2026	10:30	TIFFIN CITY PARK/809 E Marengo Rd	FOOT PATROL
4/25/2026	11:02	Forevergreen Rd/Green Oak Cir	TRAFFIC STOP
4/25/2026	11:29	MAVERIK/101 Village Dr	TRAFFIC STOP
4/25/2026	11:51	600-699 Rolling Hills Dr	TRAFFIC STOP
4/25/2026	12:30	MAVERICK/101 Village Dr	BUSINESS CHECK
4/25/2026	12:37	MAVERIK/101 Village Dr	TR/MOTORIST ASSIST
4/25/2026	14:10	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/25/2026	16:16	1240 Moon Flower Ave	TR/RECKLESS DRIVER
4/25/2026	17:46	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	BAR CHECK
4/25/2026	18:24	Village Dr/Mustang Dr	TR/MOTORIST ASSIST
4/25/2026	19:00	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/25/2026	19:11	36 East St	TRAFFIC STOP
4/25/2026	20:37	36 East St	TRAFFIC STOP
4/25/2026	21:34	Roberts Ferry Rd/W Goldfinch Dr	TRAFFIC STOP
4/25/2026	22:21	E Marengo Rd/N Park Rd	TR/RECKLESS DRIVER
4/25/2026	22:23	E Marengo Rd/N Park Rd	ASSIST OTHER AGENCY
4/25/2026	23:10	W Marengo Rd/Deer View Ave	TRAFFIC STOP
4/25/2026	23:42	Ireland Ave NW/Village Dr	TRAFFIC STOP
4/26/2026	0:01	Roberts Ferry Rd/Oakdale Blvd	TRAFFIC STOP
4/26/2026	0:27	80/380South	TR/OWI

4/26/2026	0:55	704 Magnolia Way	DIST/NOISE GENERAL
4/26/2026	3:51	KWIK STAR/401 W Village Dr	PUBLIC ASSIST
4/26/2026	6:29	218/96South	TRAFFIC STOP
4/26/2026	6:36	KWIK STAR/401 W Village Dr	Z Chest Pain
4/26/2026	6:36	KWIK STAR/401 W Village Dr	ZF1 Chest Pain
4/26/2026	6:36	KWIK STAR/401 W Village Dr	E1 Chest Pain
4/26/2026	10:00	TIFFIN BASEBALL FIELDS/2793 Hwy 6 NW	COMMUNITY POLICING
4/26/2026	10:54	CASEYS/403 Stephans St	BUSINESS CHECK
4/26/2026	14:05	478 RJ Dr	BURGLARY/RESIDENTIAL
4/26/2026	17:19	511 Iris AVE	WELFARE CHECK
4/26/2026	19:07	480 Roberts Ferry Rd	DIST/CIVIL DISPUTE
4/26/2026	19:34	611 Owen St	JUV/GENERAL
4/26/2026	20:09	255 Woodfield Dr	DIST/DOMESTIC
4/26/2026	21:39	Ireland Ave NW/80	TRAFFIC STOP
4/26/2026	22:06	Village Dr/Club House Dr	TRAFFIC STOP
4/26/2026	22:20	818 Appaloosa Dr	WELFARE CHECK
4/26/2026	22:59	Ireland Ave NW/East St	TRAFFIC STOP
4/26/2026	23:49	1439 Boardwalk Ave	FOOT PATROL
4/27/2026	0:12	CLEAR CREEK DOG RESORT/501 S Roberts Ferry Rd	TRAFFIC STOP
4/27/2026	8:06	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	TR/SCHOOL PATROL
4/27/2026	9:57	TIFFIN WATER TOWER/750 S Park Rd	EXTRA PATROL REQUEST
4/27/2026	10:52	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	TRESPASS
4/27/2026	12:59	KWIK STAR/401 W Village Dr	TRAFFIC STOP
4/27/2026	13:06	E Marengo Rd/Main St	TRAFFIC STOP
4/27/2026	13:18	80/Ireland Ave NW	MVA/PROPERTY DAMAGE
4/27/2026	13:39	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	JUV/GENERAL
4/27/2026	15:07	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	CIVIL TOW
4/27/2026	15:54	405 Kimberlite St	LITTERING/ILLEGAL
4/27/2026	17:07	Dogwood Ln/Linden Ln	TRAFFIC STOP
4/27/2026	17:27	80/238East	TR/RECKLESS DRIVER
4/27/2026	17:54	231 Cherry Ln	Z Unconscious/Fainting
4/27/2026	17:54	231 Cherry Ln	ZF1 Unconscious/Fainting
4/27/2026	17:54	231 Cherry Ln	E1 Unconscious/Fainting
4/27/2026	18:05	1107 Croell Ave	911 HANGUP
4/27/2026	19:04	CITY OF TIFFIN/300 Railroad St	PHONE REQUEST
4/27/2026	19:46	520 Tulip Ct	OUT FOR INVEST/FOLLOW
4/27/2026	21:36	THE DEPOT EXPRESS/221 W Marengo Rd	TRAFFIC STOP
4/27/2026	22:00	MAVERIK/101 Village Dr	TRAFFIC STOP
4/27/2026	22:01	W Goldfinch Dr/Redbird Run	TRAFFIC STOP
4/27/2026	22:10	S Roberts Ferry Rd/W 3rd St	TRAFFIC STOP
4/27/2026	23:32	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/27/2026	23:59	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/28/2026	0:20	S Roberts Ferry Rd/East St	TRAFFIC STOP
4/28/2026	0:55	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/28/2026	1:13	Lilac St/Potter St	TRAFFIC STOP
4/28/2026	2:16	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	FOOT PATROL
4/28/2026	3:21	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	OUT WITH SUBJ
4/28/2026	8:00	CLEAR CREEK AMANA HIGH SCHOOL/551 W	TR/SCHOOL PATROL

## Marengo Rd

4/28/2026	9:07	NEUMILLER ELECTRIC/251 Greenfield Dr	TR/PARKING
4/28/2026	9:22	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	SCHOOL VISIT
4/28/2026	11:43	CLEAR CREEK AMANA HIGH SCHOOL/551 W Marengo Rd	HARASSMENT
4/28/2026	13:43	80/239East	TRAFFIC STOP
4/28/2026	14:50	532 Rolling Hills Dr	SOLICITOR
4/28/2026	15:17	405 Kimberlite St	Z Sick Person
4/28/2026	15:17	405 Kimberlite St	ZF1 Sick Person
4/28/2026	15:17	405 Kimberlite St	E1 Breathing Problems
4/28/2026	16:51	HAWK WASH/777 E Marengo Rd	TR/RECKLESS DRIVER
4/28/2026	17:21	Deer View Ave/Jackson St	911 HANGUP
4/28/2026	17:32	KWIK STAR/401 W Village Dr	PHONE REQUEST
4/28/2026	19:16	Oakdale Blvd/Creekside Dr	TRAFFIC STOP
4/28/2026	19:42	100 E Marengo Rd	OUT WITH SUBJ
4/28/2026	20:10	Village Dr/S Park Rd	TRAFFIC STOP
4/28/2026	20:21	MAVERIK/101 Village Dr	TRAFFIC STOP
4/28/2026	21:21	Croell Ave/Dogwood Ln	TRAFFIC STOP
4/28/2026	21:39	Oakdale Blvd/Ella Ave	TRAFFIC STOP
4/28/2026	22:20	FIRING PIN/1750 N Park Rd	FOOT PATROL
4/28/2026	22:45	State St/Goldenrod St	SUSPICIOUS/ACT/PERS/VE
4/29/2026	0:14	KWIK STAR/401 W Village Dr	BUSINESS CHECK
4/29/2026	0:29	ELITE HOME AUDIO/220 Greenfield Dr	EXTRA PATROL REQUEST
4/29/2026	1:07	1439 Boardwalk Ave	EXTRA PATROL REQUEST
4/29/2026	2:27	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	FOOT PATROL
4/29/2026	5:07	455 Kimberlite St	Z Sick Person
4/29/2026	5:07	455 Kimberlite St	ZF1 Sick Person
4/29/2026	5:07	455 Kimberlite St	E1 Heart Problems/AICD
4/29/2026	5:53	ASTER VILLAGE/1201 Aster Dr	911 HANGUP
4/29/2026	7:19	NEUMILLER ELECTRIC/251 Greenfield Dr	TR/PARKING
4/29/2026	7:34	TIFFIN ELEMENTARY/104 N Park Rd	TR/SCHOOL PATROL
4/29/2026	8:19	MAVERIK/101 Village Dr	DIST/NOISE GENERAL
4/29/2026	10:04	233 Woodfield Ct	Z Unconscious/Fainting
4/29/2026	10:04	233 Woodfield Ct	ZF1 Unconscious/Fainting
4/29/2026	10:04	233 Woodfield Ct	E1 Unconscious/Fainting
4/29/2026	10:40	1811 Green Oak Ct	PROPERTY/FOUND
4/29/2026	10:51	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	PHONE REQUEST
4/29/2026	12:26	Ridgeway Dr/Horizon Dr	SUSPICIOUS/ACT/PERS/VE
4/29/2026	12:31	SPROUT KIDS ACADEMY/400 Elderberry St	ANIMAL/FOUND
4/29/2026	12:57	205 Ridgeway Dr	SOLICITOR
4/29/2026	13:41	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	PHONE REQUEST
4/29/2026	14:00	E Marengo Rd/N Park Rd	TR/RECKLESS DRIVER
4/29/2026	14:27	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/29/2026	14:40	TIFFIN PUBLIC WORKS/201 Railroad St	TR/SPEED TRAILER
4/29/2026	14:55	321 Summerhays St	OUT FOR INVEST/FOLLOW
4/29/2026	15:04	511 Iris AVE	Z Psychiatric/Abnormal
4/29/2026	15:04	511 Iris AVE	ZF1 Psychiatric/Abnormal
4/29/2026	15:04	511 Iris AVE	E1 Psychiatric/Abnormal

4/29/2026	15:59	627 Maddie Ln	OUT FOR INVEST/FOLLOW
4/29/2026	17:55	Ireland Ave NW/80	MVA/PROPERTY DAMAGE
4/29/2026	19:03	TIFFIN CITY PARK/809 E Marengo Rd	COMMUNITY POLICING
4/29/2026	19:37	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	BAR CHECK
4/29/2026	19:57	80/239East	TRAFFIC STOP
4/29/2026	21:24	321 Summerhays St	E1 MED GEN CODE 2
4/29/2026	21:24	321 Summerhays St	WELFARE CHECK
4/30/2026	6:51	602 Lilac St	MVA/HIT AND RUN PD
4/30/2026	7:43	OAK HILL ELEMENTARY/504 N Park Rd	TR/SCHOOL PATROL
4/30/2026	8:24	CLEAR CREEK AMANA MIDDLE SCHOOL/311 W Marengo Rd	911 HANGUP
4/30/2026	8:44	TIFFIN PUBLIC WORKS/201 Railroad St	TR/SPEED TRAILER
4/30/2026	9:13	1201 Moon Flower AVE	DEPENDENT/ELDER
4/30/2026	9:13	THE DEPOT EXPRESS/221 W Marengo Rd	BUSINESS CHECK
4/30/2026	10:47	Forevergreen Rd/Jasper Ave NW	TR/MOTORIST ASSIST
4/30/2026	14:39	TIFFIN CITY HALL/300 Railroad St	PHONE REQUEST
4/30/2026	14:41	1201 Moon Flower AVE	PHONE REQUEST
4/30/2026	15:28	CCA MIDDLE SCHOOL TRACK AND BASEBALL FIELD/315 W 3rd St	TR/SCHOOL PATROL
4/30/2026	16:18	Forevergreen Rd/N Park Rd	TR/MOTORIST ASSIST
4/30/2026	16:21	1201 Moon Flower AVE	PHONE REQUEST
4/30/2026	18:09	PINSOCIAL(PINSEEKERS)/1515 Andersen PL	BAR CHECK
4/30/2026	19:37	380/80South	TRAFFIC STOP
4/30/2026	22:39	TIFFIN CITY PARK/809 E Marengo Rd	OUT WITH SUBJ
4/30/2026	22:50	POTTER PARK/POTTER PARK	FOOT PATROL
4/30/2026	23:30	Village Dr/S Park Rd	TR/SPEED TRAILER

**Total: 670**



TIFFIN, IA

# Monthly Activity Report

## Group Summary

Account Typ...	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
<b>Fund: 001 - General Fund</b>												
Revenue	186,967.59	147,233.70	83,874.61	271,921.35	1,442,172.79	211,423.23	156,642.61	152,395.27	69,262.36	191,143.60	1,263,369.77	150,313.34
Expense	223,659.53	293,917.66	335,523.46	275,455.34	334,495.41	219,124.14	419,570.23	554,412.80	244,252.02	435,466.08	644,790.85	257,433.23
<b>Fund 001 Surplus (Deficit):</b>	<b>-36,691.94</b>	<b>-146,683.96</b>	<b>-251,648.85</b>	<b>-3,533.99</b>	<b>1,107,677.38</b>	<b>-7,700.91</b>	<b>-262,927.62</b>	<b>-402,017.53</b>	<b>-174,989.66</b>	<b>-244,322.48</b>	<b>618,578.92</b>	<b>-107,119.89</b>
<b>Fund: 110 - Road Use Tax</b>												
Revenue	70,576.80	49,291.09	51,599.05	71,822.83	50,404.41	55,026.34	50,068.53	296,469.06	40,980.55	42,826.34	51,876.41	174,653.75
Expense	41,383.79	32,239.21	71,818.14	299,081.63	46,628.60	76,523.33	103,844.13	83,702.78	46,204.16	55,983.57	56,020.99	23,980.97
<b>Fund 110 Surplus (Deficit):</b>	<b>29,193.01</b>	<b>17,051.88</b>	<b>-20,219.09</b>	<b>-227,258.80</b>	<b>3,775.81</b>	<b>-21,496.99</b>	<b>-53,775.60</b>	<b>212,766.28</b>	<b>-5,223.61</b>	<b>-13,157.23</b>	<b>-4,144.58</b>	<b>150,672.78</b>
<b>Fund: 112 - Employee Benefit</b>												
Revenue	1,834.81	1,062.02	0.00	10,685.47	76,893.92	6,197.07	3,238.15	175,628.24	446.40	3,441.46	74,996.80	131,663.06
Expense	30,836.91	22,048.42	53,194.83	16,856.77	43,847.46	27,342.98	18,301.06	48,264.93	16,995.05	38,113.39	31,716.12	8,862.74
<b>Fund 112 Surplus (Deficit):</b>	<b>-29,002.10</b>	<b>-20,986.40</b>	<b>-53,194.83</b>	<b>-6,171.30</b>	<b>33,046.46</b>	<b>-21,145.91</b>	<b>-15,062.91</b>	<b>127,363.31</b>	<b>-16,548.65</b>	<b>-34,671.93</b>	<b>43,280.68</b>	<b>122,800.32</b>
<b>Fund: 121 - Local Option Sales Tax</b>												
Revenue	56,325.80	96,067.76	66,657.06	84,670.39	89,242.89	0.00	154,551.64	106,910.36	55,635.99	75,950.21	91,290.89	0.00
Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	277,083.38	0.00	0.00	0.00	239,583.24
<b>Fund 121 Surplus (Deficit):</b>	<b>56,325.80</b>	<b>96,067.76</b>	<b>66,657.06</b>	<b>84,670.39</b>	<b>89,242.89</b>	<b>0.00</b>	<b>154,551.64</b>	<b>-170,173.02</b>	<b>55,635.99</b>	<b>75,950.21</b>	<b>91,290.89</b>	<b>-239,583.24</b>
<b>Fund: 125 - TIF</b>												
Revenue	8,966.33	23,891.08	0.00	130,424.38	1,372,063.65	78,221.81	71,855.18	30,757.70	2,050.19	33,302.07	1,018,803.17	93,014.10
Expense	240,504.42	0.00	0.00	0.00	0.00	0.00	367,426.41	1,088,798.76	0.00	0.00	0.00	777,713.24
<b>Fund 125 Surplus (Deficit):</b>	<b>-231,538.09</b>	<b>23,891.08</b>	<b>0.00</b>	<b>130,424.38</b>	<b>1,372,063.65</b>	<b>78,221.81</b>	<b>-295,571.23</b>	<b>-1,058,041.06</b>	<b>2,050.19</b>	<b>33,302.07</b>	<b>1,018,803.17</b>	<b>-684,699.14</b>
<b>Fund: 200 - Debt Service</b>												
Revenue	8,262.64	6,608.97	0.00	76,966.15	602,493.78	44,916.76	26,951.86	1,274,767.01	2,834.12	23,811.99	551,801.21	941,601.46
Expense	0.00	2,050.00	0.00	1,200.00	0.00	411,325.84	550.00	0.00	0.00	900.00	0.00	0.00
<b>Fund 200 Surplus (Deficit):</b>	<b>8,262.64</b>	<b>4,558.97</b>	<b>0.00</b>	<b>75,766.15</b>	<b>602,493.78</b>	<b>-366,409.08</b>	<b>26,401.86</b>	<b>1,274,767.01</b>	<b>2,834.12</b>	<b>22,911.99</b>	<b>551,801.21</b>	<b>941,601.46</b>
<b>Fund: 301 - DEVELOPER - ESCROW</b>												
Revenue	0.00	19,881.40	0.00	0.00	0.00	81,540.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense	397,508.10	22,000.00	0.00	0.00	75,773.50	0.00	0.00	0.00	0.00	0.00	87,000.00	0.00
<b>Fund 301 Surplus (Deficit):</b>	<b>-397,508.10</b>	<b>-2,118.60</b>	<b>0.00</b>	<b>0.00</b>	<b>-75,773.50</b>	<b>81,540.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-87,000.00</b>	<b>0.00</b>
<b>Fund: 304 - TIFFIN WEST - DEVELOPER REIMBURSEMENT</b>												
Expense	0.00	281,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Fund 304 Total:</b>	<b>0.00</b>	<b>281,350.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 307 - Park Road Paving</b>												
Revenue	0.00	230,446.29	0.00	909,553.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monthly Activity Report

Account Typ...	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
Expense	57,878.47	782,736.91	877,094.51	862,777.64	183,237.66	67,514.80	252,990.97	8,426.61	7,248.98	32,662.34	411,253.94	357,065.04
<b>Fund 307 Surplus (Deficit):</b>	<b>-57,878.47</b>	<b>-552,290.62</b>	<b>-877,094.51</b>	<b>46,776.07</b>	<b>-183,237.66</b>	<b>-67,514.80</b>	<b>-252,990.97</b>	<b>-8,426.61</b>	<b>-7,248.98</b>	<b>-32,662.34</b>	<b>-411,253.94</b>	<b>-357,065.04</b>
<b>Fund: 309 - US HWY 6 RECONSTRUCTION</b>												
Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,125.00	0.00
Expense	30,140.25	12,056.10	0.00	30,878.45	17,777.10	17,623.60	150.00	49,263.40	0.00	97,031.75	62,198.50	35,614.50
<b>Fund 309 Surplus (Deficit):</b>	<b>-30,140.25</b>	<b>-12,056.10</b>	<b>0.00</b>	<b>-30,878.45</b>	<b>-17,777.10</b>	<b>-17,623.60</b>	<b>-150.00</b>	<b>-49,263.40</b>	<b>0.00</b>	<b>-97,031.75</b>	<b>-56,073.50</b>	<b>-35,614.50</b>
<b>Fund: 316 - GO Bonds</b>												
Revenue	1,933.49	1,937.10	1,815.51	2,006.83	1,947.86	251.81	0.00	0.00	17,614.17	38,884.94	38,993.60	0.00
<b>Fund 316 Total:</b>	<b>1,933.49</b>	<b>1,937.10</b>	<b>1,815.51</b>	<b>2,006.83</b>	<b>1,947.86</b>	<b>251.81</b>	<b>0.00</b>	<b>0.00</b>	<b>17,614.17</b>	<b>38,884.94</b>	<b>38,993.60</b>	<b>0.00</b>
<b>Fund: 326 - Town Center Land Purch</b>												
Expense	236,908.00	-20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Fund 326 Total:</b>	<b>236,908.00</b>	<b>-20.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 330 - Tiffin Firetruck</b>												
Expense	70,110.17	28.77	500.25	0.00	5,645.00	830,698.15	420.77	10,825.16	0.00	0.00	0.00	0.00
<b>Fund 330 Total:</b>	<b>70,110.17</b>	<b>28.77</b>	<b>500.25</b>	<b>0.00</b>	<b>5,645.00</b>	<b>830,698.15</b>	<b>420.77</b>	<b>10,825.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 335 - Forevergreen Rd Pjt</b>												
Expense	365.00	0.00	42.50	0.00	141,853.17	1,257.81	6,841.25	0.00	50.00	0.00	0.00	0.00
<b>Fund 335 Total:</b>	<b>365.00</b>	<b>0.00</b>	<b>42.50</b>	<b>0.00</b>	<b>141,853.17</b>	<b>1,257.81</b>	<b>6,841.25</b>	<b>0.00</b>	<b>50.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 339 - Original Town PH3</b>												
Expense	0.00	2,900.00	758,438.68	236,373.31	41,307.50	223,474.07	30,264.10	0.00	222,695.29	0.00	0.00	7,915.00
<b>Fund 339 Total:</b>	<b>0.00</b>	<b>2,900.00</b>	<b>758,438.68</b>	<b>236,373.31</b>	<b>41,307.50</b>	<b>223,474.07</b>	<b>30,264.10</b>	<b>0.00</b>	<b>222,695.29</b>	<b>0.00</b>	<b>0.00</b>	<b>7,915.00</b>
<b>Fund: 340 - Recreation Center</b>												
Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,335,024.35	0.00	0.00	0.00
Expense	335,713.95	274,181.04	293,836.97	31,457.96	195,309.74	1,592,950.79	631,921.58	13,915.20	1,972,366.18	8,875.75	1,195,938.04	29,802.00
<b>Fund 340 Surplus (Deficit):</b>	<b>-335,713.95</b>	<b>-274,181.04</b>	<b>-293,836.97</b>	<b>-31,457.96</b>	<b>-195,309.74</b>	<b>-1,592,950.79</b>	<b>-631,921.58</b>	<b>-13,915.20</b>	<b>11,362,658.17</b>	<b>-8,875.75</b>	<b>-1,195,938.04</b>	<b>-29,802.00</b>
<b>Fund: 345 - JOINT PUBLIC SAFETY BUILDING</b>												
Expense	450.00	0.00	0.00	0.00	0.00	39.06	0.00	0.00	0.00	420.00	157.50	0.00
<b>Fund 345 Total:</b>	<b>450.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>39.06</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>420.00</b>	<b>157.50</b>	<b>0.00</b>
<b>Fund: 346 - FIRE EQUIPMENT</b>												
Expense	0.00	0.00	0.00	0.00	0.00	10,120.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Fund 346 Total:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,120.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 600 - Water</b>												
Revenue	107,665.02	137,893.90	110,001.95	160,770.85	183,812.12	158,526.48	157,066.33	145,394.96	125,792.70	154,299.58	143,539.85	41,903.67
Expense	69,599.71	242,510.35	123,774.71	111,053.76	88,261.79	90,118.78	63,029.47	110,606.90	84,471.31	144,188.31	95,985.52	49,030.68
<b>Fund 600 Surplus (Deficit):</b>	<b>38,065.31</b>	<b>-104,616.45</b>	<b>-13,772.76</b>	<b>49,717.09</b>	<b>95,550.33</b>	<b>68,407.70</b>	<b>94,036.86</b>	<b>34,788.06</b>	<b>41,321.39</b>	<b>10,111.27</b>	<b>47,554.33</b>	<b>-7,127.01</b>
<b>Fund: 608 - WATER TREATMENT PLANT</b>												
Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,041,199.32	589,238.29	358,830.33	1,210,696.33
Expense	0.00	19,812.60	478,842.42	766.00	366,557.87	433,204.19	530,812.83	0.00	179,969.41	589,238.29	358,830.33	1,210,696.33

Monthly Activity Report

Account Typ...	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
<b>Fund 608 Surplus (Deficit):</b>	<b>0.00</b>	<b>-19,812.60</b>	<b>-478,842.42</b>	<b>-766.00</b>	<b>-366,557.87</b>	<b>-433,204.19</b>	<b>-530,812.83</b>	<b>0.00</b>	<b>1,861,229.91</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Fund: 610 - Sewer</b>												
Revenue	124,504.80	139,486.56	127,373.79	128,300.62	143,498.30	136,288.37	130,615.87	121,552.92	124,145.59	130,193.09	123,837.71	43,756.43
Expense	46,865.97	86,394.05	145,620.10	77,299.87	54,287.04	48,059.00	40,777.67	418,109.95	52,883.38	128,490.28	126,719.54	252,182.65
<b>Fund 610 Surplus (Deficit):</b>	<b>77,638.83</b>	<b>53,092.51</b>	<b>-18,246.31</b>	<b>51,000.75</b>	<b>89,211.26</b>	<b>88,229.37</b>	<b>89,838.20</b>	<b>-296,557.03</b>	<b>71,262.21</b>	<b>1,702.81</b>	<b>-2,881.83</b>	<b>-208,426.22</b>
<b>Fund: 611 - Sewer Sinking</b>												
Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223,056.26	0.00	0.00	0.00	214,156.77
Expense	471,860.43	0.00	0.00	0.00	0.00	0.00	37,228.77	0.00	0.00	0.00	0.00	0.00
<b>Fund 611 Surplus (Deficit):</b>	<b>-471,860.43</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-37,228.77</b>	<b>223,056.26</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>214,156.77</b>
<b>Fund: 670 - Recycling/Garbage</b>												
Revenue	44,343.27	45,832.27	44,846.79	44,848.27	45,638.14	46,135.21	45,713.85	46,621.76	46,119.60	46,022.91	47,057.21	14,174.38
Expense	43,664.13	0.00	86,672.00	44,109.00	44,049.00	44,049.00	44,049.00	44,049.00	44,049.00	44,049.00	44,049.00	0.00
<b>Fund 670 Surplus (Deficit):</b>	<b>679.14</b>	<b>45,832.27</b>	<b>-41,825.21</b>	<b>739.27</b>	<b>1,589.14</b>	<b>2,086.21</b>	<b>1,664.85</b>	<b>2,572.76</b>	<b>2,070.60</b>	<b>1,973.91</b>	<b>3,008.21</b>	<b>14,174.38</b>
<b>Fund: 740 - Storm Water</b>												
Revenue	10,541.35	11,000.05	10,562.95	10,783.11	11,180.78	11,231.68	11,069.35	11,242.98	11,032.81	10,957.17	11,363.92	4,305.86
Expense	449.88	14,680.22	4,967.50	0.00	22,425.86	0.00	0.00	27.50	0.00	0.00	0.00	0.00
<b>Fund 740 Surplus (Deficit):</b>	<b>10,091.47</b>	<b>-3,680.17</b>	<b>5,595.45</b>	<b>10,783.11</b>	<b>-11,245.08</b>	<b>11,231.68</b>	<b>11,069.35</b>	<b>11,215.48</b>	<b>11,032.81</b>	<b>10,957.17</b>	<b>11,363.92</b>	<b>4,305.86</b>
<b>Total Surplus (Deficit):</b>	<b>-1,675,976.81</b>	<b>-1,178,253.14</b>	<b>-2,733,594.36</b>	<b>-84,555.77</b>	<b>2,357,891.94</b>	<b>-3,263,666.78</b>	<b>-1,740,404.87</b>	<b>-122,689.85</b>	<b>13,000,953.37</b>	<b>-235,347.11</b>	<b>667,225.54</b>	<b>-229,640.47</b>

Monthly Activity Report

Fund Summary

Fund	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026
001 - General Fund	-36,691.94	-146,683.96	-251,648.85	-3,533.99	1,107,677.38	-7,700.91	-262,927.62	-402,017.53	-174,989.66	-244,322.48	618,578.92	-107,119.89
110 - Road Use Tax	29,193.01	17,051.88	-20,219.09	-227,258.80	3,775.81	-21,496.99	-53,775.60	212,766.28	-5,223.61	-13,157.23	-4,144.58	150,672.78
112 - Employee Benefit	-29,002.10	-20,986.40	-53,194.83	-6,171.30	33,046.46	-21,145.91	-15,062.91	127,363.31	-16,548.65	-34,671.93	43,280.68	122,800.32
121 - Local Option Sales Tax	56,325.80	96,067.76	66,657.06	84,670.39	89,242.89	0.00	154,551.64	-170,173.02	55,635.99	75,950.21	91,290.89	-239,583.24
125 - TIF	-231,538.09	23,891.08	0.00	130,424.38	1,372,063.65	78,221.81	-295,571.23	-1,058,041.06	2,050.19	33,302.07	1,018,803.17	-684,699.14
200 - Debt Service	8,262.64	4,558.97	0.00	75,766.15	602,493.78	-366,409.08	26,401.86	1,274,767.01	2,834.12	22,911.99	551,801.21	941,601.46
301 - DEVELOPER - ESCROW	-397,508.10	-2,118.60	0.00	0.00	-75,773.50	81,540.00	0.00	0.00	0.00	0.00	-87,000.00	0.00
304 - TIFFIN WEST - DEVELO...	0.00	-281,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307 - Park Road Paving	-57,878.47	-552,290.62	-877,094.51	46,776.07	-183,237.66	-67,514.80	-252,990.97	-8,426.61	-7,248.98	-32,662.34	-411,253.94	-357,065.04
309 - US HWY 6 RECONSTRU...	-30,140.25	-12,056.10	0.00	-30,878.45	-17,777.10	-17,623.60	-150.00	-49,263.40	0.00	-97,031.75	-56,073.50	-35,614.50
316 - GO Bonds	1,933.49	1,937.10	1,815.51	2,006.83	1,947.86	251.81	0.00	0.00	17,614.17	38,884.94	38,993.60	0.00
326 - Town Center Land Purch	-236,908.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 - Tiffin Firetruck	-70,110.17	-28.77	-500.25	0.00	-5,645.00	-830,698.15	-420.77	-10,825.16	0.00	0.00	0.00	0.00
335 - Forevergreen Rd Pjt	-365.00	0.00	-42.50	0.00	-141,853.17	-1,257.81	-6,841.25	0.00	-50.00	0.00	0.00	0.00
339 - Original Town PH3	0.00	-2,900.00	-758,438.68	-236,373.31	-41,307.50	-223,474.07	-30,264.10	0.00	-222,695.29	0.00	0.00	-7,915.00
340 - Recreation Center	-335,713.95	-274,181.04	-293,836.97	-31,457.96	-195,309.74	-1,592,950.79	-631,921.58	-13,915.20	11,362,658.17	-8,875.75	-1,195,938.04	-29,802.00
345 - JOINT PUBLIC SAFETY ...	-450.00	0.00	0.00	0.00	0.00	-39.06	0.00	0.00	0.00	-420.00	-157.50	0.00
346 - FIRE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	-10,120.00	0.00	0.00	0.00	0.00	0.00	0.00
600 - Water	38,065.31	-104,616.45	-13,772.76	49,717.09	95,550.33	68,407.70	94,036.86	34,788.06	41,321.39	10,111.27	47,554.33	-7,127.01
608 - WATER TREATMENT PL...	0.00	-19,812.60	-478,842.42	-766.00	-366,557.87	-433,204.19	-530,812.83	0.00	1,861,229.91	0.00	0.00	0.00
610 - Sewer	77,638.83	53,092.51	-18,246.31	51,000.75	89,211.26	88,229.37	89,838.20	-296,557.03	71,262.21	1,702.81	-2,881.83	-208,426.22
611 - Sewer Sinking	-471,860.43	0.00	0.00	0.00	0.00	0.00	-37,228.77	223,056.26	0.00	0.00	0.00	214,156.77
670 - Recycling/Garbage	679.14	45,832.27	-41,825.21	739.27	1,589.14	2,086.21	1,664.85	2,572.76	2,070.60	1,973.91	3,008.21	14,174.38
740 - Storm Water	10,091.47	-3,680.17	5,595.45	10,783.11	-11,245.08	11,231.68	11,069.35	11,215.48	11,032.81	10,957.17	11,363.92	4,305.86
<b>Total Surplus (Deficit):</b>	<b>-1,675,976.81</b>	<b>-1,178,253.14</b>	<b>-2,733,594.36</b>	<b>-84,555.77</b>	<b>2,357,891.94</b>	<b>-3,263,666.78</b>	<b>-1,740,404.87</b>	<b>-122,689.85</b>	<b>13,000,953.37</b>	<b>-235,347.11</b>	<b>667,225.54</b>	<b>-229,640.47</b>

# Tiffin Community Recreation Center Monthly Report

OWNER REPORT | April 2026

Miron Project Number 250120





## ABOUT MIRON

### OUR VISION & VALUES

We recently embarked on a journey to define core values that are a more accurate reflection of Miron's culture and what we bring to every project we are honored to undertake.

Through listening sessions with employees from every facet of our organization, we gathered stories, shared experiences, and discovered commonalities, ultimately identifying values authentic to who we are today, and who we want to be for the next 100+ years.

At Miron, we **Stay Grounded, Think Big, Rally Together, Dig Deep, and Build Legacies.**

Our team lives out these core values every day. We put an emphasis on building lasting relationships and fulfilling the commitments we make to our clients, our partners, and each other.

As your partner throughout the construction process, we rely on transparent communication and focus on the details, standing behind our work and providing unparalleled service.

Our *commitment* reaches beyond construction;  
our *passion* brings *dreams* to life.



# Table of Contents

---

Executive Summary

Action Items

Design Items

Quality

Construction Summary

Risk Management

Progress Photos

Contract Summary

Contingency Summary

Supporting Documentation & Resources

## KEY PROJECT DRIVERS

- Create inviting recreation center
- Communication with the City and Public
- Cost



# Distribution List

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# Executive Summary

## Overview

Major progress has been made in the month of April. We were able to get all the exterior metal siding, fascia, and gutters completed. On the inside, metal studs have brought the space to life. Interior framing is progressing on the North side while drywall is being installed in the Southwest corner. Our mechanical, plumbing, electrical, and fire protection contractors have been busy as well. In wall rough-ins are around 90% complete with all plumbing completed. Overhead ductwork is being ran throughout the first floor, while fire protection lines have been installed on 2<sup>nd</sup> floor and on the North side. Interior metal siding on 2<sup>nd</sup> floor has begun installation as well. Our concrete team finished all interior pours this month with the gym floor and the concrete bench.

## Major Milestones / Accomplishments

- Exterior metal panels, fascia, and gutters complete
- All interior concrete is poured

## Upcoming Milestones

- Start of drywall taping and sanding activities
- Start of interior painting (end of May)

## Key Issues and Concerns

- Staying on top of any last-minute rough-in additions, i.e. motorized shades





# Design/Action Items

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## Accomplishments

- Release 2 options to rework the SW mechanical enclosure and grade
  - Awaiting response from the owner on which option

## Upcoming Submittals/Design Deliverables

- ASI-XX: Addition of motorized shades along the windows at the gym

## Submittals

- N/A
- Will begin to start working on O&M items that can be submitted

## Requests for Information

- 36 Total RFI's
- 7 RFI's this month
- 0 Pending answers
  - 0 over due

## Areas of Concern / Focus

- ASI's to be released:
  - Addition of motorized shades along the windows at the gym



*Get involved, respond with urgency, and work as a team to get the job done. Leverage the strengths of each individual and overcome obstacles as one.*



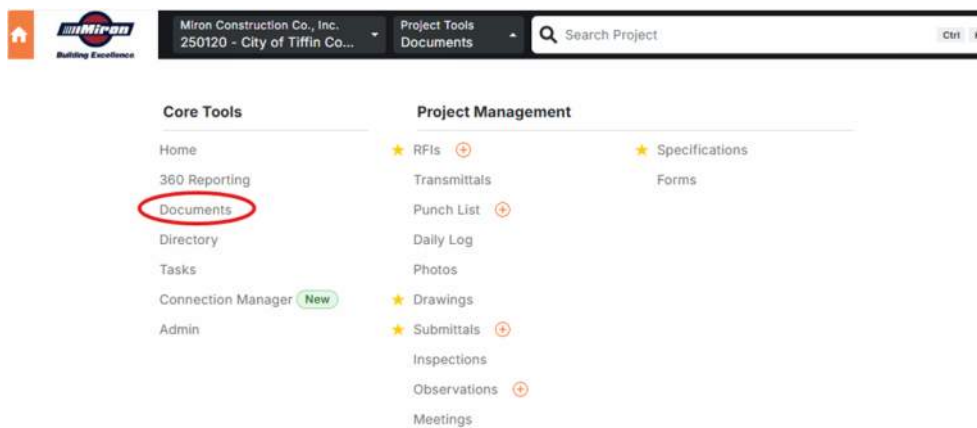
# Quality

## Inspections

- See attached “Daily Log Inspections”

## Test Results

- Can be found in Procore. See below for accessibility.
  - Log into your Procore account and select 250120 – City of Tiffin Community Recreation Center
  - Under Project Tools click “Documents” under Core Tools



- In the file tree select the Testing Reports Folder

## Quality Issues & Resolution

- N/A

## Upcoming Preinstallation Meetings

- N/A



*Bring the passion, keep moving forward, and stay focused on the results. Champion the competitive spirit, make the most of every opportunity, and stay hungry.*



# Construction Summary

## Schedule Update

### Scheduled April Activities:

- Foundation backfill (95%)
- PEMB Roofing (100%)
- PEMB exterior metal panels (100%)
- Slab on grade (100%)
- Interior metal studs (85%)
- Mechanical, Electrical, Plumbing (MEP) rough in's
  - Inwall (90%)
  - Overhead (50%)
- Hanging drywall (15%)

### Scheduled May Activities:

- Hang and finish drywall
- Continuing with Mechanical, Electrical, Plumbing (MEP) rough in's (in wall and overhead)
- Painting

## Manpower Report

List of major subcontractors & number of employees onsite:

Total number of employees: 35

- AAA Mechanical – 4
- Cedar Valley Steel – 2
- Ilten's – 3
- Merit Construction – 1
- Miron Concrete/General Trades – 6
- Miron Construction Manager – 2
- Pearson Wall Systems – 4
- Price Electric – 3
- SG Construction – 8
- Tri-City Fire Protection – 2

## Delays

- Weather – See Daily Log Weather Report
  - 0 days in April
    - Weather delays are no longer on critical path and will be removed.
- Materials & Labor
  - N/A

## Key Issues / Concerns & Recommended Action Steps

- Drywall contractor manpower – increased workers the last week of April

*Deliver unmatched quality, create meaningful connections, and craft unforgettable experiences in everything we do. Capture what truly matters and find ways to inspire.*



# Risk Management

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## Key Safety Statements & Focus Issues

The below safety topics are areas of focus for this month:

- Fall protection – Miron’s 2<sup>nd</sup> Quarter company wide stand down
- PPE – Hearing Protection
- Updating extension cord colors and keeping cords off the ground

## Safety Incidents (Past Month)

- Near misses – 0
- Recordable injuries – 0
- Lost-time injuries – 0



# Contract Summary

Contract Summary		Construction Manager Contingency Summary		Owner Contingency Summary	
Original Contract Amount:	\$12,435,142.00	CMaR Contingency Amount:	\$567,585.00	Owner Contingency Amount:	\$0.00
Change Orders to Date:	-\$801.62	Change Orders to Date:	-\$173,991.91	Change Orders to Date:	\$225,451.17
Current Contract Value:	\$12,434,340.38	CMaR Contingency Value:	\$393,593.09	Owner Contingency Value:	\$225,451.17

## Current Scope Revisions

Description	Number	Date Submitted	Status	Allowance Item?	CMaR Contingency Item?	Owner Contingency Item?	Estimated Cost Impact
Project Contingency PCI's June 2025 thru November 2025	001-016	11/30/2025	Approved		Yes		-\$56,426.39
Owner Contingency PCI's June 2025 thru November 2026	001-016	11/30/2025	Approved			Yes	-\$125,040.83
Add backing panel to exterior signage	024	2/17/2026	Approved		Yes		-\$14,800.00
Change AF-2 from 20% fleck color to 30% fleck color	025	2/17/2026	Approved		Yes		-\$2,061.20
Repair broken conduit	026	2/23/2026	Approved		Yes		-\$801.62
RFI#23 2nd Floor Deck Edging	027	3/4/2026	Approved		Yes		-\$14,222.20
Remake Exterior Duct Work due to Steel Column Conflict	028	3/5/2026	Approved		Yes		-\$2,160.00
Change LVT flooring collection. Thicker wear layer and longer warranty	029	4/6/2026	Approved		Yes		-\$1,847.00
ASI-16 Updated WAPs and Camera quantities and locations	030	4/9/2026	In Review		Yes		-\$16,336.75
Additional labor and material costs beyond signage blocking allowance	031	4/22/2026	Approved		Yes		-\$12,897.14
ASI-15 SW Sidewalk Change	032	4/22/2026	In Review		Yes		2 Options
Extend NE mechanical pad to accommodate gate access	034	4/28/2026	Approved		Yes		-\$2,607.69
Box around portal frames to close off beam pockets	035	4/28/2026	Approved		Yes		-\$1,858.67

# Progress Photos

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Shower room walls being laid out



Shower room stud installation



Concession stand window framed out



Sink installation in shower rooms



Additional blocking and rough-in in shower rooms



2<sup>nd</sup> Floor walls being laid out

# Progress Photos



2<sup>nd</sup> Floor stud installation



2<sup>nd</sup> Floor in wall rough-ins and blocking



Locker room above ceiling MEP installation



Locker room stud wall installation



Locker room drywall installation



Mechanical room drywall installation

# Progress Photos



Mechanical room drywall installation



Top track installation on North side



Gym floor poured and being finished



Ductwork & Fire Protection installation on North side



Track for divider curtain installed



Ductwork being installed in lobby ceiling

# Progress Photos



Concrete bench poured



Screen wall columns being installed



West side metal panels wrapping up



Copper gutters and downspouts installed



# Attachments

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## 1. Schedule

Activity ID	Resp	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									May	Jun	Jul	Aug	Sep	Oct
<b>Tiffin Community Recreation Center</b>														
<b>PRECONSTRUCTION</b>									0	0				
<b>PRECONSTRUCTION - BP1</b>									0	0				
<b>PRECONSTRUCTION - BP2</b>									0	0				
<b>SUBMITTALS</b>									0	0				
<b>A/E REVIEW / APPROVAL</b>									0	0				
<b>FAB / DELIVER</b>									115	40	30-Jan-26 A	07-Jul-26		
3000	MIRON DOOR	2970	2920, 3080	Wood Doors & Hardware Fab and Deliver	70	14	30-Jan-26 A	29-May-26						
1270	OTIS	1220	1830	Elevator - Fab and Deliver	43	25	06-Apr-26 A	15-Jun-26						
3220	H2I	3210	2910	Gym Equipment Procurement	45	30	17-Apr-26 A	22-Jun-26						
3100	GENTRADES	A1080, A1030	2080	Casework Fab and Delivery	50	40	27-Apr-26 A	07-Jul-26						
<b>SITework</b>									57	57	08-Jul-26	25-Sep-26		
2120	SCHRADER	1830	1940	Rough Grade	5	5	08-Jul-26	14-Jul-26						
1940	ALL AMERICAN	2120, 1840	1950, 1960	Site Concrete - Curbs and Sidewalks	8	8	15-Jul-26	24-Jul-26						
1960	SCHRADER	2430, 1340,	1870	Final Grade	5	5	27-Jul-26	31-Jul-26						
1870	CULVERS	1440, 1960	1760	Landscape	10	10	03-Aug-26	14-Aug-26						
1950	LLPELL	1940	1760	Asphalt Overlay and Parking Lot Striping	5	5	21-Sep-26	25-Sep-26						
<b>CONSTRUCTION</b>									135	105	30-Mar-26 A	07-Oct-26		
1520	PEARSON	3230, 2980,	1530, 3150,	1st Floor Interior Steel Stud Framing	13	1	30-Mar-26 A	11-May-26						
1540	ILTENS	3230, 1300,	1620	1st Floor Overhead Rough In - Mechanical	15	3	08-Apr-26 A	13-May-26						
1970	MIRON	1390	1720	Gym Floor Moisture Mitigation	40	17	08-Apr-26 A	03-Jun-26						
3150	PRICEELEC	1520, 1520	3260, 3280,	1st Floor In Wall Rough In - Electrical	18	2	09-Apr-26 A	12-May-26						
2930	TRI CITY FP	1980	1680, 2940	2nd Floor Fire Protection	5	1	13-Apr-26 A	11-May-26						
1600	PEARSON	3280, 1520	3370	1st Floor Drywall South - Top Out	30	1	17-Apr-26 A	13-May-26						
2940	TRI CITY FP	3230, 2840,	3340	1st Floor Fire Protection	15	10	27-Apr-26 A	26-May-26						
1990	MERIT	3140, 2110,	2890	PEMB - Interior Liner Panels	15	8	29-Apr-26 A	20-May-26						
1840	GLAZING	2530, 2510,	1940	Glazing	15	15	11-May-26	01-Jun-26						
3180	ILTENS	1390	1680	Gym Area Overhead Rough In - Mechanical	10	10	11-May-26	22-May-26						
1660	PEARSON	3160, 1560,	1670, 3360,	2nd Floor Drywall - Hang	3	3	12-May-26	14-May-26						
3170	PRICEELEC	1390, 3160	1680	Gym Area Overhead Rough In - Electrical	15	15	12-May-26	02-Jun-26						
3310	PEARSON	1520	3380, 3380	1st Floor Furred Out Walls - Studs	8	8	12-May-26	21-May-26						
3260	PRICEELEC	3150	3270	1st Floor Overhead Rough In - Electrical	15	15	13-May-26	03-Jun-26						

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone



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Activity ID	Resp	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									May	Jun	Jul	Aug	Sep	Oct
1670	PEARSON	1660	3320	2nd Floor Drywall - Tape and Sand	5	5	15-May-26	21-May-26						
3360	PEARSON	1660, 2340	3390, 3390	1st Floor North Drywall Hang	5	5	15-May-26	21-May-26						
3370	PEARSON	1660, 1600	3380, 3380	1st Floor South Drywall Hang	8	8	15-May-26	27-May-26						
3380	PEARSON	3370, 3370	1620, 1620	1st Floor South Drywall - Tape and Finish	8	8	19-May-26	29-May-26						
3390	PEARSON	3360, 3360	3330	1st Floor North Drywall - Tape and Finish	10	10	19-May-26	02-Jun-26						
1620	YOUNGS	1540, 1470	3020, 2870	1st Floor Paint - Shower and Locker Room	15	15	22-May-26	12-Jun-26						
3320	YOUNGS	1670	3010	Paint - 2nd Floor Restroom Core	3	3	22-May-26	27-May-26						
3010	APPLEBY	3320	1700	2nd Floor Wall Tile	8	8	28-May-26	08-Jun-26						
3020	APPLEBY	1620	1640	1st Floor Wall Tile	15	15	28-May-26	17-Jun-26						
1680	YOUNGS	3180, 3170	2910, 2890	2nd Floor All Overhead/Gym/Under Track Paint	20	20	03-Jun-26	30-Jun-26						
3270	PRICEELEC	3260	2010, 2870	1st Floor Wire Pull	5	5	04-Jun-26	10-Jun-26						
2010	PRICEELEC	3270, 1650	1830	Permenant Power	1	1	11-Jun-26	11-Jun-26						
1700	AAAMECH	3010	1770	2nd Floor Plumbing Fixtures	5	5	12-Jun-26	18-Jun-26						
3080	MIRON DOOR	3000, 1620	2090	Door and Hardware Installation	8	8	15-Jun-26	24-Jun-26						
3340	YOUNGS	1620, 2940	3330, 1630	1st Floor Ceiling Paint	10	10	15-Jun-26	26-Jun-26						
1830	OTIS	2010, 1270	2120, 1740	Elevator Installation	15	15	16-Jun-26	07-Jul-26						
3330	YOUNGS	3340, 3390	1630	1st Floor Paint - North	10	10	29-Jun-26	13-Jul-26						
2890	PRICEELEC	1990, 1680	1760	2nd Floor - Electrical Trim and Lights	10	10	01-Jul-26	15-Jul-26						
2900	ILTENS	1680	1820	2nd Floor - Fabric Duct and Diffusers	8	8	01-Jul-26	13-Jul-26						
2910	H2I	3220, 1680	1720	Gym Equipment - Installation	20	20	01-Jul-26	29-Jul-26						
3350	YOUNGS	1680	1720	Paint - Stairs and Handrail	10	10	01-Jul-26	15-Jul-26						
1630	HARGERS	3340, 3330	1650, 2870	1st Floor Ceiling Tile - Grid	15	15	14-Jul-26	03-Aug-26						
2870	PRICEELEC	1630, 1620	1650, 1760	1st Floor - Electrical Trim and Lights	10	10	21-Jul-26	03-Aug-26						
2880	ILTENS	1630	2090, 1820	1st Floor - Diffusers	5	5	21-Jul-26	27-Jul-26						
2090	ILTENS	2880, 3080	1740, 1730	HVAC Startup	3	3	28-Jul-26	30-Jul-26						
1720	H2I	2910, 2090	1820, 2860	Wood Flooring - Gym Area	30	30	31-Jul-26	11-Sep-26						
1730	PHILLIPSFLR	3240, 2090	1760	Flooring - Turf Area	10	10	31-Jul-26	13-Aug-26						
1810	PHILLIPSFLR	2090	1760, 2860	Athletic Flooring - 2nd Floor	15	15	31-Jul-26	20-Aug-26						
1650	CEILING	2870, 1630	1820	1st Floor Ceiling Tile - Drop	2	2	04-Aug-26	05-Aug-26						
1740	APPLEBY	2090, 1830	2920, 2080	Soft Goods Flooring - 1st Floor	10	10	04-Aug-26	17-Aug-26						
2080	GENTRADES	1740, 1620	1760, 1640	Architectural Casework Install	15	15	04-Aug-26	24-Aug-26						
3250	TRI CITY FP	1630	1760	Fire Protection - Trim Out Heads	4	4	04-Aug-26	07-Aug-26						

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Activity ID	Resp	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									May	Jun	Jul	Aug	Sep	Oct
2920	MIRON DOOR	3000, 2990,	1820	Interior Door and Hardware Installation	5	5	18-Aug-26	24-Aug-26						
1640	AAAMECH	3020, 2080	1770	1st Floor Plumbing Fixtures	5	5	25-Aug-26	31-Aug-26						
1820	MEP	2920, 2880,	1880	Test & Balance	9	9	14-Sep-26	24-Sep-26						
2860	PHILLIPSFLR	2090, 1810,	1760	Athletic Flooring - 1st Floor	10	10	14-Sep-26	25-Sep-26						
1880	MEP	1820	1770	Commissioning	9	9	25-Sep-26	07-Oct-26						
<b>WEATHER CONTINGENCY</b>					0	0	11-May-26	11-May-26						
<b>WEATHER CONTINGENCY SITE WORK BP1</b>					0	0	11-May-26	11-May-26						
1750	MIRON	2040		Weather Contingency Sitework (May '25-July'25 6 Days)	0	0	11-May-26	11-May-26						
<b>CRITICAL</b>					0	0								
<b>NON-CRITICAL</b>					0	0								
<b>WEATHER CONTINGENCY CONSTRUCTION BP2</b>					0	0								
<b>CRITICAL</b>					0	0								
<b>NON-CRITICAL</b>					0	0								
<b>CONSTRUCTION BULLETINS</b>					0	0								
<b>PROJECT COMPLETION</b>					23	23	28-Sep-26	28-Oct-26						
1760	MIRON	2870, 2890,	1770	Quality Control Review	10	10	28-Sep-26	09-Oct-26						
1770	MIRON	1880, 1760,	1780, 1890	Punchlist	8	8	12-Oct-26	21-Oct-26						
1780	MIRON	1770, 1890	1790	Substantial Completion	0	0		21-Oct-26*						
1790	MIRON	1780	1800	Punchlist Corrections	5	5	22-Oct-26	28-Oct-26						
1800	MIRON	1790		Final Completion	0	0		28-Oct-26						

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**CITY OF TIFFIN  
CITY ADMINISTRATOR  
REPORT TO THE CITY COUNCIL  
May 15, 2026**

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- Phase three of the Original Town Urbanization project has been completed. We are trying to schedule a walk-through of the project with the general contractor and subcontractors to generate a punchlist prior to closing out the project.
- Per the Developer's Agreement for Tiffin Heights West, the first 400 feet of Half Moon Road was paved last week and is back open to traffic. The remaining portion of Half Moon Road north of Coquina Avenue to Longboat Drive will get a dust control application.
- The underground work has been completed for the streetlights on Roberts Ferry Road north of Oakdale Boulevard. Installation of the lights should take place within the next couple of weeks.
- The splash pad has been installed and the two fountains in the big pond have been raised. Both are ready for the summer seasons.
- The installation of the water and sewer utilities for the new Deerview Park restroom have been completed. Weather permitting, the restroom itself should start construction next week.
- Just a friendly reminder that Council Person Schnedler and I will be at the ICSC Economic Development Conference Monday through Wednesday of next week. We will be remote for the council meeting on Tuesday night but due to some scheduled meetings, will not be able to make the work session.