

Tiffin Regular City Council Meeting

Tiffin Regular City Council Meeting

July 07, 2026 07:00 pm



July 7, 2026

7:00 PM

Regular Formal

City Council Meeting

Tiffin City Hall

300 Railroad Street, Tiffin, Iowa 52340

www.tiffin-iowa.org

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

A. Call to Order - 7:00PM

File: [Agenda](#)

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.

1. **Swearing in of Tiffin Fire Department Personnel – Steven Connelly**
2. **Swearing in of Tiffin Fire Department Personnel – Ty Wright**
3. **Swearing in of Tiffin Fire Department Personnel – Allison Pettinger**

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 June 16, 2026 Council Minutes**
File: [E.1](#)
2. **Approval of Summary of Receipts Report**
File: [E.2](#)
3. **Approval of Tobacco License Renewal - Dollar General #31819**
4. **Approval of Special Event Application – Core4 Cycling Event**
File: [E.4](#)
5. **Approval of Pay Application #3 – Cornerstone Excavating – Forevergreen Road Earth Stockpile Project**
File: [E.5](#)
6. **Approval of Pay Application #4 – Cornerstone Excavating – Forevergreen Road Earth Stockpile Project**
File: [E.6](#)
7. **Approval of Pay Application #10 – Tricon Construction Group – Water Treatment Plant Upgrade Project**
File: [E.7](#)
8. **Approval of Pay Application #14 – Boomerang Corporation – North Park Road Project**
File: [E.8](#)

F. Mayoral Proclamation

G. Public Hearing

H. Ordinance Approval/Amendment

- 1. Ordinance No. 2026-528 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa,**

Ordinance No. 2026-528 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lot Six, Park Place City Center Part One, Phase Six, Tiffin, Iowa, from Neighborhood Business District Concept District (C-1B/OPD) to a Planned Development Overlay Site District (C-1B/OPD) for Lot Six, Park Place City Center Part One, Phase Six, Tiffin, Iowa

- a. Motion to Approve Third and Final Reading

File: [H.1](#)

I. Resolutions for Approval

- 1. Resolution No. 2026-041 – A Resolution Setting the Salaries for the Appointed Officers and Employees of the City of Tiffin, Iowa**

File: [I.1](#)

- 2. Resolution No. 2026-042 – A Resolution Setting the Public Hearing for July 21, 2026 for the Rezoning of Andersen Addition – Part Three, Tiffin, Iowa**

Resolution 2026-042 – A Resolution Setting the Public Hearing for July 21, 2026 for the Rezoning of Andersen Addition – Part Three, Tiffin, Iowa a Planned Development Overlay District (OPD) of Lotus Hill R-12/OPD Concept District to R-12/OPD Lotus Hill South Site District of Andersen Addition – Part Three, Tiffin, Iowa

File: [I.2](#)

J. Old Business

K. Motions for Approval

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

File: [K.1](#)

- 2. Discussion and Consideration of Position Promotion for Nate Wessling from Public Works Worker I to Public Works Worker II and Council Action as Needed**

File: [K.2](#)

- 3. Discussion and Consideration of Purchase of Tire Changer as part of the FY 2026-2027 Public Works Budget and Council Action as Needed**

File: [K.3](#)

- 4. Discussion and Consideration of Safety Surface at Woodfield Park and Council Action as Needed**

File: [K.4](#)

5. **Discussion and Consideration of iWorQ Service Agreement for Building Department to upgrade the Permit Management module and add the Planning and Zoning module and Council Action as Needed**

File: [K.5](#)

6. **Discussion and Consideration of Approval of State Revolving Fund (SRF) Reimbursement Request #6 – Water Treatment Facility Upgrade Project – Motion to Approve**

File: [K.6](#)

L. Reports to be Received/Filed

1. **Engineer's Report**

File: [L.1](#)

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: July 7, 2026 – 7:00 p.m.
Web Page: www.tiffin-iowa.org
Posted: July 2, 2026 (website & front entry of City Hall)

Mayor:	Tim Kasparek	W/WW Superintendent:	Brett Mehmen
Council At Large:	Tim Orris – Mayor Pro-Tem	D. of Public Works:	Brian Detert
Council At Large:	Tony Johnson	Recreation Director:	Grant Weber
Council At Large:	Skylar Limkemann	Building Official:	Brian Shay
Council At Large:	Chris Olney	Library Director:	Elizabeth Petersen Grier
Council At Large:	Eric Schnedler	Interim Fire Chief:	Tom Hartshorn
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Asst. City Administrator:	Ashley Platz		
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F. Mayoral Proclamation

- 1.

G. Public Hearing

- 1.

H. Ordinance Approval/Amendment

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 - a. Motion to Approve Third and Final Reading

I. Resolutions for Approval

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2. Resolution 2026-042 – A Resolution Setting the Public Hearing for July 21, 2026 for the Rezoning of Andersen Addition – Part Three, Tiffin, Iowa a Planned Development Overlay District (OPD) of Lotus Hill R-12/OPD Concept District to R-12/OPD Lotus Hill South Site District of Andersen Addition – Part Three, Tiffin, Iowa

J. Old Business

- 1.

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3. Discussion and Consideration of Purchase of Tire Changer as part of the FY 2026-2027 Public Works Budget and Council Action as Needed
4. Discussion and Consideration of Safety Surface at Woodfield Park and Council Action as Needed
5. Discussion and Consideration of iWorQ Service Agreement for Building Department to upgrade the Permit Management module and add the Planning and Zoning module and Council Action as Needed
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L. Reports to be Received/Filed

- 1.

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

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Place:	Tiffin City Hall 300 Railroad St, Tiffin, Iowa, 52340		
Date/Time:	June 16, 2026 – 7:00 p.m.		
Web Page:	www.tiffin-iowa.org		
Posted:	June 12, 2026 (website & front entry of City Hall)		
Mayor:	Tim Kasparek	W/WW Superintendent:	Brett Mehmen
Council At Large:	Tim Orris – Mayor Pro-Tem	D. of Public Works:	Brian Detert
Council At Large:	Tony Johnson	Recreation Director:	Grant Weber
Council At Large:	Skylar Limkemann	Building Official:	Brian Shay
Council At Large:	Chris Olney	Library Director:	Elizabeth Petersen Grier
Council At Large:	Eric Schnedler	Interim Fire Chief:	Tom Hartshorn
City Administrator:	Doug Boldt	City Engineer:	MSA Professional Services
Asst. City Administrator:	Ashley Platz		
City Clerk:	Abigail Hora		
City Attorney:	Crystal Raiber		

Work Session - Call to Order – 6:00 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, June 16, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasparek called the meeting to order at 6:00 PM. Upon roll being called the following members were present: Chris Olney, Tim Orris, Eric Schnedler, and Skylar Limkemann. Absent: Tony Johnson. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz, and Grant Weber, Parks & Recreation Director.

B. Agenda Additions/Agenda Approval

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

C. Discussion and Review of New Tiffin Fire Station Project

Discussion: City Administrator Doug Boldt provided an update on recent discussions with Fire Department leadership regarding long-term fire station planning and operational needs. Leadership agreed that maintaining a single fire station, regardless of its eventual location, is the preferred approach. Operating multiple stations would create additional challenges related to equipment duplication, staffing assignments, and operational efficiency.

Discussion focused on the importance of developing a comprehensive staffing strategy before making major facility decisions. Council members generally agreed that establishing appropriate staffing levels and a phased staffing plan should be a priority. Potential staffing transitions discussed included moving from the current paid-on-call model to part-time staffing and, eventually, full-time personnel as service demands increase.

At the same time, Council recognized the importance of beginning fundraising efforts and exploring potential funding opportunities to support future fire service needs and facility improvements.

Council Member Limkemann reviewed recent call volume data, noting that the Fire Department responded to 661 calls in 2025. Through the current reporting period, the department has responded to 316 calls in 2026 and is projected to exceed 720 calls by year-end if current trends continue. He noted that this projection does not account for future service demands associated with the opening of the Clear Creek Village senior living facility or continued growth within surrounding township service areas.

Additional funding opportunities were discussed, including federal appropriations secured by other communities and the potential use of the federal Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program to assist with future staffing costs. Council Member Limkemann also referenced

the possibility of implementing a live-in firefighter program as a means of enhancing response capabilities while delaying the need for additional full-time staffing positions.

City Administrator Boldt noted that the City's existing paid-per-call compensation program provides a strong foundation and benchmark from which future staffing models can be evaluated and expanded as community needs continue to grow.

D. Discussion and Review of Proposed Membership Rate Structure(s) for Recreation Center

Discussion: City Administrator Doug Boldt and Recreation Director Grant Weber presented draft membership options and pricing concepts for the new Recreation Center. Staff emphasized the goal of keeping memberships affordable while balancing operational costs and providing value to residents. Membership pricing is built around a one-month membership model, allowing staff flexibility to adjust rates and evaluate revenue projections.

Council discussed various membership structures, including monthly, six-month, annual, quarterly/three-month, walking-track-only memberships, punch cards, and promotional memberships. Staff noted that the recreation software provides flexibility to offer specialty memberships, discounts, automatic payment options, and promotional incentives such as a free month with the purchase of an annual membership.

Additional discussion focused on daily passes, group fitness classes, online registration capabilities, and potential incentives to encourage early membership enrollment. Council members generally supported keeping membership options simple and easy to understand while providing enough flexibility to meet community needs. There was also discussion regarding free or discounted access to the indoor walking track, particularly for seniors and winter walking opportunities.

Council expressed overall support for the proposed membership framework and pricing approach. Staff was directed to continue refining options and further evaluate items including walking-track memberships, punch cards, promotional offerings, and fitness class pricing before bringing final recommendations back for consideration.

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

F. Other Business

G. Adjournment

Motion to adjourn by Limkemann.

Second by Orris.

All ayes, meeting adjourned at 7:00pm

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

B. Roll Call

C. The City of Tiffin City Council held a regular session Tuesday, June 16, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasperek called the meeting to order at 7:00 PM. Upon roll being called the following members were present: Eric Schnedler, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann. Absent: Tony Johnson. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz, and Building Official Brian Shay.

D. Agenda Additions/Agenda Approval

Motion to approve agenda by Olney.

Second by Orris.

All ayes, agenda approved.

E. Communications and Reports

1. Unscheduled

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No public present to speak.

F. Consent Agenda

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

1. Approval of the June 2, 2026, City Council Minutes
2. Approval of Summary of Receipts Report
3. Approval of Clerk's/Treasurers Report
4. Approval of Cigarette License Renewal – July 1, 2026 – Maverick, The Depot Express, Parkside Liquor, Fareway, Hometown Spirits, Casey's General Stores, Kwik Star and Tiffin Iron Tap
5. Approval of Special Event Liquor License – Wine About It, LLC

Motion to approve Council Minutes, Summary of Receipts Report, Clerk/Treasurer Report, Liquor License Renewals and Special Event Liquor License by Orris.

Second by Schnedler.

All ayes, consent agenda approved.

G. Mayoral Proclamation

- 1.

H. Public Hearing

- 1.

I. Ordinance Approval/Amendment

1. Ordinance No. 2026-528 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone Lot Six, Park Place City Center Part One, Phase Six, Tiffin, Iowa, from Neighborhood Business District Concept District (C-1B/OPD) to a Planned Development Overlay Site District (C-1B/OPD) for Lot Six, Park Place City Center Part One, Phase Six, Tiffin, Iowa

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

Motion to approve by Limkemann.

Second by Orris.

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

All ayes, second reading approved.

J. Resolutions for Approval

1. Resolution 2026-040 – A Resolution Approving the Appointment of a Planning & Zoning Commission Member for the City of Tiffin, Iowa. Motion to approve Resolution 2026-040 – A Resolution Approving the Appointment of a Planning & Zoning Commission Member for the City of Tiffin, Iowa by Olney.

Second by Orris.

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

All ayes, motion carried.

K. Old Business

- 1.

L. Motions for Approval

1. Consideration of Payables List – Motion to approve by Schnedler.
Second by Orris.
All ayes, motion carried.
2. Discussion and Consideration to Award Contract for Mowing and Landscaping Maintenance Services for Nuisance Properties and City-owned Properties on an as-needed basis – No action taken, will rebid due to no proposals received.

3. Motion to Adjourn from Regular Session into Closed Session in Accordance with Iowa Code Chapter 21.5(i) – City Administrator Performance Evaluation by Orris.

Second by Schnedler.

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

All ayes, motion carried. @7:37 pm

Motion to adjourn from Closed Session into Regular Session by Schnedler.

Second by Limkemann.

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

All ayes, motion carried. @ 8:32 pm

L. Reports to be Received/Filed

1. Johnson County Sheriff's Report – May 2026
2. Monthly Departmental Budget Reports
3. Title VI & ADA Annual Accomplishments & Goals Report -FY 2025-2026

M. Reports from City Personnel

1. Mayor's Report – Discussion: Will be out of town Wednesday – Monday. Homemakers will be doing a "Tiffin Tour" in late July stopping around to local businesses bringing swag and treats.
2. City Council Reports – Discussion: Council Member Schnedler raised concerns regarding the increasing use of e-bikes and e-motos within the community and the associated safety considerations. Assistant City Administrator Platz provided an update on ongoing efforts by the Metropolitan Planning Organization (MPO) and discussions with state legislators aimed at addressing regulations and safety concerns related to these devices. Platz also noted the City's desire to collaborate with other Johnson County communities and law enforcement agencies to develop a coordinated approach, including consistent public education efforts and shared guidance on potential policy and enforcement strategies moving forward.
Council Member Limkemann highlighted the need for pedestrian improvements along Roberts Ferry Road, specifically between Village Drive and the northern edge of town. City Administrator Boldt reported that staff has been working with MSA Professional Services and that engineering analysis is being initiated to evaluate the feasibility of constructing a sidewalk or trail connection along the east side of Roberts Ferry Road from Village Drive to the bridge. Limkemann also expressed concerns regarding conditions along South Park Road and noted the need for future improvements in that area. Additionally, he commented on the ongoing LRS waste collection transition and encouraged residents to treat collection workers with courtesy and respect as service changes continue to be implemented.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report – Discussion: Available lot inventory is Tiffin is less than a years' supply.
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 Limkemann.

Second by Orris.

All ayes, meeting adjourned at 8:33 pm



June 19th, 2026

Ashley Platz, Assistant City Administrator

City of Tiffin Summary of Receipts

06/12/2026-07/01/2026

001-GENERAL	\$	97,629.96
110-ROAD USE TAX	\$	105,767.20
112-EMPLOYEE BENEFIT	\$	-
119-EMERGENCY FUND	\$	-
121-LOCAL OPTION SALES TAX	\$	129,838.01
125-TIF	\$	-
200-DEBT SERVICE	\$	-
301-DEVELOPER ESCROW	\$	-
307-PARK ROAD PAVING	\$	-
309-US HWY 6 RECONSTRUCTION	\$	-
310-TRAIL PROJECT	\$	-
316-GO BONDS	\$	26,752.94
320-ROUNDABOUT	\$	-
321-ORIGINAL TOWN URBANIZATION	\$	-
335-FOREVERGREEN RD	\$	-
336-PUBLIC WORKS BUILDING	\$	-
340-RECREATION CENTER	\$	-
344-PW EQUIPMENT	\$	-
600-WATER	\$	103,753.77
601-WATER SINKING	\$	-
607-SECOND WELL	\$	-
608-WATER TREATMENT PLANT	\$	-
610-SEWER	\$	98,444.67
611-SEWER SINKING	\$	-
617-SANITARY SEWER IMPROVEMENTS	\$	-
618-SEWER MAIN UPSIZE RAILROAD	\$	-
670-RECYCLING/GARBAGE	\$	36,073.01
740-STORM WATER	\$	8,322.57
TOTAL:	\$	606,582.13



City of Tiffin

Special Events Permit Application

APPLICATIONS MUST BE SUBMITTED 30 DAYS PRIOR TO EVENT

EVENT INFORMATION:

Event Name: core4

Date of Event: 8/15/26

Description of Event: a cycling event that begins & ends at Wilsons Orchard featuring multiple routes. 2 of the routes are planned to pass through Tiffin

Time of Event: 8am - 10pm

Location of Event: Wilsons Orchard

Size of Event: (Attendees) 900+

CONTACT INFORMATION:

Event Contact Name: Nate Kullbom

Contact Phone: 319 754 3849

Contact Email: nkullbom@gmail.com

Event ON SITE Contact Name: Alex Buhmeyer

Contact Phone: 928 699 7980

Contact Email: info@core4.bike

LOGISTICS: Please provide maps

Parking & Traffic Plan: plan will not be necessary. Race only passes through a small low traffic area

Plan for Police Protection: (if needed) N/A

Plan for Restroom Facilities & Locations: N/A

Plan for Setup/Take down: any signs needed will be put up Friday 8/14 and taken down 8/16

Temporary Sign Request: (if needed) N/A

Tents (size, type and purpose of each tent): N/A

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

N/A

VENDORS (NON-FOOD, RIDES)

We will have a free aid station for riders south of town at 340th St / Kansas Ave SW and south park rd. intersection. we have permission from the landowner and all aid items are free to riders (see attached map)

ADDITIONAL LICENSING:

Proof of Insurance (Please attach): see attachment

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

I certify that I am the person authorized to act on behalf of the event to request this permit and understand and agree to pay on behalf of the City all sums which the City shall be obligated to pay by reason of any liability imposed upon the City for damages of any kind resulting from use of public property and the public right of way, whether sustained by any person or persons, caused by accident or otherwise and shall defend as its own expense and on behalf of the City any claim against the City arising out of the use of public property and the public right of way and agree to follow all other ordinances that shall pertain including Ordinance 2006-277, City of Tiffin, Iowa. I understand that I will not erect any temporary signage for the event prior to City Approval of signage.

M TK
Signature

6/11/26
Date

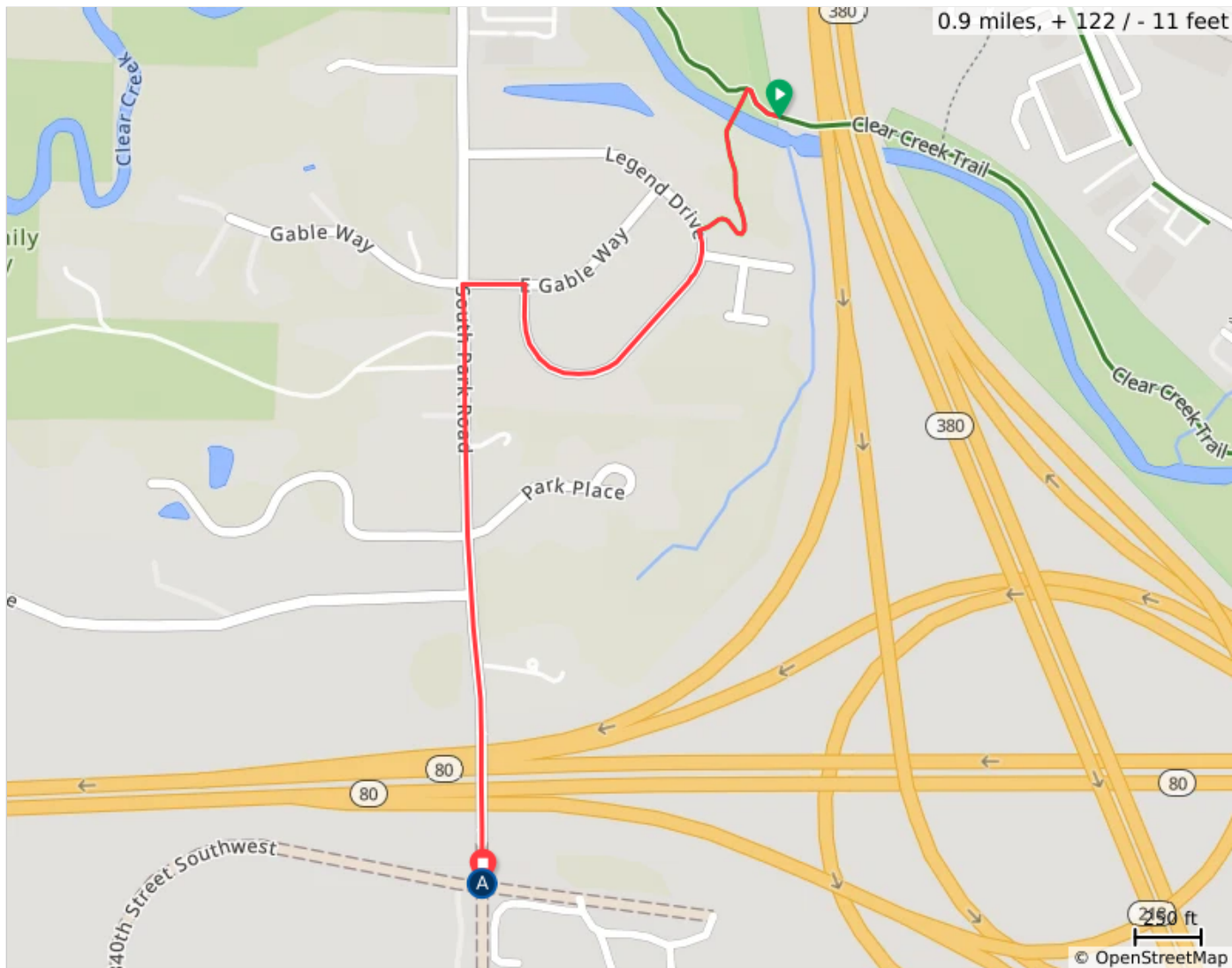
For City Use:

Authorized City Signature: _____

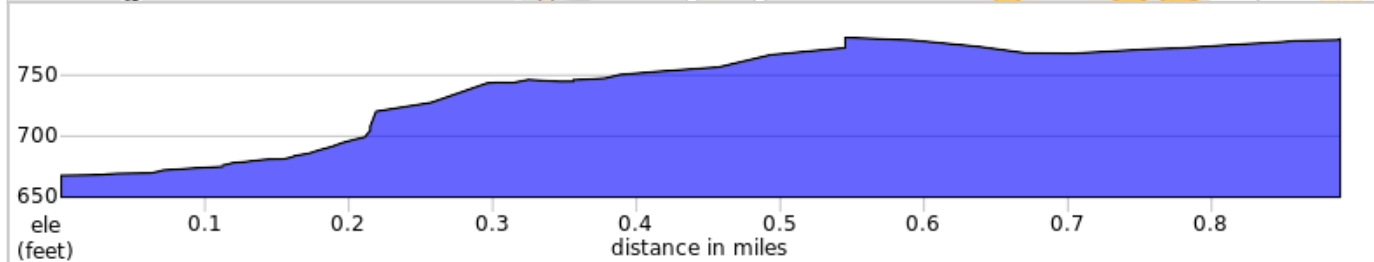
Date: _____

Copy to Applicant: _____ Johnson Co. Sheriff Notified: _____ Public Works Notified: _____ Tiffin Fire Notified: _____

core4 2026 Tiffin Only



A. Free Aid Station





AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2026
AGENDA ITEM:	Approval of Pay Application #3 – Cornerstone Excavating – Forevergreen Road Earth Stockpile Project
ACTION:	Motion

Background

The Forevergreen Road Earth Stockpile Project provides for the placement and stabilization of excess earth materials on City-owned property adjacent to Forevergreen Road. The project includes grading, erosion control measures, and site stabilization to prepare the area for future use while managing excess excavation material from City construction projects.

Cornerstone Excavating, Inc. has submitted Pay Application No. 3 for work completed through March 13, 2026. The application has been reviewed and certified for payment by the project engineer.

The work included in this pay application primarily consists of installation of additional silt fence associated with an approved change order. The engineer has reviewed the contractor's application and certified that the work has been completed in accordance with the contract documents.

Approval of this payment will compensate the contractor for work completed while retaining the contractual retainage until final completion of the project.

Recommendation

Staff recommends approval of Pay Application No. 3 to Cornerstone Excavating, Inc. in the amount of \$3,230.10.

ATTACHMENTS: Pay Application

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1

CONTRACTOR: Cornerstone Excavating, Inc.
PO Box 928
Washington, IA 52353

SUBCONTRACTOR:

CONTRACT FOR: City of Tiffin

PROJECT: EARTH STOCKPILE SPREAD

JOH067
TIFFIN, IA

APPLICATION NUMBER: 3
APPLICATION DATE: 03/03/26
PERIOD TO: 03/03/26
PROJECT NOS.:
CONTRACT DATE:

Distribution to:
☐ OWNER
☐ CONSTRUCTION
MANAGER
☐ ARCHITECT
☐ CONTRACTOR

VIA CONSTRUCTION MANAGER: BJ Miller
VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

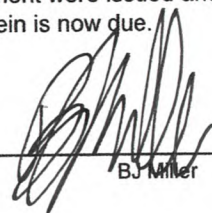
Application is made for payment, as shown below, in accordance with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$138,050.00
2. Net Change By Change Orders.....	\$16,932.75
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$ 154,982.75
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$154,982.75
5. RETAINAGE:	
a. 3% % of Completed Work (Columns D & E on G703)	\$4,649.48
b. 3% % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$4,649.48
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$150,333.27
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$147,103.17
8. CURRENT PAYMENT DUE	\$3,230.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 4,649.48

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:

BY:


BJ Miller

DATE 3/3/26

State of: _____ County of: _____
Subscribed and sworn before me this _____ day of _____, 2016
Notary Public:
My Commission Expires:

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his 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..... \$ 3,230.10

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

CONSTRUCTION MGR:

By: _____ Date: _____

ARCHITECT:

By:  Date: 03/16/2026

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 AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column 1 on Contracts where variable retainage for line items may apply.

EARTH STOCKPILE SPREAD

JOH067
TIFFIN, IA

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

3
3/3/2026
3/3/2026

A	B	C				D		E		F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE				WORK COMPLETED				MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 3%
						FROM PREVIOUS APPLICATION (D+E)		THIS PERIOD						
		QTY	UNIT	UNIT \$	TOTAL \$	QTY	TOTAL \$	QTY	TOTAL \$					
1	Excavation, Class 10	1	LS	\$122,500.00	\$122,500.00	1.0	\$122,500.00	-	\$0.00		\$122,500.00	100%	\$0.00	\$3,675.00
2	Fertilizing & Mulching, Type 1	1	LS	\$3,500.00	\$3,500.00	1.0	\$3,500.00	-	\$0.00		\$3,500.00	100%	\$0.00	\$105.00
3	Silt Fence	2,000	LF	\$1.50	\$3,000.00	1,185.0	\$1,777.50	815.0	\$1,222.50		\$3,000.00	100%	\$0.00	\$90.00
4	& Management	1	LS	\$5,000.00	\$5,000.00	1.0	\$5,000.00	-	\$0.00		\$5,000.00	100%	\$0.00	\$150.00
5	Mobilization	1	LS	\$4,050.00	\$4,050.00	1.0	\$4,050.00	-	\$0.00		\$4,050.00	100%	\$0.00	\$121.50
0	0	-	0	\$0.00	\$0.00	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
0	0	-	0	\$0.00	\$0.00	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
TOTALS		\$138,050.00				\$136,827.50		\$1,222.50		\$0.00	\$138,050.00	100.00%	\$0.00	\$4,141.50
CHANGE ORDERS														
1	Junk Ditch Clean Out, Excess Class 10	1	LS	\$ 14,825.25	\$ 14,825.25	1.0	\$14,825.25	-	\$0.00		\$14,825.25	100%	\$0.00	\$444.76
2	Excess Silt Fence	1405	LF	\$ 1.50	\$ 2,107.50	-	\$0.00	1,405.0	\$2,107.50		\$2,107.50	100%	\$0.00	\$63.23
TOTAL CHANGE ORDERS		\$16,932.75				\$14,825.25		\$2,107.50		\$0.00	\$16,932.75	100%	\$0.00	\$507.98
TOTALS & CHANGE ORDERS		\$154,982.75				\$151,652.75		\$3,330.00		\$0.00	\$154,982.75	100%	\$0.00	\$4,649.48



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2026
AGENDA ITEM:	Approval of Pay Application #4 – Cornerstone Excavating – Forevergreen Road Earth Stockpile Project
ACTION:	Motion

Background

The Forevergreen Road Earth Stockpile Project provides for the placement, grading, and stabilization of excess earth materials on City-owned property adjacent to Forevergreen Road. The project includes erosion control measures and site stabilization to properly manage excess excavation material from City construction projects.

Cornerstone Excavating, Inc. has submitted Pay Application No. 4 for work completed through June 26, 2026. The application has been reviewed by the project architect and certified for payment in accordance with the contract documents.

The work included in this pay application primarily consists of additional erosion control and site stabilization activities completed under approved change orders, including installation of silt fence, mulching and seeding, inspections, bulldozer regrading, and reinstallation of silt fence as needed. These improvements are intended to stabilize the site and ensure compliance with erosion and sediment control requirements.

The project architect has reviewed the contractor's application and certified that the work has been completed in accordance with the contract documents. Approval of this payment will compensate the contractor for completed work while maintaining the contractual retainage until final completion and acceptance of the project.

Recommendation

Staff recommends approval of Pay Application No. 4 to Cornerstone Excavating, Inc. in the amount of \$15,004.68.

ATTACHMENTS: Pay Application

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Page 1

CONTRACTOR: Cornerstone Excavating, Inc. PO Box 928 Washington, IA 52353	PROJECT: EARTH STOCKPILE SPREAD JOH067 TIFFIN, IA	APPLICATION NUMBER: 4 APPLICATION DATE: 06/26/26 PERIOD TO: 06/26/26 PROJECT NOS.: CONTRACT DATE:	Distribution to: ☐ OWNER ☐ CONSTRUCTION MANAGER ☐ ARCHITECT ☐ CONTRACTOR
SUBCONTRACTOR:			
CONTRACT FOR: City of Tiffin	VIA CONSTRUCTION MANAGER: BJ Miller VIA ARCHITECT:		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$138,050.00
2. Net Change By Change Orders.....	\$46,645.00
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$ 184,695.00
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$170,451.50
5. RETAINAGE:	
a. 3% % of Completed Work (Columns D & E on G703)	\$5,113.55
b. 3% % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$5,113.55
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$165,337.95
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$150,333.27
8. CURRENT PAYMENT DUE	\$15,004.68
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 19,357.05

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:

BY:


BJ Miller

DATE

4/26/26

State of: _____ County of: _____
 Subscribed and sworn before me this _____ day of _____, 2026
 Notary Public:
 My Commission Expires:

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his 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..... \$ 15,004.68

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

CONSTRUCTION MGR:

By:

Date:

ARCHITECT:

By:

Date:

07/01/2026

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.

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column 1 on Contracts where variable retainage for line items may apply.

EARTH STOCKPILE SPREAD

**JOH067
TIFFIN, IA**

APPLICATION NO: 4
APPLICATION DATE: 6/26/2026
PERIOD TO: 6/26/2026
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE				D		E		F	G		H	I
						WORK COMPLETED				MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 3%
						FROM PREVIOUS APPLICATION (D+E)		THIS PERIOD						
		QTY	UNIT	UNIT \$	TOTAL \$	QTY	TOTAL \$	QTY	TOTAL \$					
1	Excavation, Class 10	1	LS	\$122,500.00	\$122,500.00	1.0	\$122,500.00	-	\$0.00		\$122,500.00	100%	\$0.00	\$3,675.00
2	Fertilizing & Mulching, Type 1	1	LS	\$3,500.00	\$3,500.00	1.0	\$3,500.00	-	\$0.00		\$3,500.00	100%	\$0.00	\$105.00
3	Silt Fence	2,000	LF	\$1.50	\$3,000.00	2,000.0	\$3,000.00	-	\$0.00		\$3,000.00	100%	\$0.00	\$90.00
4	& Management	1	LS	\$5,000.00	\$5,000.00	1.0	\$5,000.00	-	\$0.00		\$5,000.00	100%	\$0.00	\$150.00
5	Mobilization	1	LS	\$4,050.00	\$4,050.00	1.0	\$4,050.00	-	\$0.00		\$4,050.00	100%	\$0.00	\$121.50
0	0	-	0	\$0.00	\$0.00	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
0	0	-	0	\$0.00	\$0.00	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
TOTALS		\$138,050.00				\$138,050.00		\$0.00		\$0.00	\$138,050.00	100.00%	\$0.00	\$4,141.50
CHANGE ORDERS														
1	Junk Ditch Clean Out, Excess Class 10	1	LS	\$ 14,825.25	\$ 14,825.25	1.0	\$14,825.25	-	\$0.00		\$14,825.25	100%	\$0.00	\$444.76
2	Excess Silt Fence	1405	LF	\$ 1.50	\$ 2,107.50	1,405.0	\$2,107.50	-	\$0.00		\$2,107.50	100%	\$0.00	\$63.23
3	Silt Fence Removal	3405	LF	\$ 0.55	\$ 1,872.75	-	\$0.00	3,405.0	\$1,872.75		\$1,872.75	100%	\$0.00	\$56.18
3	Mulching, Rural Seed Mix, Bonded	4	AC	\$ 4,568.00	\$ 18,272.00	-	\$0.00	2.0	\$9,136.00		\$9,136.00	50%	\$9,136.00	\$274.08
3	Inspections	6	Months	\$ 330.00	\$ 1,980.00	-	\$0.00	6.0	\$1,980.00		\$1,980.00	100%	\$0.00	\$59.40
3	Bulldozer to Regrade Site	10	HRS	\$ 248.00	\$ 2,480.00	-	\$0.00	10.0	\$2,480.00		\$2,480.00	100%	\$0.00	\$74.40
3	Re Install Silt Fence as Needed	3405	LF	\$ 1.50	\$ 5,107.50	-	\$0.00	-	\$0.00		\$0.00		\$5,107.50	\$0.00
0	0	0	0	\$ -	\$ -	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
0	0	0	0	\$ -	\$ -	-	\$0.00	-	\$0.00		\$0.00		\$0.00	\$0.00
TOTAL CHANGE ORDERS		\$46,645.00				\$16,932.75		\$15,468.75		\$0.00	\$32,401.50	69%	\$14,243.50	\$972.05
TOTALS & CHANGE ORDERS		\$184,695.00				\$154,982.75		\$15,468.75		\$0.00	\$170,451.50	92%	\$14,243.50	\$5,113.55



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2026
AGENDA ITEM:	Approval of Pay Application #10 – Tricon Construction Group – Water Treatment Plant Upgrades Project
ACTION:	Motion

Background

Construction continues on the City's Water Treatment Plant Upgrade Project, which will provide additional water treatment capacity and improve the City's ability to meet current and future water demands. Tricon Construction Group is serving as the general contractor for the project.

Tricon Construction Group has submitted Pay Application No. 10 for work completed during the period of May 21, 2026 through June 26, 2026. The application has been reviewed by the project engineer, MSA Professional Services, and certified for payment in accordance with the contract documents.

Pay Application No. 10 reflects continued progress on the construction of the new water treatment facility. Work completed during this pay period includes ongoing structural concrete, masonry, roofing, electrical and instrumentation installation, piping, process equipment, site work, and installation of additional mechanical and electrical components. The application also includes stored materials that will be incorporated into future phases of construction.

As of this pay application:

- Approximately 51% of the original contract value has been completed.
- The current contract value, including approved change orders, is \$12,194,973.34.
- Total work completed and materials stored to date is \$6,157,412.42.

MSA Professional Services has reviewed the contractor's pay application and recommends payment. Staff concurs with the engineer's recommendation.

Recommendation

Staff recommends approval of Pay Application No. 10 to Tricon Construction Group in the amount of \$1,053,447.06.

ATTACHMENTS: Pay Application

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		
Application No.: 10		Application Date: 6/26/2026	
Application Period: From 5/21/2026		to 6/26/2026	

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	6,157,412.42
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	6,157,412.42
5. Retainage		
a. 5% X \$ 5,500,495.59 Work Completed	\$	275,024.78
b. 5% X \$ 656,916.83 Stored Materials	\$	32,845.84
c. Total Retainage (Line 5.a + Line 5.b)	\$	307,870.62
6. Amount eligible to date (Line 4 - Line 5.c)	\$	5,849,541.80
7. Less previous payments (Line 6 from prior application)	\$	4,796,094.74
8. Amount due this application	\$	1,053,447.06
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	6,345,431.54

Contractor's Certification

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

Contractor: Tricon Construction Group
Signature: Mary K. Stone **Date:** 6/26/2026

PAYMENT OF: \$ 1,053,447.06
(line 8 or other - attach explanation of the other amount)

Recommended by Engineer

By: Clint Wiener
Title: Senior Project Engineer
Date: 6/30/2026

Approved by Owner

By: _____
Title: _____
Date: _____

Approved by Funding Agency

By: _____
Title: _____

By: _____
Title: _____

Date: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10 Application Period: From 05/21/26 to 06/26/26 Application Date: 06/26/26

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	351,691.83			351,691.83	60%	237,261.17
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	329,890.00			329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	300,000.00			300,000.00	86%	50,000.00
07	Site Testing	\$53,736.00	21,729.67	12,680.30		34,409.97	64%	19,326.03
08	Traffic Control	\$10,000.00	3,000.00	1,000.00		4,000.00	40%	6,000.00
09	Portable Toilets	\$5,400.00	1,622.86	287.26		1,910.12	35%	3,489.88
10	Dumpster	\$14,600.00	4,500.00	1,000.00		5,500.00	38%	9,100.00
11	Concrete Washout Pit	\$2,400.00	720.00	240.00		960.00	40%	1,440.00
12	Erosion Control	\$8,250.00	4,000.00			4,000.00	48%	4,250.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	35,482.20	5,458.80		40,941.00	75%	13,647.00
20	Rebar - Labor	\$46,399.80	30,159.87	4,639.98		34,799.85	75%	11,599.95
21	Concrete - Materials	\$165,884.00	82,942.00	24,882.60		107,824.60	65%	58,059.40
22	Concrete - Labor	\$91,308.20	45,654.10	13,696.23		59,350.33	65%	31,957.87
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	76,100.40			76,100.40	90%	8,455.60

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.:	10	Application Period:	From	05/21/26	to	06/26/26	Application Date:	06/26/26
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25	Rebar - Labor	\$71,872.60	64,685.34		64,685.34	90%	7,187.26
26	Base Footings Materials	\$89,665.00	89,665.00		89,665.00	100%	-
27	Base Footings Labor	\$49,315.75	49,315.75		49,315.75	100%	-
28	Wall Footings Materials	\$98,663.00	98,663.00		98,663.00	100%	-
29	Wall Footings Labor	\$54,264.65	54,264.65		54,264.65	100%	-
30	Floor Slab Materials	\$156,442.00	-		-	0%	156,442.00
31	Floor Slab Labor	\$88,874.50	-		-	0%	88,874.50
32	Equipment Pads Materials	\$1,515.00	151.50		151.50	10%	1,363.50
33	Equipment Pads Labor	\$3,451.50	345.15		345.15	10%	3,106.35
34	Precast Concrete Materials	\$575,000.00	570,000.00		570,000.00	99%	5,000.00
35	Precast Concrete Labor	\$204,412.67	204,412.67		204,412.67	100%	-
36	Structure 30- Clearwell		-		-		-
37	Rebar Materials	\$204,551.00	132,958.15		132,958.15	65%	71,592.85
38	Rebar labor	\$112,503.05	73,126.98		73,126.98	65%	39,376.07
39	Mat Foundation - Materials	\$123,255.00	123,255.00		123,255.00	100%	-
40	Mat Foundation - Labor	\$68,450.80	68,450.80		68,450.80	100%	-
41	Walls - Materials	\$78,452.00	78,452.00		78,452.00	100%	-
42	Walls - Labor	\$98,065.00	88,258.50		88,258.50	90%	9,806.50
43	Elevated Slab - Materials	\$198,553.00	-	198,553.00	198,553.00	100%	-
44	Elevated Slab - Labor	\$109,204.15	70,982.70	16,380.62	87,363.32	80%	21,840.83
45	Precast Concrete - Materials	\$210,000.00	-		-	0%	210,000.00
46	Precast Concrete - Labor	\$61,058.33	3,052.92		3,052.92	5%	58,005.41
47			-		-		-
48	Masonry		-		-		-
49	Masonry - Materials	\$15,116.00	-		-	0%	15,116.00
50	Masonry - Labor	\$50,603.00	-		-	0%	50,603.00
51			-		-		-
52	Metals		-		-		-
53	Metal Fabrications - Materials	\$57,200.00	-		-	0%	57,200.00
54	Metal Fabrications - Labor	\$13,556.25	-		-	0%	13,556.25
55	Handrails & Railings Labor	\$5,966.50	-		-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
56	Grating - Labor		\$2,777.25	-			-	0%	2,777.25
57				-			-		-
58	Wood, Plastics and Composites			-			-		-
59	Structure 10 - Existing Building			-			-		-
60	Walls, Headers, Mezz Hardware - M		\$15,568.75	-			-	0%	15,568.75
61	Walls, Headers, Mezz Hardware - L		\$45,669.32	-			-	0%	45,669.32
62	Trusses - Materials		\$15,887.00	-			-	0%	15,887.00
63	Trusses - Labor		\$55,229.36	-			-	0%	55,229.36
64	Structure 20 - RO Building			-			-		-
65	Walls, Headers, Mezz Hardware - M		\$25,568.65	9,915.93			9,915.93	39%	15,652.72
66	Walls, Headers, Mezz Hardware - L		\$55,565.78	16,669.73			16,669.73	30%	38,896.05
67	Trusses - Materials		\$33,966.50	33,966.50			33,966.50	100%	-
68	Trusses - Labor		\$79,156.72	47,494.03	27,704.85		75,198.88	95%	3,957.84
69	FRP Grating - Materials		\$32,000.00	500.00	15,500.00	-	16,000.00	50%	16,000.00
70	FRP Grating - Labor		\$17,836.00	500.00			500.00	3%	17,336.00
71	Structural 30 - Clearwell			-			-		-
72	Walls, Headers, Hardware - Materials		\$3,692.40	-			-	0%	3,692.40
73	Walls, Headers, Hardware - Labor		\$18,569.52	-			-	0%	18,569.52
74	Trusses - Materials		\$5,858.50	-			-	0%	5,858.50
75	Trusses - Labor		\$16,979.50	-			-	0%	16,979.50
76				-			-		-
77	Thermal & Moisture Protection			-			-		-
78	Blown Insulation		\$20,001.00	-			-	0%	20,001.00
79	Structure 10 - Existing Building			-			-		-
80	Metal Roofing - Materials		\$11,566.00	-			-	0%	11,566.00
81	Metal Roofing - Labor		\$6,541.50	-			-	0%	6,541.50
82	Preformed Metal Soffit - Materials		\$1,586.00	-			-	0%	1,586.00
83	Preformed Metal Soffit - Labor		\$1,852.50	-			-	0%	1,852.50
84	Gutters & Downspouts - Materials		\$2,500.00	-			-	0%	2,500.00
85	Gutters & Downspouts - Labor		\$3,215.00	-			-	0%	3,215.00
86	Structure 20 - RO Building			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin Engineer: MSA Professional Services Contractor: Tricon Construction Group Project: Water Treatment Plant Upgrades - City of Tiffin Contract:					Owner's Project No.: Engineer's Project No.: 13603016 Contractor's Project No.:			
Application No.: 10 Application Period: From 05/21/26 to 06/26/26 Application Date: 06/26/26								
87	Metal Roofing - Materials	\$35,256.00	-	5,288.40		5,288.40	15%	29,967.60
88	Metal Roofing - Labor	\$40,587.00	-	6,088.05		6,088.05	15%	34,498.95
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-	0%	5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-	0%	9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-	0%	5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-	0%	8,544.32
93	Structure 30 - Clearwell		-			-		-
94	Metal Roofing - Materials	\$9,442.00	-			-	0%	9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-	0%	11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-	0%	3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-	0%	6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-	0%	2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-	0%	3,215.42
100	Roof Hatches - Materials	\$6,200.00	-		5,193.00	5,193.00	84%	1,007.00
101			-			-		-
102	Openings		-			-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-	0%	53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-	0%	6,890.00
105	Vault Doors - Materials	\$49,611.00	12,050.00		16,785.00	28,835.00	58%	20,776.00
106	Vault Doors - Labor	\$3,110.00	2,083.70			2,083.70	67%	1,026.30
107	Overhead Door	\$43,790.00	-			-	0%	43,790.00
108	Aluminum Windows	\$8,996.00	-	4,700.00		4,700.00	52%	4,296.00
109			-			-		-
110	Finishes		-			-		-
111	Resilient Base	\$2,500.00	-			-	0%	2,500.00
112	Epoxy Flooring	\$67,408.00	-			-	0%	67,408.00
113	High Performance Coatings	\$68,724.00	13,314.75			13,314.75	19%	55,409.25
114			-			-		-
115	Specialties		-			-		-
116	Signage	\$450.00	-			-	0%	450.00
117	Metal Lockers	\$7,100.00	-			-	0%	7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date:	06/26/26
118	Metal Storage Systems			\$6,947.00	-		-	0%	6,947.00
119	Fire Extinguishers			\$854.00	-		-	0%	854.00
120					-		-		-
121	Furnishings				-		-		-
122	Lab Casework			\$18,810.00	-		-	0%	18,810.00
123					-		-		-
124	Plumbing				-		-		-
125	Bldg 20 Trench Drains/UG Plumbing Mat			\$26,000.00	26,000.00		26,000.00	100%	-
126	Bldg 20 Trench Drains/UG Plumbing Labor			\$25,000.00	25,000.00		25,000.00	100%	-
127	Bldg 20 AG Plumbing Materials			\$5,000.00	-		-	0%	5,000.00
128	Bldg 20 AG Plumbing Materials Labor			\$20,000.00	-		-	0%	20,000.00
129	Bldg 20 Plumbing Fixtures			\$15,500.00	-	14,666.58	14,666.58	95%	833.42
130	Bldg 20 AG Plumbing Labor			\$28,000.00	-		-	0%	28,000.00
131	Bldg 10 AG Plumbing Materials			\$5,000.00	-		-	0%	5,000.00
132	Bldg 10 AG Plumbing Labor			\$20,000.00	-		-	0%	20,000.00
133	Insulation			\$5,000.00	-		-	0%	5,000.00
134					-		-		-
135	HVAC/Dehumidifier				-		-		-
136	EF & Destrat			\$37,066.00	-		-	0%	37,066.00
137	EUH			\$9,492.00	-		-	0%	9,492.00
138	GUH			\$3,660.00	-		-	0%	3,660.00
139	LV & Dampers			\$15,828.00	-		-	0%	15,828.00
140	Split & F/CU			\$20,788.00	-		-	0%	20,788.00
141	Dehumidifiers			\$18,166.00	-		-	0%	18,166.00
142	Duct Material			\$4,003.00	-		-	0%	4,003.00
143	HVAC Materials			\$4,497.00	-		-	0%	4,497.00
144	HVAC Labor			\$117,908.00	-		-	0%	117,908.00
145	Insulation			\$10,000.00	-		-	0%	10,000.00
146	Test & Balance			\$5,750.00	-		-	0%	5,750.00
147					-		-		-
148	Electrical & Controls				-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
149	Electrical				-			-	-
150	Mobilization - Neumiller			\$122,150.00	84,825.00	10,000.00		94,825.00	78% 27,325.00
151	Submittals			\$15,114.00	15,114.00			15,114.00	100% -
152	Manholes			\$20,000.00	20,000.00			20,000.00	100% -
153	Lighting Lot			\$39,160.00	32,831.69			32,831.69	84% 6,328.31
154	Gear Lot			\$73,570.00	-			-	0% 73,570.00
155	Site Material			\$155,725.00	82,618.25	12,458.00		95,076.25	61% 60,648.75
156	Site Labor			\$79,845.00	44,922.50			44,922.50	56% 34,922.50
157	Existing Plant Material			\$34,488.00	-			-	0% 34,488.00
158	Existing Plant Labor			\$44,883.00	-	8,976.00		8,976.00	20% 35,907.00
159	Well No. 3			\$4,933.00	-	1,915.90		1,915.90	39% 3,017.10
160	Well No. 5 Material			\$8,819.00	-	4,409.50		4,409.50	50% 4,409.50
161	RO Building Material			\$42,586.00	4,258.60	10,646.40		14,905.00	35% 27,681.00
162	RO Building Labor			\$77,390.00	7,739.00	23,217.00		30,956.00	40% 46,434.00
163	Clearwell Material			\$6,653.00	-			-	0% 6,653.00
164	Clearwell Labor			\$11,184.00	-			-	0% 11,184.00
165					-			-	-
166					-			-	-
167	Allowance - EP2 - Elec Equip & Controls				-			-	-
168	Elec Systems Analysis			\$75,000.00	37,500.00			37,500.00	50% 37,500.00
169	LV Transformers			\$125,000.00	-			-	0% 125,000.00
170	Control Panels			\$95,890.00	-		45,609.00	45,609.00	48% 50,281.00
171	Field Instrumentation			\$185,000.00	-		121,952.00	121,952.00	66% 63,048.00
172	MCCs			\$365,000.00	-		141,920.00	141,920.00	39% 223,080.00
173	Electrical Distribution Equipment			\$114,000.00	-			-	0% 114,000.00
174	SCADA Networking Integration			\$102,500.00	-			-	0% 102,500.00
175	HS Pump #3 Enclosure			\$85,273.00	-		70,960.00	70,960.00	83% 14,313.00
176					-			-	-
177	Earthwork				-			-	-
178	Site Preloading			\$194,820.00	194,820.00			194,820.00	100% -
179	General Site Grading/Backfill			\$265,000.00	66,250.00	39,750.00		106,000.00	40% 159,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	7,689.00	5,126.00			12,815.00	50%	12,815.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	45,250.00				45,250.00	100%	-
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	15,640.00				15,640.00	100%	-
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	18,825.00				18,825.00	50%	18,825.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00	100%	-
187	Concrete Paving (Site)	\$130,288.00	-				-	0%	130,288.00
188	Chain Link Fencing	\$32,250.00	-				-	0%	32,250.00
189	Seeding	\$6,914.00	-				-	0%	6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60	90%	3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40	80%	5,132.60
194	C - UG Storm Sewer North	\$48,686.00	38,948.80				38,948.80	80%	9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	16,694.10				16,694.10	90%	1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	7,698.60				7,698.60	90%	855.40
197	G - UG Storm Sewer East	\$67,822.00	67,822.00				67,822.00	100%	-
198	H & J- UG Storm Sewer West/South	\$87,552.00	83,174.40				83,174.40	95%	4,377.60
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-	0%	42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	149,251.50				149,251.50	90%	16,583.50
201	Roof Drains	\$2,500.00	-				-	0%	2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	8,500.00				8,500.00	100%	-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-	0%	55,103.74
207	Process Piping Labor	\$37,550.00	-				-	0%	37,550.00
208	Valves Materials	\$9,500.00	-			9,500.00	9,500.00	100%	-
209	Valves Labor	\$8,250.28	-				-	0%	8,250.28
210	Structure 20 - RO Building		-				-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
211	Process Piping Materials	\$111,340.84	-				-	0%	111,340.84
212	Process Piping Labor	\$85,502.50	2,137.56				2,137.56	2%	83,364.94
213	Valves Materials	\$83,000.00	-			29,765.00	29,765.00	36%	53,235.00
214	Valves Labor	\$30,614.26	-				-	0%	30,614.26
215	Structure 30 - Clearwell		-				-		-
216	Process Piping Materials	\$62,822.42	7,658.00			2,820.00	10,478.00	17%	52,344.42
217	Process Piping Labor	\$69,588.64	-				-	0%	69,588.64
218	Valves Materials	\$42,830.00	-			10,554.50	10,554.50	25%	32,275.50
219	Valves Labor	\$26,450.68	-				-	0%	26,450.68
220	Insulation	\$6,825.00	-				-	0%	6,825.00
221			-				-		-
222	Pollution Control Equipment		-				-		-
223	Vertical Turbine Pumps Materials	\$115,300.00	102,700.00			112,600.00	215,300.00	187%	(100,000.00)
224	Vertical Turbine Pumps Labor	\$24,601.24	-				-	0%	24,601.24
225	Slide Gates Materials	\$24,155.00	18,116.25			6,038.75	24,155.00	100%	-
226	Slide Gates Labor	\$9,001.40	4,500.70				4,500.70	50%	4,500.70
227	Clearwell Leak Testing	\$18,144.00	-				-	0%	18,144.00
228	Lab Equipment	\$7,216.00	-			7,216.00	7,216.00	100%	-
229	Filter Media Replacement Materials	\$49,780.00	49,780.00				49,780.00	100%	-
230	Filter Media Replacement Labor	\$16,480.00	16,480.00				16,480.00	100%	-
231	Forced Draft Aerator Materials	\$125,890.00	-				-	0%	125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-				-	0%	14,995.00
233	RO System Materials	\$1,408,500.00	-	281,700.00			281,700.00	20%	1,126,800.00
234	RO System Labor	\$203,600.00	-				-	0%	203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-			61,337.00	61,337.00	49%	64,088.00
236	Chem Systems Labor	\$41,582.00	-				-	0%	41,582.00
237			-				-		-
Original Contract Totals		\$ 12,182,553.00	\$ 4,768,264.63	\$ 736,298.89	\$ 656,916.83	\$ 6,161,480.35	51%	\$ 6,021,072.65	

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10 **Application Period:** **From** 05/21/26 **to** 06/26/26 **Application Date:** 06/26/26

Change Orders

[illegible]

Original Contract and Change Orders

	Project Totals	\$ 12,202,792.91	\$ 4,763,753.95	\$ 736,741.64	\$ 656,916.83	\$ 6,157,412.42	50%	\$ 6,045,380.49
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Stored Materials Summary

Contractor's Application for Payment

Owner: City of Tiffin						Owner's Project No.: _____						
Engineer: MSA						Engineer's Project No.: _____						
Contractor: Tricon						Contractor's Project No.: 25-0125-1A						
Project Contract:												
Application No.: 10		Application Period: From 6/1/2026 to 6/30/2026				Application Date: 6/26/26						
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work		Total Amount Incorporated in the Work (J+K) (\$)	Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)		
105	0176660-IN	083459-001-1	Vault Doors	Onsite	4	\$ 21,050.00	\$ -	\$ 21,050.00	\$ 12,050.00	\$ -	\$ 12,050.00	\$ 9,000.00
213	039823, 039852	402323-001-1	12" PRV, 8" Gate Valve	Onsite	6	\$ 29,765.00	\$ -	\$ 29,765.00	\$ -	\$ -	\$ -	\$ 29,765.00
217	039852	402323-001-1	8" Gate Valves (3)	Onsite	6	\$ 9,034.50	\$ -	\$ 9,034.50	\$ -	\$ -	\$ -	\$ 9,034.50
223	0177001-IN	444256.10-001-1	LL & HS Pumps/ Motors	Offsite	6	\$ 112,600.00	\$ -	\$ 112,600.00	\$ -	\$ -	\$ -	\$ 112,600.00
225	040047	444276.30-001-0	Mechanical Slide Gates	Onsite	7	\$ 24,155.00	\$ -	\$ 24,155.00	\$ 18,116.25	\$ -	\$ 18,116.25	\$ 6,038.75
37	50035882168	03200-001-3	Clearwell Rebar	Installed	7	\$ 25,283.00	\$ -	\$ 25,283.00	\$ 25,283.00	\$ -	\$ 25,283.00	\$ -
37	50035881578	03200-001-3	Clearwell Rebar	Installed	7	\$ 24,024.00	\$ -	\$ 24,024.00	\$ 24,024.00	\$ -	\$ 24,024.00	\$ -
37	50035901450	03200-001-3	Clearwell Rebar	Installed	7	\$ 22,318.00	\$ -	\$ 22,318.00	\$ 22,318.00	\$ -	\$ 22,318.00	\$ -
37	50035914613	03200-001-3	Clearwell Rebar	Installed	7	\$ 15,090.70	\$ -	\$ 15,090.70	\$ 15,090.70	\$ -	\$ 15,090.70	\$ -
216	Y774097	402323-001-2	Clearwell Top Vent Pipes	Onsite	8	\$ 2,820.00	\$ -	\$ 2,820.00	\$ -	\$ -	\$ -	\$ 2,820.00
218	040370	402323-001-1	2" ARV Valve	Onsite	8	\$ 1,520.00	\$ -	\$ 1,520.00	\$ -	\$ -	\$ -	\$ 1,520.00
100	0177182-IN	077233-001-3	Clearwell Bilco Roof Hatches	Onsite	8	\$ 5,193.00	\$ -	\$ 5,193.00	\$ -	\$ -	\$ -	\$ 5,193.00
228	CC Receipt	444276.60-001-1	Lab Equipment - CL Mtr & Spectrophotometer	Onsite	8	\$ 7,216.00	\$ -	\$ 7,216.00	\$ -	\$ -	\$ -	\$ 7,216.00
129	Pay App #1	220000-001-3	AG Plumbing Fixtures	Offsite	8	\$ 14,666.58	\$ -	\$ 14,666.58	\$ -	\$ -	\$ -	\$ 14,666.58
171	044841	269000-001-3	Instrumentation	Onsite	8	\$ 65,106.00	\$ -	\$ 65,106.00	\$ -	\$ -	\$ -	\$ 65,106.00
170	044987	262416-001-0	Panelboards, Xfmr, Ctrl Stations	Onsite	9	\$ 22,746.00	\$ -	\$ 22,746.00	\$ -	\$ -	\$ -	\$ 22,746.00
235	58947B53055	444416.001-1	Chem Pumps, FM's, Misc Matl	Onsite	9	\$ 61,337.00	\$ -	\$ 61,337.00	\$ -	\$ -	\$ -	\$ 61,337.00
69	26-550	055300-001-2	FRP Embedded Angles	Installed	9	\$ 15,500.00	\$ -	\$ 15,500.00	\$ -	\$ 15,500.00	\$ 15,500.00	\$ -
105	0177334-IN	077233-001-3	Roof Hatches (Pumps)	Onsite	9	\$ 7,785.00	\$ -	\$ 7,785.00	\$ -	\$ -	\$ -	\$ 7,785.00
171	045057	269000-001-3	LT's, TT's, Switches, PT's	Onsite	9	\$ 14,439.00	\$ -	\$ 14,439.00	\$ -	\$ -	\$ -	\$ 14,439.00
170	045125		RTU Units	Onsite	10	\$ -	\$ 22,863.00	\$ 22,863.00	\$ -	\$ -	\$ -	\$ 22,863.00
171	045125		Flow Meters (7ea)	Onsite	10	\$ -	\$ 42,407.00	\$ 42,407.00	\$ -	\$ -	\$ -	\$ 42,407.00
172	045125		HSP VFD Enclosures (2)	Onsite	10	\$ -	\$ 141,920.00	\$ 141,920.00	\$ -	\$ -	\$ -	\$ 141,920.00
175	045125		HSP #3 Enclosure	Onsite	10	\$ -	\$ 70,960.00	\$ 70,960.00	\$ -	\$ -	\$ -	\$ 70,960.00
208	040682		Valve A26 - 8" BFV	Onsite	10	\$ -	\$ 9,500.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals						\$ 501,648.78	\$ 287,650.00	\$ 789,298.78	\$ 116,881.95	\$ 15,500.00	\$ 132,381.95	\$ 656,916.83



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2026
AGENDA ITEM:	Approval of Pay Application #14 – Boomerang Corp – North Park Road Project
ACTION:	Motion

Background

Construction continues on the North Park Road Improvements Project. The project includes roadway reconstruction, installation of water main and storm sewer infrastructure, a pedestrian tunnel, recreational trail improvements, traffic control features, and other associated public infrastructure improvements.

Boomerang Corp. has submitted Pay Application No. 14 for work completed during the period of May 24, 2026 through June 27, 2026. The payment application has been reviewed by the project engineer and is recommended for approval.

Pay Application No. 14 reflects work completed during the current pay period, including installation of sign posts and anchors, erosion control measures, and connections to existing storm sewer infrastructure. The application also accounts for approved work associated with project closeout activities.

Construction of the North Park Road Improvements Project is substantially complete, with this payment representing a relatively small amount of remaining work completed during the reporting period. The project engineer has reviewed the contractor's quantities and recommends payment in accordance with the contract documents.

Recommendation

Staff recommends approval of Pay Application No. 14 to Boomerang Corp. in the amount of \$11,828.00.

ATTACHMENTS: Pay Application



City of Tiffin - Iowa
Detailed Payment
52-7662-615

Description	STP-U-7662(615)--70-52, Letting Date- December 17, 2024
Payment Number	14
Pay Period	05/24/2026 to 06/27/2026
Approval Date	07/07/2026
Prime Contractor	Boomerang Corp. 13225 Circle Dr Suite A, Anamosa, IA 52205 Anamosa, IA, IA 52205
Payment Status	Pending
Awarded Project Amount	\$5,458,891.91
Authorized Amount	\$5,561,949.41

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

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0020	2102-2625001	CY	\$15.000	13,760.000	0.000	10,455.000	10,455.000	10,455.000	\$0.00	\$156,825.00
EMBANKMENT-IN-PLACE, CONTRACTOR FURNISHED										
0030	2102-2710070	CY	\$5.000	19,798.000	0.000	19,286.740	19,286.740	19,286.740	\$0.00	\$96,433.70
EXCAVATION, CLASS 10, ROADWAY AND BORROW										
0040	2105-8425015	CY	\$4.000	13,235.000	0.000	9,680.000	9,680.000	9,680.000	\$0.00	\$38,720.00
TOPSOIL, STRIP, SALVAGE AND SPREAD										
0050	2107-0425020	CY	\$1.000	191.000	0.000	191.000	191.000	191.000	\$0.00	\$191.00
COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES										
0060	2109-8225100	STA	\$480.000	67.700	0.000	28.960	28.960	28.960	\$0.00	\$13,900.80
SPECIAL COMPACTION OF SUBGRADE										
0070	2111-8174100	SY	\$15.000	1,707.000	0.000	1,411.000	1,411.000	1,411.000	\$0.00	\$21,165.00
GRANULAR SUBBASE										
0080	2115-0100000	CY	\$43.000	4,691.000	0.000	3,605.880	3,605.880	3,605.880	\$0.00	\$155,052.84
MODIFIED SUBBASE										
0090	2123-7450020	STA	\$520.000	68.200	0.000	31.000	31.000	31.000	\$0.00	\$16,120.00
SHOULDER FINISHING, EARTH										
0100	2213-7100400	EACH	\$750.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
RELOCATION OF MAIL BOXES										
0110	2301-1033090	SY	\$54.000	23,371.300	0.000	12,007.240	12,007.240	12,007.240	\$0.00	\$648,390.96
STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.										

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0120	2301-1033140	SY	\$90.000	480.700	0.000	480.700	480.700	480.700	\$0.00	\$43,263.00
STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 14 IN.										
0130	2301-4875006	SY	\$43.000	3,479.300	0.000	1,995.050	1,995.050	1,995.050	\$0.00	\$85,787.15
MEDIAN, P.C. CONCRETE, 6 IN.										
0140	2301-6911722	LS	\$2,000.000	1.000	0.000	0.420	0.420	0.420	\$0.00	\$840.00
PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES										
0141	2301-7000110	EACH	\$1.000	27,758.800	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PAYMENT ADJUSTMENT INCENTIVE/DISINCENTIVE FOR PCC PAVEMENT THICKNESS (BY SCHEDULE)										
0150	2304-0101000	SY	\$70.000	2,158.000	0.000	546.000	546.000	546.000	\$0.00	\$38,220.00
TEMPORARY PAVEMENT										
0160	2310-5151040	CY	\$150.000	17.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PORTLAND CEMENT CONCRETE OVERLAY, FURNISH ONLY										
0170	2310-5151045	SY	\$12.000	299.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PORTLAND CEMENT CONCRETE OVERLAY, PLACEMENT ONLY										
0180	2401-6745650	LS	\$8,800.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$8,800.00
REMOVAL OF EXISTING STRUCTURES										
0190	2402-0425030	CY	\$48.000	1,351.000	0.000	1,351.000	1,351.000	1,351.000	\$0.00	\$64,848.00
GRANULAR BACKFILL										
0200	2402-0425040	CY	\$70.000	44.000	0.000	44.000	44.000	44.000	\$0.00	\$3,080.00
FLOODED BACKFILL										

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0210	2402-2720000	CY	\$4.000	5,741.000	0.000	5,741.000	5,741.000	5,741.000	\$0.00	\$22,964.00
EXCAVATION, CLASS 20										
0220	2402-2720100	CY	\$4.000	610.000	0.000	610.000	610.000	610.000	\$0.00	\$2,440.00
EXCAVATION, CLASS 20, FOR ROADWAY PIPE CULVERT										
0230	2403-0100020	CY	\$840.000	149.400	0.000	149.400	149.400	149.400	\$0.00	\$125,496.00
STRUCTURAL CONCRETE (RCB CULVERT)										
0240	2403-7303000	SY	\$27.500	901.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STRUCTURAL CONCRETE COATING										
0250	2404-7775000	LB	\$2.300	21,166.000	0.000	21,166.000	21,166.000	21,166.000	\$0.00	\$48,681.80
REINFORCING STEEL										
0260	2414-6444100	LF	\$200.000	168.000	0.000	168.000	168.000	168.000	\$0.00	\$33,600.00
STEEL PIPE PEDESTRIAN HAND RAILING										
0270	2415-2151212	LF	\$2,000.000	224.000	0.000	224.000	224.000	224.000	\$0.00	\$448,000.00
PRECAST REINFORCED CONCRETE PEDESTRIAN TUNNEL, 12 FT. X 12 FT.										
0280	2416-0100030	EACH	\$3,800.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,800.00
APRONS, CONCRETE, 30 IN. DIA.										
0290	2416-0100042	EACH	\$4,400.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,400.00
APRONS, CONCRETE, 42 IN. DIA.										
0300	2416-0100072	EACH	\$7,200.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$7,200.00
APRONS, CONCRETE, 72 IN. DIA.										

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0310	2416-1180072	LF	\$400.000	339.000	0.000	339.000	339.000	339.000	\$0.00	\$135,600.00
CULVERT, CONCRETE ROADWAY PIPE, 72 IN. DIA.										
0320	2435-0140148	EACH	\$7,000.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$14,000.00
MANHOLE, STORM SEWER, SW-401, 48 IN.										
0330	2435-0140160	EACH	\$8,000.000	8.000	0.000	8.000	8.000	8.000	\$0.00	\$64,000.00
MANHOLE, STORM SEWER, SW-401, 60 IN.										
0340	2435-0140310	EACH	\$20,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MANHOLE, STORM SEWER, SW-403 MODIFIED										
0341	2435-0250248	EACH	\$7,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$7,000.00
INTAKE, SW-502, 48 IN.										
0342	2435-0250260	EACH	\$8,400.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$33,600.00
INTAKE, SW-502, 60 IN.										
0350	2435-0250700	EACH	\$6,400.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$12,800.00
INTAKE, SW-507										
0360	2435-0250900	EACH	\$8,500.000	16.000	0.000	14.000	14.000	14.000	\$0.00	\$119,000.00
INTAKE, SW-509										
0370	2435-0251000	EACH	\$11,000.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$44,000.00
INTAKE, SW-510										
0380	2435-0251224	EACH	\$2,200.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$4,400.00
INTAKE, SW-512, 24 IN.										

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0390	2435-0251300	EACH	\$5,300.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$5,300.00
INTAKE, SW-513										
0400	2435-0600010	EACH	\$2,800.000	5.000	0.000	3.000	3.000	3.000	\$0.00	\$8,400.00
MANHOLE ADJUSTMENT, MINOR										
0410	2435-0600020	EACH	\$4,000.000	7.000	0.000	7.000	7.000	7.000	\$0.00	\$28,000.00
MANHOLE ADJUSTMENT, MAJOR										
0420	2435-0600110	EACH	\$3,200.000	2.000	0.000	1.000	1.000	1.000	\$0.00	\$3,200.00
INTAKE ADJUSTMENT, MINOR										
0430	2502-8212036	LF	\$15.500	6,106.700	0.000	4,074.000	4,074.000	4,074.000	\$0.00	\$63,147.00
SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.										
0440	2502-8221006	EACH	\$1,200.000	6.000	0.000	3.000	3.000	3.000	\$0.00	\$3,600.00
SUBDRAIN RISER, 6 IN., AS PER PLAN										
0450	2502-8221303	EACH	\$320.000	24.000	0.000	23.000	23.000	23.000	\$0.00	\$7,360.00
SUBDRAIN OUTLET, DR-303										
0460	2503-0114215	LF	\$70.000	587.000	0.000	507.000	507.000	507.000	\$0.00	\$35,490.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.										
0470	2503-0114218	LF	\$80.000	718.000	0.000	636.000	636.000	636.000	\$0.00	\$50,880.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.										
0480	2503-0114221	LF	\$170.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 21 IN.										

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0490	2503-0114224	LF	\$90.000	247.000	0.000	215.000	215.000	215.000	\$0.00	\$19,350.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.										
0500	2503-0114227	LF	\$100.000	169.000	0.000	169.000	169.000	169.000	\$0.00	\$16,900.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 27 IN.										
0510	2503-0114230	LF	\$120.000	588.000	0.000	612.000	612.000	612.000	\$0.00	\$73,440.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.										
0520	2503-0114236	LF	\$140.000	29.000	0.000	29.000	29.000	29.000	\$0.00	\$4,060.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.										
0530	2503-0114242	LF	\$200.000	136.000	0.000	136.000	136.000	136.000	\$0.00	\$27,200.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 42 IN.										
0540	2503-0114424	LF	\$150.000	235.000	0.000	235.000	235.000	235.000	\$0.00	\$35,250.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3000D (CLASS IV), 24 IN.										
0550	2503-0114615	LF	\$130.000	330.000	0.000	330.000	330.000	330.000	\$0.00	\$42,900.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 15 IN.										
0560	2503-0114621	LF	\$150.000	311.000	0.000	311.000	311.000	311.000	\$0.00	\$46,650.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 21 IN.										
0570	2503-0200036	LF	\$10.000	682.000	0.000	481.000	481.000	481.000	\$0.00	\$4,810.00
REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.										
0580	2503-0200136	LF	\$30.000	16.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVE STORM SEWER PIPE GREATER THAN 36 IN.										

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0590	2505-4008120	LF	\$6.000	468.600	0.000	468.600	468.600	468.600	\$0.00	\$2,811.60
REMOVAL OF STEEL BEAM GUARDRAIL										
0600	2507-3250005	SY	\$1.000	53.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
ENGINEERING FABRIC										
0610	2507-6800032	TON	\$90.000	53.000	0.000	19.660	19.660	19.660	\$0.00	\$1,769.40
REVETMENT, CLASS C										
0620	2510-6745850	SY	\$6.000	12,296.200	0.000	10,008.400	10,008.400	10,008.400	\$0.00	\$60,050.40
REMOVAL OF PAVEMENT										
0630	2510-6750600	EACH	\$500.000	3.000	0.000	4.000	4.000	4.000	\$0.00	\$2,000.00
REMOVAL OF INTAKES AND UTILITY ACCESSES										
0640	2511-0302600	SY	\$44.000	3,837.500	0.000	893.960	893.960	893.960	\$0.00	\$39,334.24
RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.										
0650	2511-0310100	STA	\$200.000	32.000	0.000	15.500	15.500	15.500	\$0.00	\$3,100.00
SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL										
0660	2511-7526004	SY	\$42.000	1,702.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
SIDEWALK, P.C. CONCRETE, 4 IN.										
0670	2511-7526006	SY	\$64.000	145.100	0.000	37.150	37.150	37.150	\$0.00	\$2,377.60
SIDEWALK, P.C. CONCRETE, 6 IN.										
0680	2511-7528101	SF	\$50.000	292.400	0.000	44.000	44.000	44.000	\$0.00	\$2,200.00
DETECTABLE WARNINGS										

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0690	2512-1725306	LF	\$25.000	1,189.400	0.000	540.130	540.130	540.130	\$0.00	\$13,503.25
CURB AND GUTTER, P.C. CONCRETE, 3.0 FT.										
0700	2515-2475006	SY	\$56.000	108.100	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DRIVEWAY, P.C. CONCRETE, 6 IN.										
0710	2515-6745600	SY	\$10.000	562.200	0.000	345.400	345.400	345.400	\$0.00	\$3,454.00
REMOVAL OF PAVED DRIVEWAY										
0720	2519-4200110	LF	\$5.000	1,843.800	0.000	1,843.800	1,843.800	1,843.800	\$0.00	\$9,219.00
REMOVAL OF FENCE, BARBED WIRE										
0730	2524-6765010	EACH	\$275.000	16.000	0.000	8.000	8.000	8.000	\$0.00	\$2,200.00
REMOVE AND REINSTALL SIGN AS PER PLAN										
0740	2524-6765210	EACH	\$125.000	20.000	0.000	10.000	10.000	10.000	\$0.00	\$1,250.00
REMOVAL OF TYPE A SIGN ASSEMBLY										
0750	2524-9100010	EACH	\$275.000	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
OBJECT MARKER, TYPE 1										
0760	2524-9276010	LF	\$16.000	569.000	13.000	402.000	415.000	415.000	\$208.00	\$6,640.00
PERFORATED SQUARE STEEL TUBE POSTS										
0770	2524-9276021	EACH	\$125.000	30.000	0.000	19.000	19.000	19.000	\$0.00	\$2,375.00
PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY SOIL INSTALLATION										
0780	2524-9276024	EACH	\$275.000	11.000	1.000	10.000	11.000	11.000	\$275.00	\$3,025.00
PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY CONCRETE INSTALLATION										

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0790	2524-9276027	EACH	\$525.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$1,050.00
PERFORATED SQUARE STEEL TUBE POST ANCHOR, TRIANGULAR SLIP BASE ASSEMBLY										
0800	2524-9325001	SF	\$22.000	268.200	0.000	200.000	200.000	200.000	\$0.00	\$4,400.00
TYPE A SIGNS, SHEET ALUMINUM										
0810	2526-8285000	LS	\$50,000.000	1.000	0.000	0.700	0.700	0.700	\$0.00	\$35,000.00
CONSTRUCTION SURVEY										
0820	2527-9263137	EACH	\$155.000	18.000	0.000	12.000	12.000	12.000	\$0.00	\$1,860.00
PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED										
0830	2527-9263209	STA	\$105.000	61.450	0.000	54.860	54.860	54.860	\$0.00	\$5,760.30
PAINTED PAVEMENT MARKINGS, WATERBORNE OR SOLVENT-BASED										
0840	2528-2518000	EACH	\$250.000	23.000	0.000	3.000	3.000	3.000	\$0.00	\$750.00
SAFETY CLOSURE										
0850	2528-2518182	EACH	\$1,800.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PERMANENT ROAD CLOSURE, URBAN, SI-182										
0860	2528-8445110	LS	\$27,000.000	1.000	0.000	0.700	0.700	0.700	\$0.00	\$18,900.00
TRAFFIC CONTROL										
0870	2533-4980005	LS	\$41,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$41,000.00
MOBILIZATION										
0880	2552-0000300	LS	\$12,000.000	1.000	0.000	0.960	0.960	0.960	\$0.00	\$11,520.00
TRENCH COMPACTION TESTING										

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0890	2554-0114006	LF	\$200.000	5.000	0.000	52.750	52.750	52.750	\$0.00	\$10,550.00
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.										
0900	2554-0114008	LF	\$50.000	252.000	0.000	80.000	80.000	80.000	\$0.00	\$4,000.00
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.										
0910	2554-0114012	LF	\$70.000	3,060.000	0.000	3,100.250	3,100.250	3,100.250	\$0.00	\$217,017.50
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.										
0920	2554-0203000	LB	\$16.000	3,280.000	0.000	2,806.000	2,806.000	2,806.000	\$0.00	\$44,896.00
FITTINGS BY WEIGHT, DUCTILE IRON										
0930	2554-0204110	EACH	\$3,200.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,200.00
WATER SERVICE STUB, COPPER, 1 IN.										
0940	2554-0204120	EACH	\$3,600.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATER SERVICE STUB, COPPER, 2 IN.										
0950	2554-0207008	EACH	\$4,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$4,000.00
VALVE, GATE, DIP, 8 IN.										
0960	2554-0207012	EACH	\$6,600.000	15.000	0.000	15.000	15.000	15.000	\$0.00	\$99,000.00
VALVE, GATE, DIP, 12 IN.										
0970	2554-0209012	EACH	\$250.000	6.000	0.000	4.000	4.000	4.000	\$0.00	\$1,000.00
VALVE REMOVAL, 12 IN.										
0980	2554-0210201	EACH	\$12,000.000	10.000	0.000	10.000	10.000	10.000	\$0.00	\$120,000.00
FIRE HYDRANT ASSEMBLY, WM-201										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0990	2554-0210205	EACH	\$250.000	3.000	0.000	4.000	4.000	4.000	\$0.00	\$1,000.00
FIRE HYDRANT ASSEMBLY REMOVAL										
1000	2554-0211002	EACH	\$2,200.000	4.000	0.000	5.000	5.000	5.000	\$0.00	\$11,000.00
FLUSHING DEVICE (BLOWOFF), 2 IN.										
1010	2555-0000010	LS	\$2,400.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
DELIVER AND STOCKPILE SALVAGED MATERIALS										
1020	2599-9999005	EACH	\$1,500.000	4.000	0.000	4.000	4.000	4.000	\$0.00	\$6,000.00
('EACH' ITEM): CONNECTION TO EXISTING WATER MAIN										
1030	2599-9999009	LF	\$4.000	655.000	0.000	655.000	655.000	655.000	\$0.00	\$2,620.00
('LINEAR FEET' ITEM): FILL, PLUG, AND ABANDONMENT OF EXISTING WATER MAIN										
1040	2599-9999010	LS	\$30,000.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('LUMP SUM' ITEM): PEDESTRIAN UNDERPASS LIGHTING SYSTEM										
1050	2599-9999010	LS	\$116,000.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('LUMP SUM' ITEM): ROUNDABOUT LIGHTING SYSTEM										
1060	2599-9999018	SY	\$17.500	1,035.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
('SQUARE YARDS' ITEM): ANTI-GRAFFITI COATING										
1070	2601-2634105	ACRE	\$2,950.000	7.290	1.100	14.640	15.740	15.740	\$3,245.00	\$46,433.00
MULCHING, BONDED FIBER MATRIX										
1080	2601-2636044	ACRE	\$1,480.000	7.290	0.000	1.440	1.440	1.440	\$0.00	\$2,131.20
SEEDING AND FERTILIZING (URBAN)										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
1090	2601-2638352	SQ	\$16.000	65.000	0.000	48.000	48.000	48.000	\$0.00	\$768.00
SLOPE PROTECTION, WOOD EXCELSIOR MAT										
1100	2601-2643110	MGAL	\$75.000	13.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
WATERING FOR SOD, SPECIAL DITCH CONTROL, OR SLOPE PROTECTION										
1110	2601-2643300	EACH	\$450.000	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MOBILIZATION FOR WATERING										
1120	2602-0000020	LF	\$1.650	11,745.000	0.000	3,934.000	3,934.000	3,934.000	\$0.00	\$6,491.10
SILT FENCE										
1130	2602-0000071	LF	\$0.050	1,174.500	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS										
1140	2602-0000101	LF	\$0.050	5,872.500	0.000	50.000	50.000	50.000	\$0.00	\$2.50
MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECK										
1150	2602-0000309	LF	\$3.400	725.000	0.000	6,137.000	6,137.000	6,137.000	\$0.00	\$20,865.80
PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.										
1160	2602-0000351	LF	\$0.500	725.000	0.000	1,572.000	1,572.000	1,572.000	\$0.00	\$786.00
REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE										
1170	2602-0000500	LF	\$13.500	261.000	0.000	56.000	56.000	56.000	\$0.00	\$756.00
OPEN-THROAT CURB INTAKE SEDIMENT FILTER, EC-602										
1180	2602-0000510	EACH	\$5.000	29.000	0.000	16.000	16.000	16.000	\$0.00	\$80.00
MAINTENANCE OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
1190	2602-0000520	EACH	\$5.000	29.000	0.000	6.000	6.000	6.000	\$0.00	\$30.00
REMOVAL OF OPEN-THROAT CURB INTAKE SEDIMENT FILTER										
1200	2602-0010010	EACH	\$600.000	1.000	1.000	28.000	29.000	29.000	\$600.00	\$17,400.00
MOBILIZATIONS, EROSION CONTROL										
1210	2602-0010020	EACH	\$1,200.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,200.00
MOBILIZATIONS, EMERGENCY EROSION CONTROL										
8000	8000-0000000	None	\$0.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
PLACEHOLDER ONLY (DO NOT USE)										
8010	2601-2642100	ACRE	\$825.000	7.290	0.000	10.500	10.500	10.500	\$0.00	\$8,662.50
STABILIZING CROP - SEEDING AND FERTILIZING										
8020	2528-8445110	LS	\$1.000	1,980.000	0.000	1,980.000	1,980.000	1,980.000	\$0.00	\$1,980.00
TRAFFIC CONTROL										
8030	2602-0000030	LF	\$3.000	200.000	0.000	636.000	636.000	636.000	\$0.00	\$1,908.00
SILT FENCE FOR DITCH CHECKS										
8040	2506-4984000	CY	\$1,650.000	1.000	0.000	3.000	3.000	3.000	\$0.00	\$4,950.00
FLOWABLE MORTAR										
8050	2523-0000200	LF	\$22.000	30.000	0.000	30.000	30.000	30.000	\$0.00	\$660.00
ELECTRICAL CIRCUITS										
8060	2523-0000100	EACH	\$3,520.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,520.00
LIGHTING POLES										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
8070	2599-9999005	EACH	\$3,650.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$3,650.00
('EACH' ITEM): RELOCATE WATER SAMPLING STATION										
8080	2599-9999010	LS	\$116,000.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$116,000.00
('LUMP SUM' ITEM): ROUNDABOUT LIGHTING SYSTEM										
8090	2602-0000530	EACH	\$192.500	5.000	0.000	5.000	5.000	5.000	\$0.00	\$962.50
GRATE INTAKE SEDIMENT FILTER BAG, EC-604										
8100	2602-0000540	EACH	\$5.500	5.000	0.000	8.000	8.000	8.000	\$0.00	\$44.00
MAINTENANCE OF GRATE INTAKE SEDIMENT FILTER BAG										
8110	2602-0000550	EACH	\$5.500	5.000	0.000	1.000	1.000	1.000	\$0.00	\$5.50
REMOVAL OF GRATE INTAKE SEDIMENT FILTER BAG										
8120	2528-8400048	LF	\$99.000	50.000	0.000	50.000	50.000	50.000	\$0.00	\$4,950.00
TEMPORARY BARRIER RAIL, CONCRETE										
8130	2602-0000160	LF	\$55.000	200.000	0.000	135.000	135.000	135.000	\$0.00	\$7,425.00
ROCK CHECK DAM										
8140	2602-0000170	EACH	\$350.000	5.000	0.000	2.000	2.000	2.000	\$0.00	\$700.00
MAINTENANCE OF ROCK CHECK DAM										
8150	2602-0000180	EACH	\$400.000	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
REMOVAL OF ROCK CHECK DAM										
8160	6100-2528035	EACH	\$2,750.000	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,750.00
{EXTRA WORK} TRAFFIC CONTROL										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
8170	2435-0140310	EACH	\$46,500.000	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
MANHOLE, STORM SEWER, SW-403 MODIFIED										
8180	2554-0114010	LF	\$65.000	233.000	0.000	233.000	233.000	233.000	\$0.00	\$15,145.00
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 10 IN.										
8190	2554-0207010	EACH	\$6,250.000	2.000	0.000	2.000	2.000	2.000	\$0.00	\$12,500.00
VALVE, GATE, DIP, 10 IN.										
8200	2435-0250902	EACH	\$1,796.850	1.000	0.000	1.000	1.000	1.000	\$0.00	\$1,796.85
INTAKE, SW-509, WELL ONLY										
8210	2599-9999005	EACH	\$2,117.500	1.000	0.000	1.000	1.000	1.000	\$0.00	\$2,117.50
('EACH' ITEM): MANHOLE, STORM SEWER, SW-401, 60 IN., WELL ONLY										
8220	2503-0111018	LF	\$0.000	0.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
STORM SEWER GRAVITY MAIN, TRENCHED, HIGH DENSITY POLYETHYLENE PIPE (HDPE), 18 IN.										
8230	2435-0700020	EACH	\$2,500.000	3.000	3.000	0.000	3.000	3.000	\$7,500.00	\$7,500.00
CONNECTION TO EXISTING INTAKE										
Section Totals:									\$11,828.00	\$4,105,999.99
Total Payments:									\$11,828.00	\$4,105,999.99

Time Charges

Time Limit	Original Deadline	Authorized Deadline	Charges This Period	Damages This Period	Days Completed To Date	Days Remaining To Date	Damages To Date
Working Days, Late Start Date - 04/07/2025, Liquidated Damage Rate - 2,000	200.0 Days	208.0 Days	15.0 Days	\$0.00	126.5 Days	81.5 Days	\$0.00
Total Damages:							\$0.00

Stockpiles

Stockpile	Fund Package	Current Advancements	Advancements To Date	Current Recoveries	Recoveries To Date
#1 - 2435-0250700 INTAKE, SW-507	52-7662-615-CAT-1 ROADWAY ITEMS	\$0.00	\$1,224.30	\$0.00	\$1,224.30
#2 - 2435-0250900 INTAKE, SW-509	52-7662-615-CAT-1 ROADWAY ITEMS	\$0.00	\$1,476.20	\$0.00	\$1,476.20
#3 - 2554-0114006 WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$196.40	\$0.00	\$196.40
#4 - 2554-0114012 WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$65,632.81	\$0.00	\$65,632.81
#5 - 2554-0203000 FITTINGS BY WEIGHT, DUCTILE IRON	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$11,029.81	\$0.00	\$11,029.81
#6 - 2554-0204110	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$242.42	\$0.00	\$242.42
Totals:		\$0.00	\$249,166.08	\$0.00	\$185,694.78

Stockpile	Fund Package	Current Advancements	Advancements To Date	Current Recoveries	Recoveries To Date
WATER SERVICE STUB, COPPER, 1 IN.					
#7 - 2554-0204120	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$0.00	\$0.00	\$0.00
WATER SERVICE STUB, COPPER, 2 IN.					
#8 - 2554-0207008	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$1,579.24	\$0.00	\$1,579.24
VALVE, GATE, DIP, 8 IN.					
#9 - 2554-0207012	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$44,985.00	\$0.00	\$44,985.00
VALVE, GATE, DIP, 12 IN.					
#10 - 2554-0210201	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	\$0.00	\$59,328.60	\$0.00	\$59,328.60
FIRE HYDRANT ASSEMBLY, WM-201					
#11 - 2301-1033090	52-7662-615-CAT-1 ROADWAY ITEMS	\$0.00	\$63,471.30	\$0.00	\$0.00
STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9 IN.					
Totals:		\$0.00	\$249,166.08	\$0.00	\$185,694.78

Summary

Current Approved Work:	\$11,828.00
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$0.00
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$11,828.00
Previous Payment:	\$34,382.93

Funding Details

52-7662-615-CAT-1 ROADWAY ITEMS:	\$11,828.00
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2:	\$0.00
52-7662-615-CAT-3 NON-PARTICIPATING:	\$0.00
Current Payment:	\$11,828.00

Approved Work To Date:	\$4,105,999.99
Stockpile Advancement To Date:	\$249,166.08
Stockpile Recovery To Date:	\$185,694.78
Retainage To Date:	\$30,000.00
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$4,139,471.29
Previous Payments To Date:	\$4,127,643.29

52-7662-615-CAT-1 ROADWAY ITEMS To Date:	\$3,479,557.14
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2 To Date:	\$626,442.85
52-7662-615-CAT-3 NON-PARTICIPATING To Date:	\$0.00
Payments To Date:	\$4,105,999.99

Doc Express® Document Signing History

Contract: 52-7662-615 Document: payment-14-20260629

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
06/30/2026	Dakota Simonsen Boomerang Corp. Electronic Signature (Approved by Contractor (Optional))
07/01/2026	Kelda Hankins MSA Professional Svs Electronic Signature (Recommended by Engineer)
	(Approved by PIRC (when applicable))

CITY OF TIFFIN ORDINANCE NO. 2026-528

AN ORDINANCE REZONING LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS CONCEPT DISTRICT (C-1B/OPD) TO A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT (C-1B/OPD) FOR LOT ONE, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA

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

Section 1. Purpose. The purpose of this ordinance is to rezone property, at the request of the applicant, Andersen Development, known as Lot 6, Park Place City Center Part One, Phase 6, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 3.37 acres, as more described on the attached document, from Neighborhood Business Concept District (C-1B/OPD) to a Planned Development Overlay Site District (C-1B/OPD), one lot with one residential building consisting of and four stories 78 total dwelling units. Such property to be known as Lot 6, Park Place City Center Part One, Phase 6.

Section 2. Amendment. The following legally described property:

See the Attached legal description.

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

Section 3. 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 2nd day of June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Limkemann introduced Ordinance No. 2026-528, and moved that it be given its first 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 Kasperek declared the motion carried, and Ordinance No. 2026-528, was read the first time, discussed, and placed on record.

On the 16th day of June, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Limkemann introduced Ordinance No. 2026-528, and moved that it be given its second reading. The motion was seconded by Councilperson Orris.

Ayes: Orris, Olney, Schnedler, Limkemann

Nays: None.

Absent: Johnson

Four members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2026-528, was read the second time and discussed and placed on record.

On the 7th day of July, 2024, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-528, and moved that it be given its third and last reading. The motion was seconded by Councilperson _____.

Ayes:

Nays:

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

Whereupon the Mayor declared that Ordinance No. 2026-528 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the 7th day of July 2026 and approved by the Mayor on the 7th day of July 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 REZONING LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA, FROM NEIGHBORHOOD BUSINESS CONCEPT DISTRICT (C-1B/OPD) TO A PLANNED DEVELOPMENT OVERLAY SITE DISTRICT (C-1B/OPD) FOR LOT SIX, PARK PLACE CITY CENTER PART ONE, PHASE SIX, TIFFIN, IOWA and known as No. 2026-528 was duly passed by the Council on the ____th day of ____ 2026, and signed by the Mayor on the ____th day of ____ 2026, and published on the ____th day of ____ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2026-528 in the following places:

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

Abigail Hora, City Clerk

RESOLUTION NO 2026-041**A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA**

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

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

Public Works:

Brett Mehmen	\$4,712.12/ppd
Brian Detert	\$4,527.66/ppd
Jonas Zimmerman	\$32.81/hr
Adam Endres	\$29.25/hr
Colton Beckler	\$32.81/hr
Nathan Wessling	\$32.81/hr
Sam Young	\$29.25/hr
Jacob Wessling	\$29.25/hr
Cole Pegump	\$29.25/hr
Ayden Stratton	\$29.25/hr
Robert Hora	\$32.81/hr

Building Department:

Brian Shay	\$3,891.15/ppd
Nick Sitzman	\$3,445.24/ppd
Chris Kemmerer	\$35.80/hr

Recreation Department:

Grant Weber	\$3,269.23/ppd
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Administration:

Doug Boldt	\$5,650.96/ppd - an increase of .05% to deferred compensation plan
Abigail Hora	\$3,381.63/ppd
Brianna Wilkerson	\$33.52/hr
Emily Meyer	\$29.71/hr
Abigail Hayes	\$27.91/hr
Ashley Platz	\$4,270.28/ppd

Fire Department:

William Erb	\$3,445.24/ppd
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Library

Elizabeth Petersen	\$2,884.62/ppd
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On the 7th day of July, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-041, A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA** and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-041, A RESOLUTION SETTING THE SALARIES FOR THE APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF TIFFIN, IOWA** to be adopted and signified his approval of the same by affixing his signature thereto.

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

Passed by the City Council on the 7th day of July, 2026.

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk

RESOLUTION NO. 2026-042

A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA

Whereas, the City of Tiffin, Iowa will set the date for the Public Hearing for Andersen Addition – Part Three of Lotus Hill South, R-12/OPD 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 rezoning of the planned development overlay site district on a 4-0 vote at the June 17, 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 July 21, 2026, to discuss Andersen Addition – Part Three of Lotus Hill R-12/OPD Concept District to R-12/OPD Site District for Lotus Hill South of Andersen Addition – Part Three.

On the 7th day of July, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced **RESOLUTION NO. 2026-042, A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, and made a motion for approval. Motion seconded by Councilperson _____.

Ayes:

Nays:

Absent:

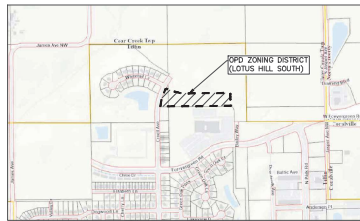
Whereupon _____ Council members were present and voted approval and Mayor Kasperek declared that the **RESOLUTION NO. 2026-042, A RESOLUTION SETTING THE PUBLIC HEARING FOR JULY 21, 2026, FOR THE REZONING OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA, A PLANNED DEVELOPMENT OVERLAY DISTRICT (OPD) OF LOTUS HILL R-12/OPD CONCEPT DISTRICT TO R-12/OPD LOTUS HILL SOUTH SITE DISTRICT OF ANDERSEN ADDITION – PART THREE, TIFFIN, IOWA**, to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 7th day of July, 2026

City of Tiffin

Tim Kasperek, Mayor

ATTEST: _____
Abigail Hora, City Clerk



FINAL OPD SITE PLAN LOTUS HILL SOUTH TIFFIN, IOWA

PLAN PREPARED BY:
MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
HIGHTOWER DEVELOPMENT, INC.
PO BOX 5198
CORALVILLE, IA 52001

APPLICANT:
HIGHTOWER DEVELOPMENT, INC.
PO BOX 5198
CORALVILLE, IA 52001

APPLICANT'S ATTORNEY:
MATTHEW J. HIGHTOWER
SIMMONS PERRINE MOYER BERGMAN P.L.C.
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-302 AND CITY OF TIFFIN REQUIREMENTS AT ALL TIMES DURING WORK WITHIN PUBLIC R.O.W.

THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR ANY REQUIRED RELOCATION OF EXISTING UTILITIES.

LEGAL DESCRIPTION

ANDERSEN ADDITION - PART THREE, LOTS 57 THROUGH 68, CONTAINING 6.13 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSAL

APPLICANT PLANS TO DEVELOP A 6.13 ACRE OPD CONSISTING OF 144 UNITS IN TWELVE 3 STORY, (12 UNIT), BUILDINGS.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD-LOTUS HILL SOUTH

SETBACKS: MINIMUMS: 20 FEET

BUILDING SETBACKS: 20 FEET

FRONT YARD: 20 FEET

SIDE YARD: 05 FEET

CORNER YARD: 15 FEET

REAR YARD: 20 FEET

LOT CHARACTERISTICS:

LOT AREA LOTS 57-68

BUILDING FOOTPRINT AREA

PROPOSED PAVING AREA

EXISTING PAVING AREA

GREEN SPACE AREA

PARKING REQUIREMENTS

MULTI-FAMILY UNIT

1.4 SPACES/DWELLING UNIT

SPACES REQUIRED:

SPACES PROVIDED:

WHITE LANE IS PROPOSED AT 36' WIDE TO ALLOW FOR ON-STREET PARKING.

NOTES:

1. ALL PROPOSED DRIVES WILL BE PRIVATE.

STANDARD LEGEND AND NOTES

PROPERTY &/OR BOUNDARY LINES
COMPRESSOR SECTION LINES
RIGHT-OF-WAY LINES
EXISTING RIGHT-OF-WAY LINES
CENTER LINES
EXISTING CENTER LINES
LOT LINES PLATTED OR BY DEED
PROPOSED EASEMENT LINES
EXISTING EASEMENT LINES
ENCROACHMENT
RECORDED DIMENSIONS
CURVE SEQUENCE NUMBER

EXISTING
PROPOSED

POWER POLE
POWER POLE W/SHOP
POWER POLE W/TRANS
POWER POLE W/AUTH
OIL POLE
SANITARY MANHOLE
FIRE HYDRANT
WATER VALVE
DRAINAGE MANHOLE
CLUB INLET
CLUB RILEY
FENCE LINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING WATER LINES
PROPOSED WATER LINES
ELECTRICAL LINES
TELEPHONE LINES
GAS LINES
CONTOR LINES (1" INTERVAL)
PROPOSED GROUND
EXISTING TREE LINE
EXISTING DECIDUOUS TREE & SHRUB
EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS. MEASUREMENTS ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

NORTH

GRAPHIC SCALE IN FEET
1"=60'



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 35-4382
www.mmsconsultants.net

Date Revision

OVERALL LAYOUT PLAN

LOTUS HILL SOUTH

TIFFIN JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/18/2026

Designed by: RAN

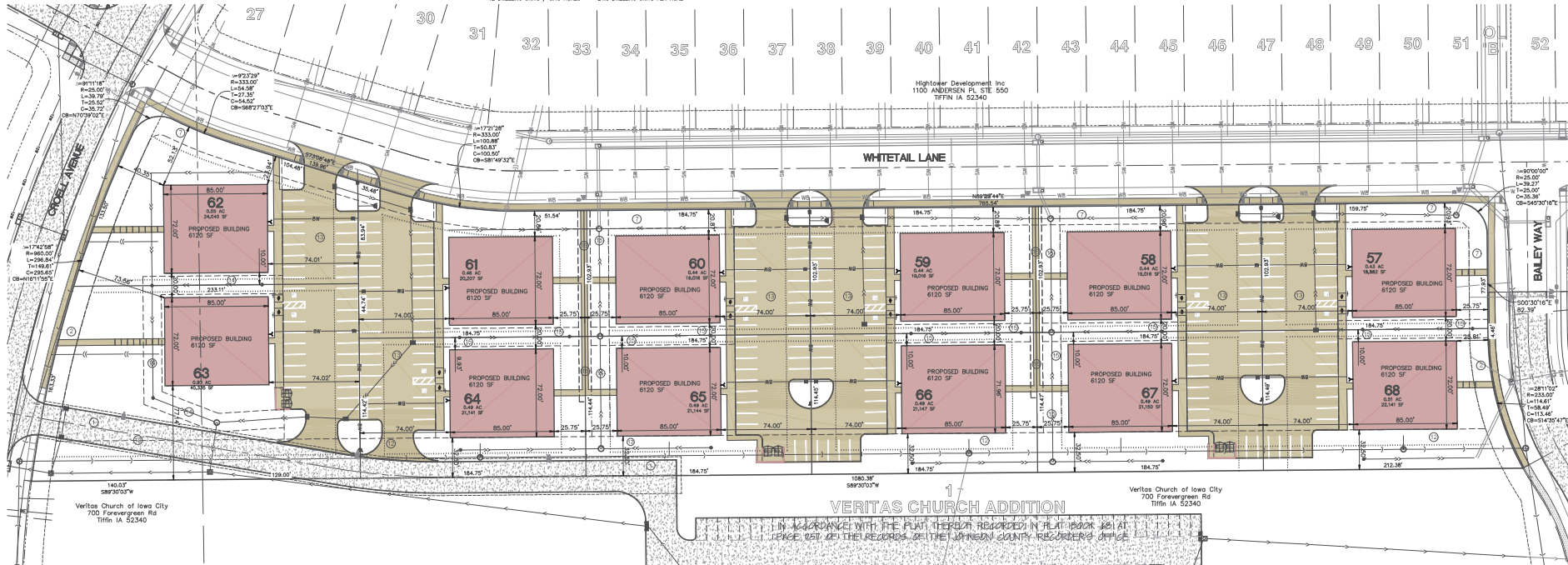
Drawn by: TAV

Checked by: RAN

Project No: C120

6385-084

at



EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
○	EXISTING 50' ACCESS EASEMENT
○	EXISTING 15' PUBLIC UTILITY EASEMENT
○	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
○	15.00 FOOT WIDE WATER, SANITARY SEWER, AND STORM SEWER EASEMENT
○	PRIVATE ACCESS AND UTILITY EASEMENT
○	15.00 FOOT PRIVATE STORM SEWER EASEMENT
○	15.00 FOOT WIDE PRIVATE STORM SEWER EASEMENT (CENTERED)
○	15.00 FOOT WIDE PRIVATE ACCESS EASEMENT (CENTERED)

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800-782-5889 NO LESS THAN 48 HRS. IN ADVANCE OF ANY EXCAVATION OR EXCAVATION.

WHERE PUBLIC UTILITY FEATURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL ALLOW ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE.

ONLY IF IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESUMED NOT KNOWN OR SHOWN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



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

RACHEL A. NADON
P.E. Iowa Lic. No. 38072

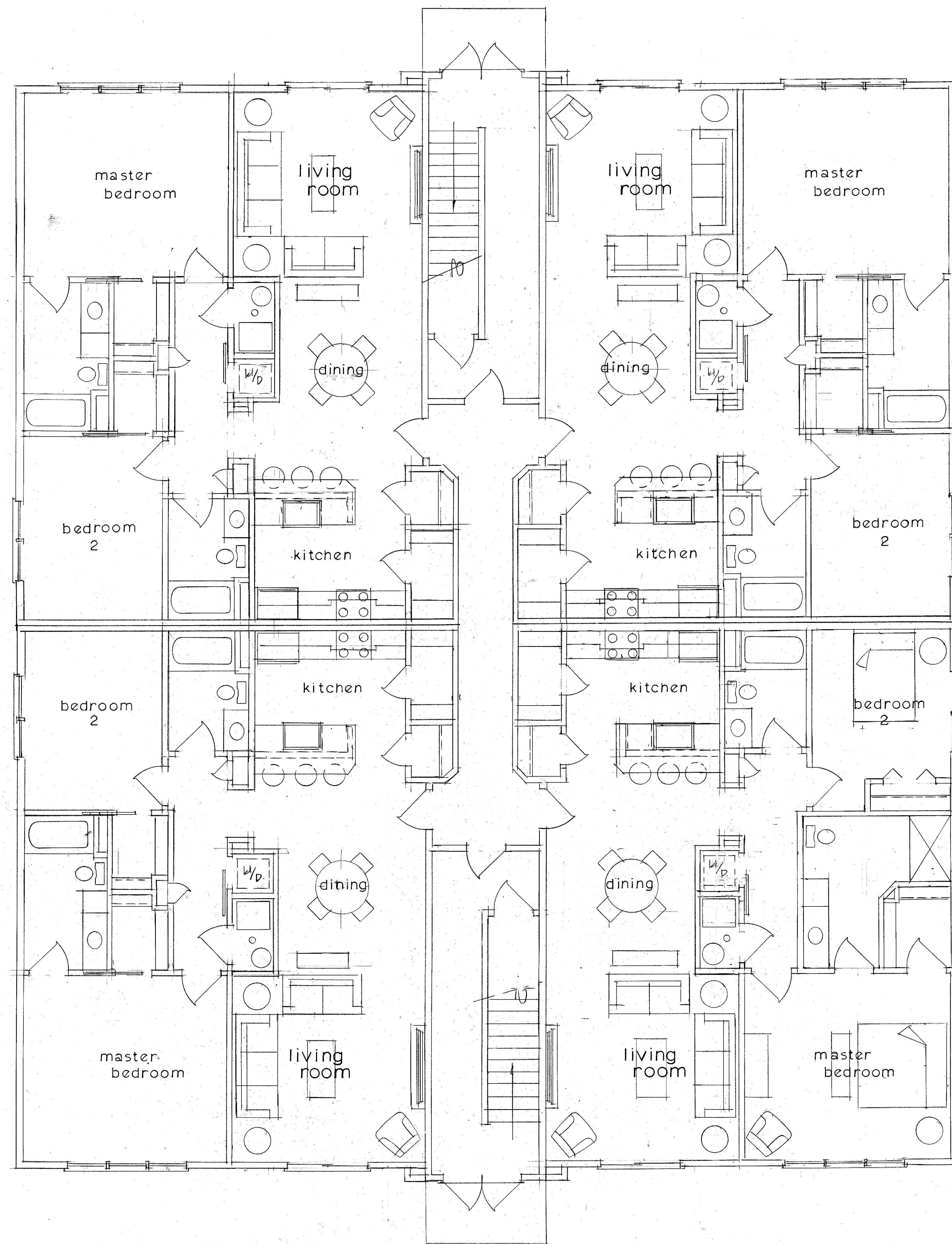
Stamp: RACHEL A. NADON 38072

Stamp: IOWA PROFESSIONAL ENGINEER

Stamp: DRAFT

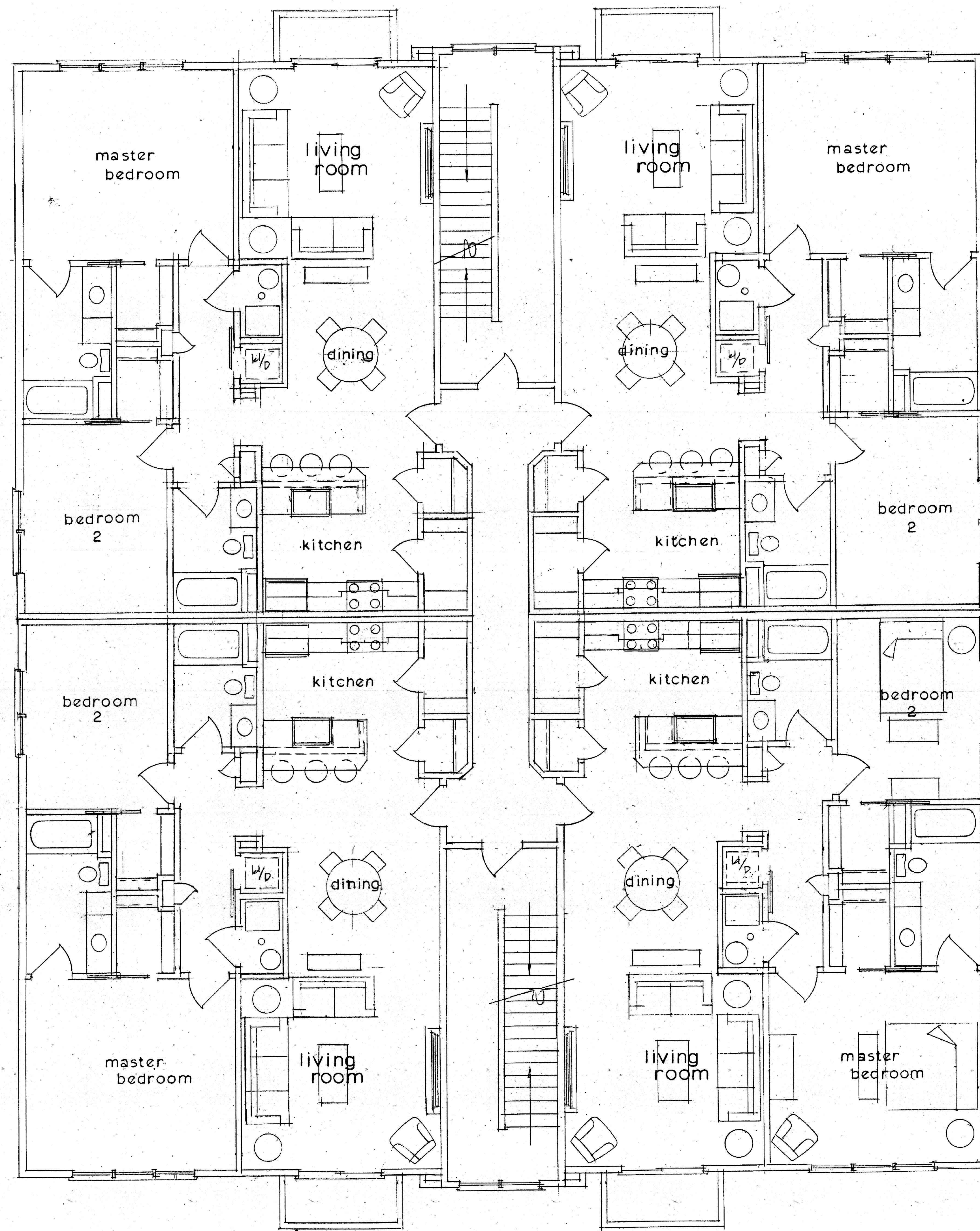
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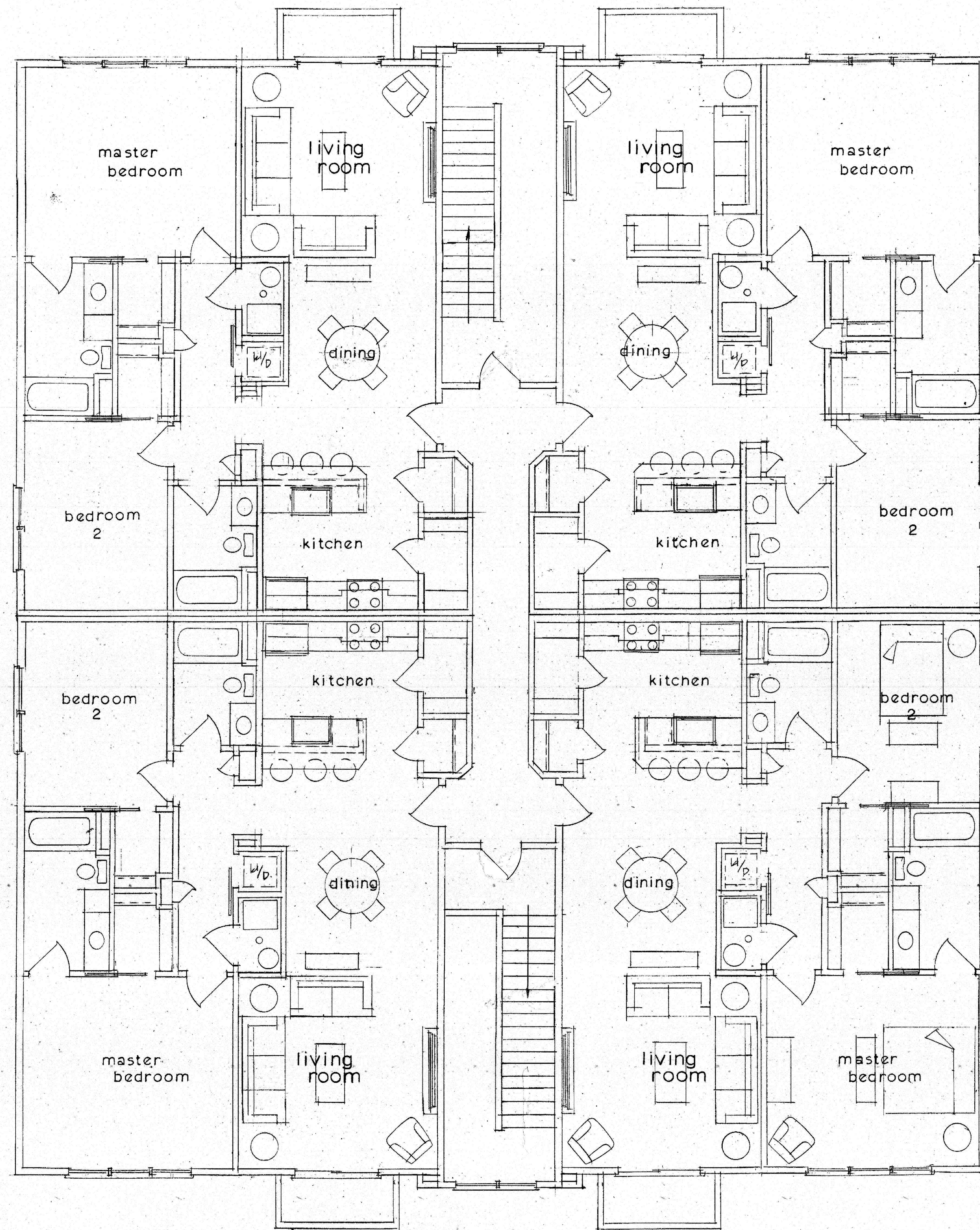
first floor plan

1/4" = 1'-0"
315 SF PER UNIT



second floor plan

1/4" = 1'-0"
1315 SF. PER UNIT.



third floor plan

1/4" = 1'-0"
1315 S.F. PER UNIT



TIFFIN, IA

K-1

Expense Approval Report

By Fund

Payable Dates 7/7/2026 - 7/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
FELD FIRE	#SO27733	07/07/2026	RESCUE GEAR	001-150-6180	5,060.00
MORGANS SERVICE	0001004	07/07/2026	HYDRAULIC FLUID, DRUM CORE	001-430-6507	426.57
EVER-GREEN LANDSCAPE CON...	004108	07/07/2026	MULCH	001-430-6320	11,200.00
HARRYS CUSTOM TROPHIES	008557	07/07/2026	BEVELED PLAQUE PLATES	001-150-6179	78.00
YOTTY'S INC	0453	07/07/2026	2027 GOLF CART	001-430-6710	13,900.00
HORA, ABIGAIL	07/07/2026	07/07/2026	MILAGE REIMBURSEMENT - CLERK SCHOOL	001-650-6599	185.60
UNIVERSITY OF IOWA HEALTH...	07072026	07/07/2026	PHYSICALS - SKRIEN, STOUT	001-150-6412	435.00
UNIVERSITY OF IOWA HEALTH...	07072026	07/07/2026	PHYSICALS - SKRIEN, STOUT	001-151-6412	2,700.00
CULLIGAN WATER TECH	07072026	07/07/2026	WATER COOLER SERVICE	001-650-6504	49.94
MEHMEN, BRETT	07072026	07/07/2026	MILAGE REIMBURSEMENT - WATER TRAINING	001-650-6599	155.15
BRIANNA WILKERSON	07072026	07/07/2026	MILAGE REIMBURSEMENT 4/1/26 to 6/30/26	001-650-6599	205.18
MARTY GARRETT	071826	07/07/2026	JULY PARTY IN THE PARK	001-499-6514	300.00
HEIMAN FIRE EQUIPMENT	0956718-IN	07/07/2026	GLOVE BOX HOLDERS	001-150-6504	491.00
HEIMAN FIRE EQUIPMENT	0957220-IN	07/07/2026	DEF TANK ASSEMBLY, VALVE CONTROL	001-150-6332	1,012.70
HEIMAN FIRE EQUIPMENT	0957462-IN	07/07/2026	DEF COOLANT	001-150-6332	253.70
KIECK'S CAREER APPAREL	108236	07/07/2026	UNIFORMS	001-150-6181	361.18
IOWA LEAGUE OF CITIES	109506	07/07/2026	7/1/26 - 6/30/27 MEMBER DUES	001-610-6210	2,668.00
THE GAZETTE	12026.00005924	07/07/2026	PRINTING/PUBLISHING 6-2 MINUTES	001-640-6414	374.75
IOWA CITY READY MIX, INC	161362	07/07/2026	4000 PSI Concrete	001-430-6320	768.38
PITNEY BOWES BANK INC RES...	2026	07/07/2026	POSTAGE	001-650-6508	600.00
HOLLYWOOD GRAPHICS	2063	07/07/2026	GOLF CART DECALS	001-430-6710	43.75
CLEAR CREEK AMANA SCHOOL...	229	07/07/2026	2025-2026 CROSSING GUARD AGREEMENT	001-620-6499	2,675.76
IOWA ONE CALL	282468	07/07/2026	MAY DIGGING PROTECTION	001-199-6413	126.00
AT & T MOBILITY	287320821332X06062026	07/07/2026	FD IPADS	001-150-6373	167.08
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	001-150-6371	484.15
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	001-199-6371	132.93
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	001-430-6371	2,525.06
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	001-650-6371	203.00
LL PELLING	32210	07/07/2026	FD PARKING LOT	001-150-6499	64,164.26
TNT LANDSCAPING LLC	45525	07/07/2026	TILLER	001-430-6710	4,167.00
US FOODS, INC IOWA	5229681	07/07/2026	CONCESSIONS SUPPLIES	001-460-6597	1,251.03
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	001-430-6504	561.92
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	001-430-6504	405.93
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	001-430-6507	174.98
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	001-430-6507	29.94
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	001-430-6507	13.99
US FOODS, INC IOWA	5435148	07/07/2026	CONCESSIONS SUPPLIES	001-460-6597	1,054.56
US FOODS, INC IOWA	5633090	07/07/2026	CONCESSIONS SUPPLIES	001-460-6597	255.16
AED SUPERSTORE	600363963	07/07/2026	AED'S	001-460-6509	2,915.98
NEXT GEN EQUIPMENT	61142C	07/07/2026	PARTS	001-430-6350	127.50
IOWA INTERSTATE RAILROAD,...	735543	07/07/2026	BIKE PATH	001-210-6417	213.92
IOWA INTERSTATE RAILROAD,...	735593	07/07/2026	MEHMEN AVE SIGNAL MAINTENANCE	001-210-6417	833.07

Expense Approval Report

Payable Dates: 7/7/2026 - 7/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
NATIONWIDE OFFICE CLEANING	74580	07/07/2026	CITY HALL CLEANING	001-650-6409	405.29
ARSL	80472	07/07/2026	26' CONFERENCE REGISTRATION	001-410-6230	300.00
MENARDS	93758	07/07/2026	LUMBER	001-430-6783	266.00
AGVANTAGE FS	94024296	07/07/2026	FUEL	001-150-6331	93.60
AGVANTAGE FS	94024296	07/07/2026	FUEL	001-170-6331	41.19
AGVANTAGE FS	94024296	07/07/2026	FUEL	001-430-6512	14.98
AGVANTAGE FS	94024297	07/07/2026	FUEL	001-150-6331	471.16
AGVANTAGE FS	94024297	07/07/2026	FUEL	001-170-6331	207.31
AGVANTAGE FS	94024297	07/07/2026	FUEL	001-430-6512	75.39
AGVANTAGE FS	94024298	07/07/2026	FUEL	001-150-6331	682.77
AGVANTAGE FS	94024298	07/07/2026	FUEL	001-170-6331	300.42
AGVANTAGE FS	94024298	07/07/2026	FUEL	001-430-6512	109.26
PEPSICO	94911104	07/07/2026	CONCESSIONS BEVERAGES	001-460-6597	505.78
LOGAN CONTRACTOR SUPPLY,...	H11084	07/07/2026	CONCRETE SUPPLIES	001-430-6504	254.04
LOGAN CONTRACTOR SUPPLY,...	H11089	07/07/2026	CONCRETE SUPPLIES	001-430-6504	83.97
THE GAZETTE	IN178418	07/07/2026	PRINTING/PUBLISHING - NPH	001-640-6414	44.41
TASC CLIENT SERVICES	IN3770468	07/07/2026	ADMIN FEE	001-620-6419	81.36
RISER INCORPORATED	INV0002198	07/07/2026	ROCK CLIMBER	001-430-6399	2,450.00
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	001-150-6419	176.98
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	001-170-6419	176.98
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	001-460-6419	176.98
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	001-620-6419	1,415.88
CITY TRACTOR CO.	P85453	07/07/2026	BARLUBE, LINE	001-430-6507	90.67
CITY TRACTOR CO.	P85478	07/07/2026	MIX OIL	001-430-6507	61.20
RECDESK	RD-002794	07/07/2026	ANNUAL SUBSCRIPTION	001-460-6419	5,700.00
Fund 001 - General Fund Total:					137,937.74
Fund: 110 - Road Use Tax					
MORGANS SERVICE	0001004	07/07/2026	HYDRAULIC FLUID, DRUM CORE	110-210-6507	426.58
NIPPON SANJO MATHESON I...	0033466521	07/07/2026	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	141.89
UNIVERSITY OF IOWA HEALTH...	07072026A	07/07/2026	PHYSICAL/TESTING - HORA	110-210-6412	505.10
MASTER BUILT CONCRETE	26061	07/07/2026	OAKDALE BLVD REPAIRS	110-210-6417	11,215.00
BINNS & STEVENS EXPLOSIVES	29539	07/07/2026	DUST CONTROL	110-210-6501	1,401.78
IOWA PRISON INDUSTRIES	305857	07/07/2026	POSTS & STREET SIGNS	110-210-6509	32.00
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	110-210-6371	709.28
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	110-230-6371	5,354.55
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	110-240-6371	147.72
WALKER WELDING	5169	07/07/2026	AXLE HANGER KIT	110-210-6350	245.81
WALKER WELDING	5245	07/07/2026	STEEL	110-210-6504	108.82
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	110-210-6332	309.98
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	110-210-6504	8.34
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	110-210-6504	374.99
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	110-210-6507	103.98
NATIONWIDE OFFICE CLEANING	74580	07/07/2026	PW CLEANING	110-210-6409	405.29
AGVANTAGE FS	94024296	07/07/2026	FUEL	110-210-6512	187.20
AGVANTAGE FS	94024297	07/07/2026	FUEL	110-210-6512	942.33
AGVANTAGE FS	94024298	07/07/2026	FUEL	110-210-6512	1,365.54
LOGAN CONTRACTOR SUPPLY,...	H11084	07/07/2026	CONCRETE SUPPLIES	110-210-6504	254.04
LOGAN CONTRACTOR SUPPLY,...	H11089	07/07/2026	CONCRETE SUPPLIES	110-210-6504	83.98
LOGAN CONTRACTOR SUPPLY,...	INV0002197	07/07/2026	14" DIAMOND BLADE CUT OFF	110-210-6417	302.50
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	110-210-6419	176.98
ALTORFER INC	WO400051863	07/07/2026	MAINTENANCE SERVICE, INSPECTION & TESTING	110-210-6310	2,315.00
Fund 110 - Road Use Tax Total:					27,118.68

Expense Approval Report

Payable Dates: 7/7/2026 - 7/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 112 - Employee Benefit					
WELLMARK	261670000907	07/07/2026	INSURANCE	112-150-6150	657.02
WELLMARK	261670000907	07/07/2026	INSURANCE	112-170-6150	3,066.09
WELLMARK	261670000907	07/07/2026	INSURANCE	112-210-6150	3,942.12
WELLMARK	261670000907	07/07/2026	INSURANCE	112-430-6150	1,095.03
WELLMARK	261670000907	07/07/2026	INSURANCE	112-610-6150	2,190.06
WELLMARK	261670000907	07/07/2026	INSURANCE	112-620-6150	1,752.05
Fund 112 - Employee Benefit Total:					12,702.37
Fund: 307 - Park Road Paving					
BOOMERANG CORP.	PAY REQUEST 14	07/07/2026	N PARK RD WIDENING	307-210-6499	11,828.00
Fund 307 - Park Road Paving Total:					11,828.00
Fund: 335 - Forevergreen Rd Pjt					
CORRIDOR ENERGY COOPERA...	2026287	07/07/2026	OAKDALE BLVD MATERIAL	335-210-6499	19,975.00
CORNERSTONE EXCAVATING	PAY ESTIMATE 4	07/07/2026	FOREVERGREEN RD	335-210-6499	15,004.68
Fund 335 - Forevergreen Rd Pjt Total:					34,979.68
Fund: 339 - Original Town PH3					
BEISSER LUMBER COMPANY	0001496138-001	07/07/2026	HANDRAIL, RAIL WALL RETURN	339-210-6499	234.80
Fund 339 - Original Town PH3 Total:					234.80
Fund: 600 - Water					
MEDIACOM	07072026	07/07/2026	INTERNET FOR WWTP	600-810-6373	151.97
SCHIMBERG CO	107044-00	07/07/2026	PVC PIPE	600-810-6504	73.96
CHEM-SULT INC	16423	07/07/2026	CHEMICALS	600-810-6501	772.75
CHEM-SULT INC	16443	07/07/2026	CHEMICALS	600-810-6501	1,682.28
CHEM-SULT INC	16467	07/07/2026	CHEMICALS	600-810-6501	586.90
PITNEY BOWES BANK INC RES...	2026	07/07/2026	POSTAGE	600-810-6508	1,200.00
WELLMARK	261670000907	07/07/2026	INSURANCE	600-810-6150	4,599.13
CARGILL INC	2912543841	07/07/2026	SALT FOR WATER PLANT	600-810-6501	6,157.37
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	600-810-6371	20,267.35
STEVE'S ELECTRIC	3701	07/07/2026	REPLACE VFD CONTROLLER & UPS INDICATOR LIGHT	600-810-6490	482.74
STEVE'S ELECTRIC	3762	07/07/2026	WELL 3 & 4 VFD REPROGRAMING	600-810-6490	316.09
JOHN DEERE FINANCIAL	5339747	07/07/2026	TOOLS, SUPPLIES	600-810-6504	85.96
AGVANTAGE FS	94024296	07/07/2026	FUEL	600-810-6512	18.72
AGVANTAGE FS	94024297	07/07/2026	FUEL	600-810-6512	94.24
AGVANTAGE FS	94024298	07/07/2026	FUEL	600-810-6512	136.55
USA BLUE BOOK	INV01082275	07/07/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	221.71
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	600-810-6419	707.93
CONSOLIDATED PIPE & SUPPLY	MO0684974	07/07/2026	2 MASTER METER OCTAVE 10LL WATER METERS	600-810-6345	1,663.09
Fund 600 - Water Total:					39,218.74
Fund: 608 - WATER TREATMENT PLANT					
MSA PROFESSIONAL SERVICES	030213	07/07/2026	WATER TREATMENT PLANT	608-810-6407	41,585.15
TRICON CONSTRUCTION GRO...	PAY APPLICATION 10	07/07/2026	WATER TREATMENT PLANT	608-810-6499	1,053,447.06
Fund 608 - WATER TREATMENT PLANT Total:					1,095,032.21
Fund: 610 - Sewer					
MSA PROFESSIONAL SERVICES	030040	07/07/2026	SANITARY SEWER STUDY	610-815-6490	5,561.00
AUTOMATIC SYSTEMS	045178	07/07/2026	MAIN LIFT STATION SERVICE	610-815-6490	175.00
AUTOMATIC SYSTEMS	045196	07/07/2026	MAIN LIFT STATION FLOAT REPAIR	610-815-6490	350.00
MEDIACOM	07072026	07/07/2026	INTERNET FOR WWTP	610-815-6371	151.96
PITNEY BOWES BANK INC RES...	2026	07/07/2026	POSTAGE	610-815-6508	1,200.00
WELLMARK	261670000907	07/07/2026	INSURANCE	610-815-6150	4,599.14
ALLIANT ENERGY	31399-O-1425	07/07/2026	ELEC. - STREET LIGHTS, TRAFFIC SIGNALS, SIRENS	610-815-6371	7,839.69
STEVE'S ELECTRIC	3761	07/07/2026	NEW PLC POWER SUPPLY	610-815-6350	873.90
AGVANTAGE FS	94024296	07/07/2026	FUEL	610-815-6512	18.72

Expense Approval Report

Payable Dates: 7/7/2026 - 7/7/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AGVANTAGE FS	94024297	07/07/2026	FUEL	610-815-6512	94.23
AGVANTAGE FS	94024298	07/07/2026	FUEL	610-815-6512	136.55
USA BLUE BOOK	INV01082275	07/07/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	221.71
ACCESS SYSTEMS	INV2005193	07/07/2026	TECHNOLOGY SERVICES	610-815-6419	707.93
HOTSY CLEANING SYSTEMS	PSI-323505	07/07/2026	SEWER PLANT	610-815-6519	14,033.48
PSC DISTRIBUTION	S1943888.001	07/07/2026	SLOAN ROYAL 111 1.6 GPF CLOSET FLUSH VALVE-LOW CON	610-815-6310	575.32
AEROMOD INC	SO50538 -1 -	07/07/2026	PRESSURE SWITCH	610-815-6350	152.61
				Fund 610 - Sewer Total:	36,691.24
Fund: 740 - Storm Water					
AGVANTAGE FS	51009755	07/07/2026	PESTICIDES	740-865-6399	144.24
				Fund 740 - Storm Water Total:	144.24
				Grand Total:	1,395,887.70

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	137,937.74
110 - Road Use Tax	27,118.68
112 - Employee Benefit	12,702.37
307 - Park Road Paving	11,828.00
335 - Forevergreen Rd Pjt	34,979.68
339 - Original Town PH3	234.80
600 - Water	39,218.74
608 - WATER TREATMENT PLANT	1,095,032.21
610 - Sewer	36,691.24
740 - Storm Water	144.24
Grand Total:	1,395,887.70

Account Summary

Account Number	Account Name	Payment Amount
001-150-6179	BUNKER GEAR/PPE - FIRE	78.00
001-150-6180	WILDLAND PPE - FIRE	5,060.00
001-150-6181	UNIFORM ALLOWANCE -...	361.18
001-150-6331	FUEL - FIRE	1,247.53
001-150-6332	VEHICLE REPAIRS - FIRE	1,266.40
001-150-6371	UTILITIES- FIRE	484.15
001-150-6373	TELEPHONE/COMMUNI...	167.08
001-150-6412	MEDICAL/WELLNESS FIRE	435.00
001-150-6419	TECHNOLOGY SERVICES-...	176.98
001-150-6499	OTHER CONTRACTUAL S...	64,164.26
001-150-6504	MINOR EQUIPMENT - FI...	491.00
001-151-6412	NFPA 1582 ENTRY - LEVE...	2,700.00
001-170-6331	FUEL - BUILDING	548.92
001-170-6419	TECHNOLOGY SERVICES-...	176.98
001-199-6371	UTILITIES-WARNING SIR...	132.93
001-199-6413	DIGGING PROTECTION ...	126.00
001-210-6417	RAILROAD CROSSING MA..	1,046.99
001-410-6230	TRAINING - LIBRARY	300.00
001-430-6320	GROUND'S REPAIR/MAIN...	11,968.38
001-430-6350	OPER EQUIP REPAIR - PA...	127.50
001-430-6371	UTILITIES-PARKS	2,525.06
001-430-6399	OTHER REPAIR/MAINT - ...	2,450.00
001-430-6504	MINOR EQUIPMENT - P...	1,305.86
001-430-6507	OPERATING SUPPLIES - ...	797.35
001-430-6512	VEHICLE/EQUIPMENT F...	199.63
001-430-6710	CAP OUTLAY	18,110.75
001-430-6783	CITY PARK IMPROVEME...	266.00
001-460-6419	TECHNOLOGY SERVICES -...	5,876.98
001-460-6509	SAFETY SUPPLIES	2,915.98
001-460-6597	CONCESSIONS SUPPLIES	3,066.53
001-499-6514	TIFFIN REC FEST	300.00
001-610-6210	DUES - ADMIN/COUNCIL	2,668.00
001-620-6419	TECHNOLOGY SERVICES	1,497.24
001-620-6499	OTHER CONTRACTUAL S...	2,675.76
001-640-6414	PRINTING/PUBLISHING	419.16
001-650-6371	UTILITIES-CITY HALL	203.00
001-650-6409	CITY HALL CLEANING	405.29
001-650-6504	MINOR EQUIPMENT	49.94
001-650-6508	POSTAGE	600.00
001-650-6599	MISCELLANEOUS EXPEN...	545.93
110-210-6310	BUILDING REPAIR/MAIN...	2,315.00
110-210-6332	VEHICLE REPAIRS - RUT ...	309.98
110-210-6350	OPER EQUIP REPAIR - R...	245.81

Account Summary

Account Number	Account Name	Payment Amount
110-210-6371	UTILITIES - RUT STREETS	709.28
110-210-6409	PUBLIC WORKS CLEANI...	405.29
110-210-6412	MEDICAL/WELLNESS ST...	505.10
110-210-6417	STREET MAINTENANCE -...	11,517.50
110-210-6419	TECHNOLOGY SERVICES-...	176.98
110-210-6501	CHEMICALS- RUT STREE...	1,401.78
110-210-6504	MINOR EQUIPMENT - R...	830.17
110-210-6507	OPERATING SUPPLIES -R...	672.45
110-210-6509	POSTS/SIGNS - RUT STRE...	32.00
110-210-6512	VEHICLE/EQUIPMENT F...	2,495.07
110-230-6371	STREET LIGHTS - UTILITY	5,354.55
110-240-6371	TRAFFIC SIGNALS - UTILIT..	147.72
112-150-6150	GROUP INSURANCE - FIRE	657.02
112-170-6150	GROUP INSURANCE - BU...	3,066.09
112-210-6150	GROUP INSURANCE - ST...	3,942.12
112-430-6150	GROUP INSURANCE - PA...	1,095.03
112-610-6150	GROUP INSURANCE - CIT...	2,190.06
112-620-6150	GROUP INSURANCE - CL...	1,752.05
307-210-6499	CONTRACTUAL - NORTH...	11,828.00
335-210-6499	CONTRACTUAL- FOREVE...	34,979.68
339-210-6499	ORIGINAL TOWN PH3 - ...	234.80
600-810-6150	GROUP INSURANCE - W...	4,599.13
600-810-6345	WATER METERS	1,663.09
600-810-6371	UTILITIES - WATER	20,267.35
600-810-6373	TELEPHONE/COMM-WA...	151.97
600-810-6419	TECHNOLOGY SERVICES	707.93
600-810-6490	OTHER PROFESSIONAL S...	798.83
600-810-6501	CHEMICALS	9,199.30
600-810-6504	MINOR EQUIPMENT	159.92
600-810-6507	OPERATING SUPPLIES	221.71
600-810-6508	POSTAGE	1,200.00
600-810-6512	VEHICLE/EQUIPMENT F...	249.51
608-810-6407	ENGINEERING - WATER ...	41,585.15
608-810-6499	CONTRACTUAL - WATER...	1,053,447.06
610-815-6150	GROUP INSURANCE - S...	4,599.14
610-815-6310	BUILDING REPAIR/MAIN...	575.32
610-815-6350	OPERATIONAL EQUIP RE...	1,026.51
610-815-6371	UTILITIES - SEWER	7,991.65
610-815-6419	TECHNOLOGY SERVICES	707.93
610-815-6490	OTHER PROFESSIONAL S...	6,086.00
610-815-6507	OPERATING SUPPLIES	221.71
610-815-6508	POSTAGE	1,200.00
610-815-6512	VEHICLE/EQUIPMENT F...	249.50
610-815-6519	OPERATING EQUIPMENT	14,033.48
740-865-6399	STORM WATER OTHER ...	144.24
Grand Total:		1,395,887.70

Project Account Summary

Project Account Key	Payment Amount
None	1,395,887.70
Grand Total:	1,395,887.70

**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	July 1, 2026
AGENDA ITEM:	Discussion and Consideration of Position Promotion for Colton Beckler from Public Works Worker I to Public Works Worker II
ACTION:	Motion

SYNOPSIS: Attached is a recommendation letter from Brian Detert to promote Nate Wessling from Public Works Worker I to Public Works Worker II. Years ago when the City performed its wage study, certain positions within various departments established growth positions to accommodate the anticipated growth and personnel expansion of the City. I would echo Brian's rational for Nate's promotion. I have had a chance to observe Nate's development and display of leadership since he was hired. I support and also recommend the promotion of Nate to the Public Works Worker II position.

BUDGET ITEM:

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Correspondence for PWD

PREPARED BY: Doug Boldt

DATE PREPARED: July 1, 2026

Doug,

I have been doing some evaluation of the current employees in the Public Works Department. Nate Wessling has been with the City of Tiffin for 6 years now, and at this time I would like to recommend that he be moved from PW Worker I to PW Worker II.

Nate has the knowledge and the ability to be moved up. He has shown that he is able to complete projects and tasks without my oversight, and to my satisfaction. Nate is fully capable of running any piece of equipment or vehicle that the city owns currently. He shows the will to look for problems or projects to better the community and likes to handle them.

Thank you for your consideration regarding this recommendation.

Brian Detert

Public Works Director

City of Tiffin



**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	July 1, 2026
AGENDA ITEM:	Discussion and Consideration of Purchase of Tire Changer as part of the FY 2026-2027 Public Works Budget and Council Action as Needed
ACTION:	Motion

Background

As part of the FY 2026-2027 Public Works operating budget, staff is requesting approval to purchase a tire changer for the Public Works Department.

Currently, tire mounting and dismounting services are performed by outside vendors. Purchasing a tire changer will allow Public Works staff to perform these services in-house, reducing downtime for City vehicles and equipment, improving scheduling flexibility, and lowering long-term maintenance costs. The equipment will support routine maintenance on the City's fleet, including pickups, utility vehicles, trailers, and other Public Works equipment.

Staff obtained a quote from Equipment Systems Inc. for a Hunter 110V Tire Changer with Bead Press Arm. The total quoted cost, including freight, is \$10,170.04.

The addition of a tire changer will increase the Public Works Department's ability to perform preventative maintenance and routine repairs internally. This investment is expected to:

- Reduce reliance on outside vendors for tire service.
- Minimize vehicle and equipment downtime.
- Improve scheduling flexibility for fleet maintenance.
- Generate long-term cost savings through in-house labor.
- Enhance overall fleet maintenance capabilities.

The requested purchase aligns with the Department's goal of increasing operational efficiency while maximizing the City's investment in its fleet and equipment.

Recommendation

Staff recommends approval of the purchase of one Hunter 110V Tire Changer with Bead Press Arm from Equipment Systems Inc. in the amount of \$10,170.04, as budgeted in the FY 2026-2027 Public Works Budget.

ATTACHMENTS: Quote

Equipment Systems Inc

Kent Ragsdale
808 1st St NW
Hampton, IA 50441
641-425-1387

Estimate

Date	Estimate #
6/23/2026	564

Name / Address
City of Tiffin

Project

Description	Qty	Cost	Total
Hunter Tire Changer 110V with Bead Press Arm	1	9,693.71	9,693.71T
Freight charges	1	476.33	476.33
Out-of-state sale, exempt from sales tax		0.00%	0.00
		Total	\$10,170.04

Customer Signature _____

**AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION**

DATE:	July 1, 2026
AGENDA ITEM:	Discussion and Consideration of Safety Surface at Woodfield Park and Council Action as Needed
ACTION:	Motion

Work Session Discussion – Woodfield Park Playground Safety Surface

As Council may recall from previous discussions, the playground at Woodfield Park currently utilizes engineered wood fiber (wood chips) as its safety surface. While this material meets required safety standards when properly maintained, it requires significant ongoing maintenance, including regular raking, replacing displaced material, and periodic replenishment to maintain proper fall protection. Due to its location and use, Woodfield Park requires more annual playground surface maintenance than any other City park.

Staff has explored replacing the existing wood fiber with a poured-in-place rubber safety surface. This improvement would significantly reduce annual maintenance, provide a more consistent and accessible safety surface, enhance the overall appearance of the playground, and offer a longer service life. However, it also represents a considerable capital investment.

Attached are two pricing options for Council's consideration:

- **Option 1:** Contractor completes all preparation and installation.
- **Option 2:** City Public Works staff complete portions of the site preparation, reducing the overall project cost.

This item is being presented as a discussion only. Public Works Director Brian Detert will provide an overview of the options, anticipated maintenance savings, and answer any questions Council may have as staff seeks direction on how to proceed.

ATTACHMENTS: Woodfield Park Estimate Options

Rock Sub-base Examples

Examples of how finished sub-base should look



Leaders in Playground Surfacing

A Taylormade Company

Rock Sub-base Examples

Examples of how finished sub-base should not look



Poured in Place Sub-base Requirements

Sub-base shall be compacted aggregate, concrete, or asphalt installed in accordance with manufacturer's written specifications.

A. Compacted Aggregate Base

- 1. 4 inches of 3/8", 1/2", or 3/4" clean aggregate rock, or equal, compacted to 90% of max density.**
- 2. Compaction shall be done with a hand compactor, landscape roller, or vibratory plate compactor.**
- 3. The base shall be installed at a slope of 2%**
- 4. Verify that sub-surfacing drainage, if required, has been installed to provide positive drainage.**

B. Concrete Base

- 1. Thickness of 4 inches**
- 2. 3000-3500psi**
- 3. Use steel rebar or wire mesh for reinforcement**
- 4. For expansion joints use 0.5" (12mm) saw cuts every 10' (3m)**
- 5. Slope shall be 1" (25mm) over every 10' (3m)**
- 6. Surface finish shall be heavy broom with a straight edge finish**

C. Asphalt Base

- 1. Thickness of 3 inches installed per manufacturer's recommendations**

Asphalt and Concrete base must be cured to manufacturer's recommendations before installation of safety surface

Sub-base shall be approved by Owner prior to installation of the safety surface

ESTIMATE

TaylorMade Co
7356 Holliday Dr
Kansas City, KS 66106-5102

kristin@ecoturfsurfacing.com
+1 (913) 713-1573
www.ecoturfsurfacing.com



Estimates 2026:26176

Bill to

City of Tiffin
300 Railroad St
Tiffin, IA 52340

Ship to

Woodfield Park
Tiffin, IA 52340

Estimate details

Estimate no.: 26176 Opt 1
Estimate date: 06/03/2026

Payment Terms: Net 30

#	Product or service	Description	Qty	Rate	Amount
1.		Area 1			
2.	Sub-Base	Installation of up to 6.5" of aggregate sub-base	1400	\$2.39	\$3,346.00
3.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 8' and below fall height (3.5" depth)	1400	\$13.93	\$19,502.00
4.		Area 2			
5.	Sub-Base	Installation of up to 6.5" of aggregate sub-base	3111	\$2.39	\$7,435.29
6.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 8' and below fall height (3.5" depth)	2711	\$13.93	\$37,764.23
7.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 9' and below fall height (4" depth)	400	\$14.67	\$5,868.00
8.	Shipping	Estimated Shipping for Material	4511	\$0.68	\$3,067.48
9.		***Does not include removal of existing surface or excavation/grading of area to be 10" below desired finish***			
10.		***DUE TO THE VOLATILE NATURE OF THE TRANSPORTATION INDUSTRY AT THIS TIME, SHIPPING PRICES ARE ONLY VALID FOR TWO WEEKS***			

Total

\$76,983.00

Accepted date

Accepted by



**7356 Holliday Drive
Kansas City, KS 66106
Phone: 913-713-1573**

Estimate Contract

The estimate price for this project has been calculated based on the current prices for the materials. However, the market for the materials is considered to be volatile, and sudden price increases could occur.

Ecoturf Surfacing agrees to use our best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of the Contract for use in this project, the Customer will be notified of the cost increase.

Upon notification, the Customer will then have the option to pay the cost increase or cancel the project and contract.

All projects are dependent on weather and installation dates are tentative

A standard additional insured certificate will be supplied at no charge upon customer request. If the customer requests any changes to Ecoturf Surfacing's insurance the customer will be responsible for the cost of any and all changes.

Customer is to supply and install construction fence around site and have security to watch over the site once the project has begun, up until the surface is dry and ready to be used. Any and all costs to repair or replace damage to surface caused by a lack of security or fencing will be the responsibility of the customer.

Customer is responsible for placing rubber wear mats in high traffic areas, such as under swings and at the bottom of slides. Customer is responsible for site restoration.

100% full payment is due in NET 30 days upon completion of project. Past due invoice will be billed at 2% per month (24% annum). In the case of any default, customer shall pay Taylormade Co, Inc. DBA Ecoturf Surfacing reasonable attorney fees and costs, including those on any appeal even if no suit or action is filed.

All work completed under this contract remains the property of Ecoturf Surfacing until this contract is paid in full.

Please sign and submit this quote to have your project added to our job list. By signing you are stating that you agree to the scope, details, and terms for the above mentioned proposal.

Customer Signature _____

Date: _____

Leaders in Playground Surfacing

A Taylormade Company

ESTIMATE

TaylorMade Co
7356 Holliday Dr
Kansas City, KS 66106-5102

kristin@ecoturfsurfacing.com
+1 (913) 713-1573
www.ecoturfsurfacing.com



Estimates 2026:26176

Bill to

City of Tiffin
300 Railroad St
Tiffin, IA 52340

Ship to

Woodfield Park
Tiffin, IA 52340

Estimate details

Estimate no.: 26176 Opt 2
Estimate date: 06/03/2026

Payment Terms: Net 30

#	Product or service	Description	Qty	Rate	Amount
1.		Area 1			
2.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 8' and below fall height (3.5" depth)	1400	\$13.93	\$19,502.00
3.		Area 2			
4.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 8' and below fall height (3.5" depth)	2711	\$13.93	\$37,764.23
5.	Installation	Installation of Poured In Place Safety Surface 50/50 black & color mix for 9' and below fall height (4" depth)	400	\$14.67	\$5,868.00
6.	Shipping	Estimated Shipping for Material	4511	\$0.68	\$3,067.48
7.		***Does not include removal of existing surface or installation of sub-base and drainage***			
8.		***DUE TO THE VOLATILE NATURE OF THE TRANSPORTATION INDUSTRY AT THIS TIME, SHIPPING PRICES ARE ONLY VALID FOR TWO WEEKS***			
Total					\$66,201.71



**7356 Holliday Drive
Kansas City, KS 66106
Phone: 913-713-1573**

Estimate Contract

The estimate price for this project has been calculated based on the current prices for the materials. However, the market for the materials is considered to be volatile, and sudden price increases could occur.

Ecoturf Surfacing agrees to use our best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase in the prices of these specified materials that are purchased after execution of the Contract for use in this project, the Customer will be notified of the cost increase.

Upon notification, the Customer will then have the option to pay the cost increase or cancel the project and contract.

All projects are dependent on weather and installation dates are tentative

A standard additional insured certificate will be supplied at no charge upon customer request. If the customer requests any changes to Ecoturf Surfacing's insurance the customer will be responsible for the cost of any and all changes.

Customer is to supply and install construction fence around site and have security to watch over the site once the project has begun, up until the surface is dry and ready to be used. Any and all costs to repair or replace damage to surface caused by a lack of security or fencing will be the responsibility of the customer.

Customer is responsible for placing rubber wear mats in high traffic areas, such as under swings and at the bottom of slides. Customer is responsible for site restoration.

100% full payment is due in NET 30 days upon completion of project. Past due invoice will be billed at 2% per month (24% annum). In the case of any default, customer shall pay Taylormade Co, Inc. DBA Ecoturf Surfacing reasonable attorney fees and costs, including those on any appeal even if no suit or action is filed.

All work completed under this contract remains the property of Ecoturf Surfacing until this contract is paid in full.

Please sign and submit this quote to have your project added to our job list. By signing you are stating that you agree to the scope, details, and terms for the above mentioned proposal.

Customer Signature _____

Date: _____

Leaders in Playground Surfacing

A Taylormade Company

Ashley Platz

From: Doug Boldt
Sent: Wednesday, July 1, 2026 1:43 PM
To: Ashley Platz
Subject: FW: iWorQ Proposal for Tiffin, IA
Attachments: Agreement ID_ 261210 E. Standard Service Agreement Tiffin, IA, CD Master (2).pdf

Please include the attached and below for the packet.

Thanks,

Doug Boldt
City Administrator
City of Tiffin
300 Railroad Street
P.O. Box 259
Tiffin, IA 52340
319-545-2572

From: Brianna Wilkerson <bwwilkerson@tiffin-iowa.org>
Sent: Friday, June 12, 2026 1:38 PM
To: Doug Boldt <dboldt@tiffin-iowa.org>; Brian Shay <bshay@tiffin-iowa.org>
Subject: Fw: iWorQ Proposal for Tiffin, IA

Brian and I reviewed the attached proposed iWorQ upgrade, we believe there are several operational benefits that would improve efficiency for both staff and the public.

The upgrade would move our Permit Management module to the Enterprise package and add a new Planning & Zoning Enterprise functionality. This would provide several tools that are not currently available to us, including:

- Online payment processing directly through the permit portal. No fees charged to agency. Payroc offers two different options for municipality customers. The first is fee option where the customer pays per transaction. The fee is 3.50% for any transaction above \$57. If the transaction is below \$57 the customer pays a \$2 flat fee. There is also a flat rate program where the Municipality pays 3.25% for all transactions.
- Automated workflows to route applications and inspections through the review process.
- Automated notifications and text messaging to applicants, reducing staff time spent on status updates and follow-up communications.
- Inspection routing features that help assign and track inspections more efficiently.
- Scheduled reports that can automatically generate information for staff, management, and elected officials.
- Access to AI-powered tools and expanded web form templates.
- Enhanced Planning & Zoning functionality, including project tracking, meeting and hearing management, plan review, and online portal capabilities.

From a customer service standpoint, these features would provide applicants with better visibility into the status of their permits and projects while reducing the number of phone calls and emails staff receive regarding application updates.

From an operational standpoint, automation of notifications, workflows, and reporting would reduce manual data entry, improve consistency, and help staff manage increasing permit activity as the community continues to grow.

The proposed agreement would also consolidate our Permit Management and Planning & Zoning functions into a more comprehensive platform, creating a more streamlined experience for both staff and residents.

Overall, I believe the upgrade would improve efficiency, enhance customer service, and better position the City to manage future growth while maximizing the value of the iWorQ platform we already utilize.

Brianna Wilkerson
Deputy City Clerk
300 Railroad St
Tiffin, IA 52340
P: 319.545.2572 option 3
Permit Portal: <https://tiffin23.portal.iworq.net/portalhome/tiffin23>
Search Permits: <https://portal.iworq.net/TIFFIN/permits/600>



From: Miriam Nelson <mnelson@iworq.com>
Sent: Monday, June 8, 2026 12:25 PM
To: Brianna Wilkerson <bwilkerson@tiffin-iowa.org>
Cc: Nate Romrell <nromrell@iworq.com>
Subject: iWorQ Proposal for Tiffin, IA

Here is the revised proposal reflecting upgrading to Enterprise and waiving the last year of the Animal Licensing.

Best regards,

Miriam Nelson
SDR | iWorQ Systems

📞 435.755.5126
📠 435.294.0663
✉ mnelson@iworq.com





Service Agreement

For iWorQ Applications and Services

Prepared for:

Tiffin, IA
300 Railroad St, Tiffin, IA 52340
Population: 7600

Prepared by:

Nathan Romrell
iWorQ Systems

Agreement ID: 261210



Tiffin, IA hereafter known as ("Customer"), enters into THIS SERVICE AGREEMENT ("Agreement") with iWorQ Systems Inc. ("iWorQ") with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

1. SOFTWARE AS A SERVICE (SaaS) TERMS OF ACCESS:

iWorQ grants Customer a non-exclusive, non-transferable limited access to use iWorQ service(s), application(s) on iWorQ's authorized website for the fee(s) and terms listed in Appendix A. This agreement will govern all iWorQ application(s) and service(s) including the application(s) and service(s) listed in Appendix A.

2. CUSTOMER RESPONSIBILITY:

Customer acknowledges that they are receiving only a limited subscription to use the application(s), service(s), and related documentation, if any, and shall obtain no titles, ownership nor any rights in or to the application(s), service(s), and related documentation, all of which title and rights shall remain with iWorQ. Customer shall not permit any user to reproduce, copy, or reverse engineer any of the application(s), service(s) and related documentation. iWorQ is not responsible for the content entered into iWorQ's database or uploaded as a document or image.

3. TRAINING AND IMPLEMENTATION:

Customer agrees to provide the time, resources, and personnel to implement iWorQ's service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the customer implementation team. iWorQ can provide project management and implementation documents upon request.

iWorQ will do ONE import of the Customer's data. This import consists of importing data, sent by the Customer, in an electronic relational database format. Acquisition of data is the responsibility of the client; iWorQ will not be involved in negotiation for data with third parties.

Customer must have clear ownership of all forms, letters, inspections, checklists, and data sent to iWorQ.

4. CUSTOMER DATA:

Customer data will be stored in AWS GovCloud. iWorQ will use commercially reasonable efforts to backup, store and manage customer data. iWorQ does backups twice per week and onsite backups twice per week. Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management services(s), onsite backups application(s) and other service(s).



Data upload and usage is provided to every customer. This includes uploading files up to 25MB and 100GB of managed data usage on AWS GovCloud. Additional upload file sizes and managed data usage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customers can upload and store images with personal information like driver's license, and more. This data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the sensitive data upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible for: (1) For the content entered into iWorQ's database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizen over the web, and (4) For data sent to the Customer by iWorQ.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support requests are typically handled the same day. iWorQ provides "Service NOT Software".

6. BILLING:

iWorQ will invoice Customer on an annual basis. iWorQ will send invoices by mail and by email to the address(s) listed in Appendix A. Terms of the invoice are net 30 days from the date of the invoice. Any billing changes will require that a new Service(s) Agreement be signed by the Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly. Support and services fees may increase in subsequent years but will increase no more than 5% per year.

Customer pricing is based on a 3 Year Term and reflects a discounted annual price. Changes to the Term or the Termination Policy (Section 7. Termination:), will affect the annual pricing and could double your annual cost. Customer reserves the right to pay the 3 Year Term upfront to secure discounted annual pricing

7. TERMINATION:

Either party may terminate this agreement after the initial 3-Year Term, without cause if the terminating party gives the other party sixty (60) days written notice. Should the Customer terminate any part of the application(s) and or service(s) the remaining balance will immediately become due. Should the Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed. Upon expiration of the Initial Term, this Agreement shall automatically be renewed for successive one (1) year terms unless either party provides notice of termination or non-renewal no less than sixty (60) days prior to expiration of the then-current term.



Upon termination of this Agreement, iWorQ will discontinue all application(s) and or service(s); iWorQ will provide customer with an electronic copy of all of Customer's data, if requested by the Customer (within 3-5 business days).

During the term of the Agreement, the Customer may request a copy of all of Customer's data, which shall be provided to Customer for a cost of no more than \$2500 per copy. Please note, if the Customer is not in compliance with the material terms and conditions of this Agreement, iWorQ will not be required to provide Customer with the data.

8. ACCEPTABLE USE:

Customer represents and warrants that the application(s) and service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms and procedures. iWorQ may restrict access to users upon misuse of application(s) and service(s).

9. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Utah. Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.

10. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact:

Name: _____ Title: _____

Office Phone: _____ Cell (required): _____

Email: _____

Secondary Implementation Contact:

Name: _____ Title: _____

Office Phone: _____ Cell (required): _____

Email: _____

**11. CUSTOMER BILLING INFORMATION:**

Billing Contact: _____ Title: _____

Billing Address: _____

Office Phone: _____ Cell: _____

Email: _____

PO #: _____ Tax Exempt ID # (required): _____

Note: If a tax-exempt number is not provided, a 10% service increase will be added to the yearly invoice.

12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representatives of Customer and iWorQ have read the agreement and agree and accept all the terms.

Signature: _____ Effective Date: _____

Printed Name: _____ Title: _____

Office Phone: _____ Cell: _____

Unless otherwise stated, Service Period starts the first day of the month after signature and Effective Date.



APPENDIX A
APPLICATIONS, SERVICES AND PRICING SCHEDULE

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Standard Billing Terms

Recurring Fees:

Standard Invoice Date	Amount	Invoice Purpose	First Year Service Period
30 Days Prior to the Period Start	\$12,500.00	Annual Invoice	08-01-2026 - 07-31-2027

Setup Fees

Standard Invoice Date	Amount	Invoice Purpose	First Year Service Period
30 Days Prior to the Period Start	\$1,050.00	Agreement Setup Amount	60 Days after Kickoff

Annual Subscription Fees

Application ID	Classification	Application Name	Standard Pricing	Discount1	Agreement Pricing
600	PKG - Existing	Permit Management	\$11,750.00	-\$4,000.00	\$7,750.00
400	PKG - Existing	Code Enforcement	\$0.00	\$0.00	\$0.00
1000	PKG - Existing	Portal Home	\$0.00	\$0.00	\$0.00
ADD-22	Added	Payment Processing (Payroc)	\$0.00	\$0.00	\$0.00
2000	PKG - Added	Planning & Zoning	\$4,750.00	\$0.00	\$4,750.00
1000	PKG - Added	Portal Home	\$0.00	\$0.00	\$0.00
ADD-22	Added	Payment Processing (Payroc)	\$0.00	\$0.00	\$0.00

Subscription Fee Total (This amount will be invoiced each year) \$12,500.00

One-Time Setup



Service(s)	Agreement Pricing
Implementation and Setup Cost (Year 1)	\$1,050.00

Recurring Agreement Pricing \$12,500.00

Agreement Setup \$1,050.00

Total Due Year 1 \$13,550.00

NOTES AND SERVICE DESCRIPTION

- I. Invoice for the (Annual Subscription Fee Total + One-Time Total) will be sent out immediately upon execution of the contract. Payment terms are net 30 days from the invoice date.
- II. This Subscription Fee and Agreement have been provided at the Customer's request and is valid for 25 days.
- III. This cost proposal cannot be disclosed or used to compete with other companies.

UPGRADE AND ADD-ON NOTES

- I. This agreement combines existing services totaling \$8,750.00 with proposed added services totaling \$5,750.00 while removing Entity Animals (\$2,000) for a new annual total of \$12,500.00.
- II. This agreement upgrades Community Development to the Enterprise package which includes: Payment processing, workflows, notifications, scheduled reports, AI tools, inspection routing, text notifications, and webform template library.
- III. This agreement removes Entity Management - Animals for \$2,000.
- IV. This agreement will remove permit management - planning and replace it with Planning and Zoning Enterprise.



APPENDIX B

PRODUCT DESCRIPTIONS

Package(s) Purchased

ComDev	Licensing
Community Development Enterprise, Planning & Zoning Enterprise	Entity Basic

Product Descriptions

Application / Feature	CD Basic	CD Department	CD Enterprise
Permit & Code Management	x	x	x
Available on Multiple Device Types	x	x	x
Configurable Reporting	x	x	x
Fees & Payments	x	x	x
Inspection & Plan Review	x	x	x
Sensitive File Uploads	x	x	x
OpenStreetMap w/ Quarterly Updates	x	x	x
Access to iWorQ Letter Template Library	x	x	x
File Usage Allowance	x	x	x
Custom Letters*	x	x	x
Custom Web Forms*		x	x
Online Portal		x	x
Online Citizen Messaging		x	x
Access to iWorQ Web Form Templates			x
Card Payment Processing			x
Texting Capabilities			x
Configurable System Workflows			x
iWorQ Notifications			x
Inspection Routing			x
Scheduled Reports*			x



Application / Feature	CD Basic	CD Department	CD Enterprise
GIS REST Services**			x
XworQ AI Features			x

* Available for Expansion Purchase

**GIS REST Services Requirements:

iWorQ will be able to publish your agency's ESRI REST Services **monthly** if the following conditions are met:

1. The Rest Service URL is either a public access URL or the agency will allow iWorQ to be added to the user group of that data.
 - 1.1. User Group must have permission settings set to allow root access to pull the data.
2. The Rest Service data contains the information needed for system functionality and field types match.
 - 2.1. The format of that data must conform to iWorQ Systems

Application / Feature	Planning & Zoning Basic	Planning & Zoning Enterprise
Track Projects	x	x
Available on Multiple Device Types	x	x
Configurable Reporting	x	x
Fees & Payments	x	x
Inspections & Plan Reviews	x	x
Workflow Configuration	x	x
Meeting & Hearing Management	x	x
Plan Annotation & Review	x	x
File Usage Allowance*	x	x
Sensitive File Uploads	x	x
OpenStreetMap w/ Quarterly Updates	x	x
Access to iWorQ Letter Template Library	x	x
Custom Letters*	x	x
Card Processing		x
Online Portal		x
Custom Web Forms*		x
Access to iWorQ Web Form Templates		x
iWorQ Notifications		x
Scheduled Reports*		x
XworQ AI Features		x

* Available for Expansion Purchase


Entity Type(s): Animal Entity

Application / Feature	Entity Basic	Entity Department	Entity Enterprise
Entity & License Tracking	x	x	x
Available on Multiple Device Types	x	x	x
Field Structure	Standard	Configurable	Configurable
Configurable Reporting	x	x	x
Fees, Invoices & Payments	x	x	x
Inspections Tracking	x	x	x
Sensitive File Uploads	x	x	x
OpenStreetMap w/ Quarterly Updates	x	x	x
Access to iWorQ Letter Template Library	x	x	x
File Usage Allowance	x	x	x
Custom Letters*	x	x	x
License Structure Complexity	Simple	Configurable	Configurable
Renewal Configuration	Standard	Simple	Advanced
Online Portal		x	x
Custom Web Forms*		x	x
Custom Online Renewal Forms*		x	x
Access to Standard Web Form Templates			x
Card Processing			x
Configurable System Workflows			x
Inspection Routing			x
iWorQ Notifications			x
GIS Rest Services**			x
Scheduled Reports*			x
Compare Business Records to Records Found Online			x
XworQ AI Features			x

* Available for Expansion Purchase

****GIS REST Services Requirements:**



iWorQ will be able to publish your agency's ESRI REST Services **monthly** if the following conditions are met:

1. The Rest Service URL is either a public access URL or the agency will allow iWorQ to be added to the user group of that data.
 - 1.1. User Group must have permission settings set to allow root access to pull the data.
2. The Rest Service data contains the information needed for system functionality and field types match.
 - 2.1. The format of that data must conform to iWorQ Systems



AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 1, 2026
AGENDA ITEM:	Discussion and Consideration of Approval of State Revolving Fund (SRF) Reimbursement Request #6 – Water Treatment Facility Upgrade Project
ACTION:	Motion

Background

Construction continues on the City's Water Treatment Plant Improvements Project, which is being financed through the Iowa State Revolving Fund (SRF) Drinking Water Program. Staff has received Construction Disbursement Request No. 6 for eligible project costs incurred through June 26, 2026. This reimbursement request includes contractor pay application costs and engineering services associated with the ongoing construction of the new water treatment facility.

This represents the sixth reimbursement request submitted under the SRF loan.

The reimbursement request has been reviewed by City staff and the project engineer, MSA Professional Services, and is consistent with eligible project expenses under the SRF loan agreement.

Construction continues to progress on schedule. Contractor Application for Payment No. 10 reflects approximately 50% completion of the construction contract, with a current contract value of \$12,194,973.34 following approved change orders.

Approval of this request will allow staff to submit the reimbursement package to the Iowa Finance Authority for payment.

Recommendation

Staff recommends approval of State Revolving Fund Construction Disbursement Request No. 6 in the amount of **\$1,095,032.21** and authorization for the Mayor and City Administrator to execute all necessary reimbursement documents.

ATTACHMENTS: SRF Reimbursement

CONSTRUCTION DISBURSEMENT REQUEST

Borrower:	City of Tiffin			Contact:	Doug Boldt, City Administrator					
Street Address:	300 Railroad Street; PO Box 259			Email:	dboldt@tiffin-iowa.org					
City, State, Zip	Tiffin, IA 52340			Phone:	319 545-2572					
SRF Project #:	FS-52-25-DWSRF-001			Request Date:	7/7/2026		Final Request Yes or No:	NO	Revenue Loan	Other Funding
DNR Permit #(s):	2025-0171W			Request #:	6				D0814R	
									Loan Amount	Amount
	Expenses								\$ 14,384,000.00	
	Legal and Municipal Advisor Expenses	Administrative Expenses	Engineering	Tricon Construction Contract (\$12,182,553.00)	Other Construction Contract if Applicable	Other Construction Contract if Applicable	Other Construction Contract if Applicable	Total Expenses	SRF Request Amount	Other Funding Request Amount
Initiation Fee								\$ 71,920.00	\$ 71,920.00	
Request #1			\$ 217,793.28	\$ 1,823,406.04				\$ 2,041,199.32	\$ 2,041,199.32	
Request #2			\$ 31,797.65	\$ 557,440.64				\$ 589,238.29	\$ 589,238.29	
Request #3			\$ 21,646.08	\$ 337,184.25				\$ 358,830.33	\$ 358,830.33	
Request #4			\$ 32,283.66	\$ 1,178,412.67				\$ 1,210,696.33	\$ 1,210,696.33	
Request #5			\$ 37,912.22	\$ 904,401.14				\$ 942,313.36	\$ 942,313.36	
Request #6			\$ 41,585.15	\$ 1,053,447.06				\$ 1,095,032.21	\$ 1,095,032.21	
Request #7								\$ -		
Request #8								\$ -		
Request #9								\$ -		
Request #10								\$ -		
Request #11								\$ -		
Request #12								\$ -		
Request #13								\$ -		
Request #14								\$ -		
Request #15								\$ -		
Request #16								\$ -		
Request #17								\$ -		
Request #18								\$ -		
Request #19								\$ -		
Request #20								\$ -		
Request #21								\$ -		
Request #22								\$ -		
Total	\$ -	\$ -	\$ 383,018.04	\$ 5,854,291.80	\$ -	\$ -	\$ -	\$ 6,309,229.84	\$ 6,309,229.84	\$ -



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

Available to Draw
\$ 8,074,770.16

Typed or Printed Name and Title

Signature of Authorized Representative

Contractor's Application for Payment

Owner:	City of Tiffin	Owner's Project No.:	
Engineer:	MSA Professional Services	Engineer's Project No.:	13603016
Contractor:	Tricon Construction Group	Contractor's Project No.:	
Project:	Water Treatment Plant Upgrades - City of Tiffin		
Contract:	Water Treatment Plant Upgrades		
Application No.: 10		Application Date: 6/26/2026	
Application Period: From 5/21/2026		to 6/26/2026	

1. Original Contract Price	\$	12,182,553.00
2. Net change by Change Orders	\$	12,420.34
3. Current Contract Price (Line 1 + Line 2)	\$	12,194,973.34
4. Total Work completed and materials stored to date	\$	6,157,412.42
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	\$	6,157,412.42
5. Retainage		
a. 5% X \$ 5,500,495.59 Work Completed	\$	275,024.78
b. 5% X \$ 656,916.83 Stored Materials	\$	32,845.84
c. Total Retainage (Line 5.a + Line 5.b)	\$	307,870.62
6. Amount eligible to date (Line 4 - Line 5.c)	\$	5,849,541.80
7. Less previous payments (Line 6 from prior application)	\$	4,796,094.74
8. Amount due this application	\$	1,053,447.06
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	\$	6,345,431.54

Contractor's Certification

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

Contractor: Tricon Construction Group
Signature: Mary K. Stone **Date:** 6/26/2026

PAYMENT OF: \$ 1,053,447.06

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

Recommended by Engineer

By: Clint Wiener
Title: Senior Project Engineer
Date: 6/30/2026

Approved by Owner

By: _____
Title: _____
Date: _____

Approved by Funding Agency

By: _____
Title: _____

By: _____
Title: _____

Date: _____

Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10 Application Period: From 05/21/26 to 06/26/26 Application Date: 06/26/26

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
00	General Requirements					-		-
01	General Conditions	\$588,953.00	351,691.83			351,691.83	60%	237,261.17
02	Bond/Buider's Risk Insurance	\$199,542.00	199,542.00			199,542.00	100%	-
03	Allowance EP1 - Generator & ATS	\$329,890.00	329,890.00			329,890.00	100%	-
04	Allowance EP2 Electrical Equipment	Line item 167	-			-		-
05	Allowance - Electrical Service	\$5,000.00	-			-	0%	5,000.00
06	Mobilization	\$350,000.00	300,000.00			300,000.00	86%	50,000.00
07	Site Testing	\$53,736.00	21,729.67	12,680.30		34,409.97	64%	19,326.03
08	Traffic Control	\$10,000.00	3,000.00	1,000.00		4,000.00	40%	6,000.00
09	Portable Toilets	\$5,400.00	1,622.86	287.26		1,910.12	35%	3,489.88
10	Dumpster	\$14,600.00	4,500.00	1,000.00		5,500.00	38%	9,100.00
11	Concrete Washout Pit	\$2,400.00	720.00	240.00		960.00	40%	1,440.00
12	Erosion Control	\$8,250.00	4,000.00			4,000.00	48%	4,250.00
13			-			-		-
14	Existing Conditions		-			-		-
15	Structure Demolition	\$33,445.00	-			-	0%	33,445.00
16			-			-		-
17	Concrete		-			-		-
18	Structure 10 - Existing Building		-			-		-
19	Rebar - Materials	\$54,588.00	35,482.20	5,458.80		40,941.00	75%	13,647.00
20	Rebar - Labor	\$46,399.80	30,159.87	4,639.98		34,799.85	75%	11,599.95
21	Concrete - Materials	\$165,884.00	82,942.00	24,882.60		107,824.60	65%	58,059.40
22	Concrete - Labor	\$91,308.20	45,654.10	13,696.23		59,350.33	65%	31,957.87
23	Structure 20 - RO Building		-			-		-
24	Rebar - Materials	\$84,556.00	76,100.40			76,100.40	90%	8,455.60

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
25	Rebar - Labor			\$71,872.60	64,685.34		64,685.34	90%	7,187.26
26	Base Footings Materials			\$89,665.00	89,665.00		89,665.00	100%	-
27	Base Footings Labor			\$49,315.75	49,315.75		49,315.75	100%	-
28	Wall Footings Materials			\$98,663.00	98,663.00		98,663.00	100%	-
29	Wall Footings Labor			\$54,264.65	54,264.65		54,264.65	100%	-
30	Floor Slab Materials			\$156,442.00	-		-	0%	156,442.00
31	Floor Slab Labor			\$88,874.50	-		-	0%	88,874.50
32	Equipment Pads Materials			\$1,515.00	151.50		151.50	10%	1,363.50
33	Equipment Pads Labor			\$3,451.50	345.15		345.15	10%	3,106.35
34	Precast Concrete Materials			\$575,000.00	570,000.00		570,000.00	99%	5,000.00
35	Precast Concrete Labor			\$204,412.67	204,412.67		204,412.67	100%	-
36	Structure 30- Clearwell				-		-		-
37	Rebar Materials			\$204,551.00	132,958.15		132,958.15	65%	71,592.85
38	Rebar labor			\$112,503.05	73,126.98		73,126.98	65%	39,376.07
39	Mat Foundation - Materials			\$123,255.00	123,255.00		123,255.00	100%	-
40	Mat Foundation - Labor			\$68,450.80	68,450.80		68,450.80	100%	-
41	Walls - Materials			\$78,452.00	78,452.00		78,452.00	100%	-
42	Walls - Labor			\$98,065.00	88,258.50		88,258.50	90%	9,806.50
43	Elevated Slab - Materials			\$198,553.00	-	198,553.00	198,553.00	100%	-
44	Elevated Slab - Labor			\$109,204.15	70,982.70	16,380.62	87,363.32	80%	21,840.83
45	Precast Concrete - Materials			\$210,000.00	-		-	0%	210,000.00
46	Precast Concrete - Labor			\$61,058.33	3,052.92		3,052.92	5%	58,005.41
47					-		-		-
48	Masonry				-		-		-
49	Masonry - Materials			\$15,116.00	-		-	0%	15,116.00
50	Masonry - Labor			\$50,603.00	-		-	0%	50,603.00
51					-		-		-
52	Metals				-		-		-
53	Metal Fabrications - Materials			\$57,200.00	-		-	0%	57,200.00
54	Metal Fabrications - Labor			\$13,556.25	-		-	0%	13,556.25
55	Handrails & Railings Labor			\$5,966.50	-		-	0%	5,966.50

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
56	Grating - Labor		\$2,777.25	-			-	0%	2,777.25
57				-			-		-
58	Wood, Plastics and Composites			-			-		-
59	Structure 10 - Existing Building			-			-		-
60	Walls, Headers, Mezz Hardware - M		\$15,568.75	-			-	0%	15,568.75
61	Walls, Headers, Mezz Hardware - L		\$45,669.32	-			-	0%	45,669.32
62	Trusses - Materials		\$15,887.00	-			-	0%	15,887.00
63	Trusses - Labor		\$55,229.36	-			-	0%	55,229.36
64	Structure 20 - RO Building			-			-		-
65	Walls, Headers, Mezz Hardware - M		\$25,568.65	9,915.93			9,915.93	39%	15,652.72
66	Walls, Headers, Mezz Hardware - L		\$55,565.78	16,669.73			16,669.73	30%	38,896.05
67	Trusses - Materials		\$33,966.50	33,966.50			33,966.50	100%	-
68	Trusses - Labor		\$79,156.72	47,494.03	27,704.85		75,198.88	95%	3,957.84
69	FRP Grating - Materials		\$32,000.00	500.00	15,500.00	-	16,000.00	50%	16,000.00
70	FRP Grating - Labor		\$17,836.00	500.00			500.00	3%	17,336.00
71	Structural 30 - Clearwell			-			-		-
72	Walls, Headers, Hardware - Materials		\$3,692.40	-			-	0%	3,692.40
73	Walls, Headers, Hardware - Labor		\$18,569.52	-			-	0%	18,569.52
74	Trusses - Materials		\$5,858.50	-			-	0%	5,858.50
75	Trusses - Labor		\$16,979.50	-			-	0%	16,979.50
76				-			-		-
77	Thermal & Moisture Protection			-			-		-
78	Blown Insulation		\$20,001.00	-			-	0%	20,001.00
79	Structure 10 - Existing Building			-			-		-
80	Metal Roofing - Materials		\$11,566.00	-			-	0%	11,566.00
81	Metal Roofing - Labor		\$6,541.50	-			-	0%	6,541.50
82	Preformed Metal Soffit - Materials		\$1,586.00	-			-	0%	1,586.00
83	Preformed Metal Soffit - Labor		\$1,852.50	-			-	0%	1,852.50
84	Gutters & Downspouts - Materials		\$2,500.00	-			-	0%	2,500.00
85	Gutters & Downspouts - Labor		\$3,215.00	-			-	0%	3,215.00
86	Structure 20 - RO Building			-			-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Tiffin Engineer: MSA Professional Services Contractor: Tricon Construction Group Project: Water Treatment Plant Upgrades - City of Tiffin Contract:					Owner's Project No.: Engineer's Project No.: 13603016 Contractor's Project No.:			
Application No.: 10 Application Period: From 05/21/26 to 06/26/26 Application Date: 06/26/26								
87	Metal Roofing - Materials	\$35,256.00	-	5,288.40		5,288.40	15%	29,967.60
88	Metal Roofing - Labor	\$40,587.00	-	6,088.05		6,088.05	15%	34,498.95
89	Preformed Metal Soffit - Materials	\$5,877.00	-			-	0%	5,877.00
90	Preformed Metal Soffit - Labor	\$9,992.12	-			-	0%	9,992.12
91	Gutters & Downspouts - Materials	\$5,600.00	-			-	0%	5,600.00
92	Gutters & Downspouts - Labor	\$8,544.32	-			-	0%	8,544.32
93	Structure 30 - Clearwell		-			-		-
94	Metal Roofing - Materials	\$9,442.00	-			-	0%	9,442.00
95	Metal Roofing - Labor	\$11,566.68	-			-	0%	11,566.68
96	Preformed Metal Soffit - Materials	\$3,655.00	-			-	0%	3,655.00
97	Preformed Metal Soffit - Labor	\$6,552.46	-			-	0%	6,552.46
98	Gutters & Downspouts - Materials	\$2,651.00	-			-	0%	2,651.00
99	Gutters & Downspouts - Labor	\$3,215.42	-			-	0%	3,215.42
100	Roof Hatches - Materials	\$6,200.00	-		5,193.00	5,193.00	84%	1,007.00
101			-			-		-
102	Openings		-			-		-
103	HM Frames, Doors & Hardware-Materials	\$53,528.00	-			-	0%	53,528.00
104	HM Frames, Doors & Hardware-Labor	\$6,890.00	-			-	0%	6,890.00
105	Vault Doors - Materials	\$49,611.00	12,050.00		16,785.00	28,835.00	58%	20,776.00
106	Vault Doors - Labor	\$3,110.00	2,083.70			2,083.70	67%	1,026.30
107	Overhead Door	\$43,790.00	-			-	0%	43,790.00
108	Aluminum Windows	\$8,996.00	-	4,700.00		4,700.00	52%	4,296.00
109			-			-		-
110	Finishes		-			-		-
111	Resilient Base	\$2,500.00	-			-	0%	2,500.00
112	Epoxy Flooring	\$67,408.00	-			-	0%	67,408.00
113	High Performance Coatings	\$68,724.00	13,314.75			13,314.75	19%	55,409.25
114			-			-		-
115	Specialties		-			-		-
116	Signage	\$450.00	-			-	0%	450.00
117	Metal Lockers	\$7,100.00	-			-	0%	7,100.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date:	06/26/26
118	Metal Storage Systems			\$6,947.00	-		-	0%	6,947.00
119	Fire Extinguishers			\$854.00	-		-	0%	854.00
120					-		-		-
121	Furnishings				-		-		-
122	Lab Casework			\$18,810.00	-		-	0%	18,810.00
123					-		-		-
124	Plumbing				-		-		-
125	Bldg 20 Trench Drains/UG Plumbing Mat			\$26,000.00	26,000.00		26,000.00	100%	-
126	Bldg 20 Trench Drains/UG Plumbing Labor			\$25,000.00	25,000.00		25,000.00	100%	-
127	Bldg 20 AG Plumbing Materials			\$5,000.00	-		-	0%	5,000.00
128	Bldg 20 AG Plumbing Materials Labor			\$20,000.00	-		-	0%	20,000.00
129	Bldg 20 Plumbing Fixtures			\$15,500.00	-	14,666.58	14,666.58	95%	833.42
130	Bldg 20 AG Plumbing Labor			\$28,000.00	-		-	0%	28,000.00
131	Bldg 10 AG Plumbing Materials			\$5,000.00	-		-	0%	5,000.00
132	Bldg 10 AG Plumbing Labor			\$20,000.00	-		-	0%	20,000.00
133	Insulation			\$5,000.00	-		-	0%	5,000.00
134					-		-		-
135	HVAC/Dehumidifier				-		-		-
136	EF & Destrat			\$37,066.00	-		-	0%	37,066.00
137	EUH			\$9,492.00	-		-	0%	9,492.00
138	GUH			\$3,660.00	-		-	0%	3,660.00
139	LV & Dampers			\$15,828.00	-		-	0%	15,828.00
140	Split & F/CU			\$20,788.00	-		-	0%	20,788.00
141	Dehumidifiers			\$18,166.00	-		-	0%	18,166.00
142	Duct Material			\$4,003.00	-		-	0%	4,003.00
143	HVAC Materials			\$4,497.00	-		-	0%	4,497.00
144	HVAC Labor			\$117,908.00	-		-	0%	117,908.00
145	Insulation			\$10,000.00	-		-	0%	10,000.00
146	Test & Balance			\$5,750.00	-		-	0%	5,750.00
147					-		-		-
148	Electrical & Controls				-		-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
149	Electrical				-			-	-
150	Mobilization - Neumiller			\$122,150.00	84,825.00	10,000.00		94,825.00	78% 27,325.00
151	Submittals			\$15,114.00	15,114.00			15,114.00	100% -
152	Manholes			\$20,000.00	20,000.00			20,000.00	100% -
153	Lighting Lot			\$39,160.00	32,831.69			32,831.69	84% 6,328.31
154	Gear Lot			\$73,570.00	-			-	0% 73,570.00
155	Site Material			\$155,725.00	82,618.25	12,458.00		95,076.25	61% 60,648.75
156	Site Labor			\$79,845.00	44,922.50			44,922.50	56% 34,922.50
157	Existing Plant Material			\$34,488.00	-			-	0% 34,488.00
158	Existing Plant Labor			\$44,883.00	-	8,976.00		8,976.00	20% 35,907.00
159	Well No. 3			\$4,933.00	-	1,915.90		1,915.90	39% 3,017.10
160	Well No. 5 Material			\$8,819.00	-	4,409.50		4,409.50	50% 4,409.50
161	RO Building Material			\$42,586.00	4,258.60	10,646.40		14,905.00	35% 27,681.00
162	RO Building Labor			\$77,390.00	7,739.00	23,217.00		30,956.00	40% 46,434.00
163	Clearwell Material			\$6,653.00	-			-	0% 6,653.00
164	Clearwell Labor			\$11,184.00	-			-	0% 11,184.00
165					-			-	-
166					-			-	-
167	Allowance - EP2 - Elec Equip & Controls				-			-	-
168	Elec Systems Analysis			\$75,000.00	37,500.00			37,500.00	50% 37,500.00
169	LV Transformers			\$125,000.00	-			-	0% 125,000.00
170	Control Panels			\$95,890.00	-		45,609.00	45,609.00	48% 50,281.00
171	Field Instrumentation			\$185,000.00	-		121,952.00	121,952.00	66% 63,048.00
172	MCCs			\$365,000.00	-		141,920.00	141,920.00	39% 223,080.00
173	Electrical Distribution Equipment			\$114,000.00	-			-	0% 114,000.00
174	SCADA Networking Integration			\$102,500.00	-			-	0% 102,500.00
175	HS Pump #3 Enclosure			\$85,273.00	-		70,960.00	70,960.00	83% 14,313.00
176					-			-	-
177	Earthwork				-			-	-
178	Site Preloading			\$194,820.00	194,820.00			194,820.00	100% -
179	General Site Grading/Backfill			\$265,000.00	66,250.00	39,750.00		106,000.00	40% 159,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
180	Bldg 10 - Foundations (Exc&BF)	\$25,630.00	7,689.00	5,126.00			12,815.00	50%	12,815.00
181	Bldg 20 - RO Foundations (Exc&BF)	\$45,250.00	45,250.00				45,250.00	100%	-
182	Bldg 20 - Aeration Tank Found (Ex&BF)	\$15,640.00	15,640.00				15,640.00	100%	-
183	Bldg 30 - Foundations (Exc&BF)	\$37,650.00	18,825.00				18,825.00	50%	18,825.00
184			-				-		-
185	Exterior Improvements		-				-		-
186	Asphalt Paving (Trail)	\$22,130.00	22,130.00				22,130.00	100%	-
187	Concrete Paving (Site)	\$130,288.00	-				-	0%	130,288.00
188	Chain Link Fencing	\$32,250.00	-				-	0%	32,250.00
189	Seeding	\$6,914.00	-				-	0%	6,914.00
190			-				-		-
191	Utilities		-				-		-
192	A - 12" W to Clearwell	\$32,544.00	29,289.60				29,289.60	90%	3,254.40
193	B - 8" W to Clearwell	\$25,663.00	20,530.40				20,530.40	80%	5,132.60
194	C - UG Storm Sewer North	\$48,686.00	38,948.80				38,948.80	80%	9,737.20
195	D - 12" W Aerator to Clearwell	\$18,549.00	16,694.10				16,694.10	90%	1,854.90
196	E - 12" W Bldg 10 to Bldg 20	\$8,554.00	7,698.60				7,698.60	90%	855.40
197	G - UG Storm Sewer East	\$67,822.00	67,822.00				67,822.00	100%	-
198	H & J- UG Storm Sewer West/South	\$87,552.00	83,174.40				83,174.40	95%	4,377.60
199	K - UG Storm Sewer Clearwell West	\$42,500.00	-				-	0%	42,500.00
200	F - UG Sanitary Manholes & Piping	\$165,835.00	149,251.50				149,251.50	90%	16,583.50
201	Roof Drains	\$2,500.00	-				-	0%	2,500.00
202	Bldg 20 - Process Drain Manhole	\$8,500.00	8,500.00				8,500.00	100%	-
203			-				-		-
204	Process Integration (Piping)		-				-		-
205	Structure 10 - Existing Bldg		-				-		-
206	Process Piping Materials	\$55,103.74	-				-	0%	55,103.74
207	Process Piping Labor	\$37,550.00	-				-	0%	37,550.00
208	Valves Materials	\$9,500.00	-			9,500.00	9,500.00	100%	-
209	Valves Labor	\$8,250.28	-				-	0%	8,250.28
210	Structure 20 - RO Building		-				-		-

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 10		Application Period:		From	05/21/26	to	06/26/26	Application Date: 06/26/26	
211	Process Piping Materials	\$111,340.84	-				-	0%	111,340.84
212	Process Piping Labor	\$85,502.50	2,137.56				2,137.56	2%	83,364.94
213	Valves Materials	\$83,000.00	-			29,765.00	29,765.00	36%	53,235.00
214	Valves Labor	\$30,614.26	-				-	0%	30,614.26
215	Structure 30 - Clearwell		-				-		-
216	Process Piping Materials	\$62,822.42	7,658.00			2,820.00	10,478.00	17%	52,344.42
217	Process Piping Labor	\$69,588.64	-				-	0%	69,588.64
218	Valves Materials	\$42,830.00	-			10,554.50	10,554.50	25%	32,275.50
219	Valves Labor	\$26,450.68	-				-	0%	26,450.68
220	Insulation	\$6,825.00	-				-	0%	6,825.00
221			-				-		-
222	Pollution Control Equipment		-				-		-
223	Vertical Turbine Pumps Materials	\$115,300.00	102,700.00			112,600.00	215,300.00	187%	(100,000.00)
224	Vertical Turbine Pumps Labor	\$24,601.24	-				-	0%	24,601.24
225	Slide Gates Materials	\$24,155.00	18,116.25			6,038.75	24,155.00	100%	-
226	Slide Gates Labor	\$9,001.40	4,500.70				4,500.70	50%	4,500.70
227	Clearwell Leak Testing	\$18,144.00	-				-	0%	18,144.00
228	Lab Equipment	\$7,216.00	-			7,216.00	7,216.00	100%	-
229	Filter Media Replacement Materials	\$49,780.00	49,780.00				49,780.00	100%	-
230	Filter Media Replacement Labor	\$16,480.00	16,480.00				16,480.00	100%	-
231	Forced Draft Aerator Materials	\$125,890.00	-				-	0%	125,890.00
232	Forced Draft Aerator Labor	\$14,995.00	-				-	0%	14,995.00
233	RO System Materials	\$1,408,500.00	-	281,700.00			281,700.00	20%	1,126,800.00
234	RO System Labor	\$203,600.00	-				-	0%	203,600.00
235	Chem Sys Chlorine Fluoride Caustic	\$125,425.00	-			61,337.00	61,337.00	49%	64,088.00
236	Chem Systems Labor	\$41,582.00	-				-	0%	41,582.00
237			-				-		-
Original Contract Totals		\$ 12,182,553.00	\$ 4,768,264.63	\$ 736,298.89	\$ 656,916.83	\$ 6,161,480.35	51%	\$ 6,021,072.65	

Contractor's Application for Payment

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

Application No.: 10 Application Period: From 05/21/26 to 06/26/26 Application Date: 06/26/26

[illegible]

Stored Materials Summary

Contractor's Application for Payment

Owner: City of Tiffin						Owner's Project No.: _____						
Engineer: MSA						Engineer's Project No.: _____						
Contractor: Tricon						Contractor's Project No.: 25-0125-1A						
Project: Contract:												
Application No.: 10						Application Period: From 6/1/2026 to 6/30/2026				Application Date: 6/26/26		
A Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	B Supplier Invoice No.	C Submittal No. (with Specification Section No.)	D Description of Materials or Equipment Stored	E Storage Location	F Application No. When Materials Placed in Storage	G Materials Stored		I Amount Stored to Date (G+H) (\$)	J Incorporated in Work		L Total Amount Incorporated in the Work (J+K) (\$)	M Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)		Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)		
105	0176660-IN	083459-001-1	Vault Doors	Onsite	4	\$ 21,050.00	\$ -	\$ 21,050.00	\$ 12,050.00	\$ -	\$ 12,050.00	\$ 9,000.00
213	039823, 039852	402323-001-1	12" PRV, 8" Gate Valve	Onsite	6	\$ 29,765.00	\$ -	\$ 29,765.00	\$ -	\$ -	\$ -	\$ 29,765.00
217	039852	402323-001-1	8" Gate Valves (3)	Onsite	6	\$ 9,034.50	\$ -	\$ 9,034.50	\$ -	\$ -	\$ -	\$ 9,034.50
223	0177001-IN	444256.10-001-1	LL & HS Pumps/ Motors	Offsite	6	\$ 112,600.00	\$ -	\$ 112,600.00	\$ -	\$ -	\$ -	\$ 112,600.00
225	040047	444276.30-001-0	Mechanical Slide Gates	Onsite	7	\$ 24,155.00	\$ -	\$ 24,155.00	\$ 18,116.25	\$ -	\$ 18,116.25	\$ 6,038.75
37	50035882168	03200-001-3	Clearwell Rebar	Installed	7	\$ 25,283.00	\$ -	\$ 25,283.00	\$ 25,283.00	\$ -	\$ 25,283.00	\$ -
37	50035881578	03200-001-3	Clearwell Rebar	Installed	7	\$ 24,024.00	\$ -	\$ 24,024.00	\$ 24,024.00	\$ -	\$ 24,024.00	\$ -
37	50035901450	03200-001-3	Clearwell Rebar	Installed	7	\$ 22,318.00	\$ -	\$ 22,318.00	\$ 22,318.00	\$ -	\$ 22,318.00	\$ -
37	50035914613	03200-001-3	Clearwell Rebar	Installed	7	\$ 15,090.70	\$ -	\$ 15,090.70	\$ 15,090.70	\$ -	\$ 15,090.70	\$ -
216	Y774097	402323-001-2	Clearwell Top Vent Pipes	Onsite	8	\$ 2,820.00	\$ -	\$ 2,820.00	\$ -	\$ -	\$ -	\$ 2,820.00
218	040370	402323-001-1	2" ARV Valve	Onsite	8	\$ 1,520.00	\$ -	\$ 1,520.00	\$ -	\$ -	\$ -	\$ 1,520.00
100	0177182-IN	077233-001-3	Clearwell Bilco Roof Hatches	Onsite	8	\$ 5,193.00	\$ -	\$ 5,193.00	\$ -	\$ -	\$ -	\$ 5,193.00
228	CC Receipt	444276.60-001-1	Lab Equipment - CL Mtr & Spectrophotometer	Onsite	8	\$ 7,216.00	\$ -	\$ 7,216.00	\$ -	\$ -	\$ -	\$ 7,216.00
129	Pay App #1	220000-001-3	AG Plumbing Fixtures	Offsite	8	\$ 14,666.58	\$ -	\$ 14,666.58	\$ -	\$ -	\$ -	\$ 14,666.58
171	044841	269000-001-3	Instrumentation	Onsite	8	\$ 65,106.00	\$ -	\$ 65,106.00	\$ -	\$ -	\$ -	\$ 65,106.00
170	044987	262416-001-0	Panelboards, Xfmr, Ctrl Stations	Onsite	9	\$ 22,746.00	\$ -	\$ 22,746.00	\$ -	\$ -	\$ -	\$ 22,746.00
235	58947B53055	444416.001-1	Chem Pumps, FM's, Misc Matl	Onsite	9	\$ 61,337.00	\$ -	\$ 61,337.00	\$ -	\$ -	\$ -	\$ 61,337.00
69	26-550	055300-001-2	FRP Embedded Angles	Installed	9	\$ 15,500.00	\$ -	\$ 15,500.00	\$ -	\$ 15,500.00	\$ 15,500.00	\$ -
105	0177334-IN	077233-001-3	Roof Hatches (Pumps)	Onsite	9	\$ 7,785.00	\$ -	\$ 7,785.00	\$ -	\$ -	\$ -	\$ 7,785.00
171	045057	269000-001-3	LT's, TT's, Switches, PT's	Onsite	9	\$ 14,439.00	\$ -	\$ 14,439.00	\$ -	\$ -	\$ -	\$ 14,439.00
170	045125		RTU Units	Onsite	10	\$ -	\$ 22,863.00	\$ 22,863.00	\$ -	\$ -	\$ -	\$ 22,863.00
171	045125		Flow Meters (7ea)	Onsite	10	\$ -	\$ 42,407.00	\$ 42,407.00	\$ -	\$ -	\$ -	\$ 42,407.00
172	045125		HSP VFD Enclosures (2)	Onsite	10	\$ -	\$ 141,920.00	\$ 141,920.00	\$ -	\$ -	\$ -	\$ 141,920.00
175	045125		HSP #3 Enclosure	Onsite	10	\$ -	\$ 70,960.00	\$ 70,960.00	\$ -	\$ -	\$ -	\$ 70,960.00
208	040682		Valve A26 - 8" BfV	Onsite	10	\$ -	\$ 9,500.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ 9,500.00
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals						\$ 501,648.78	\$ 287,650.00	\$ 789,298.78	\$ 116,881.95	\$ 15,500.00	\$ 132,381.95	\$ 656,916.83



INVOICE

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

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

Invoice No: 030213
Invoice Date: 6/24/2026
Invoice Terms: Due upon receipt
Project No: R13603021.00
Project Manager: Clint Wienen
Client Liaison: Andrew Inhelder
Customer Ref:

From 05/17/2026 To 06/13/2026

R13603021.00 Tiffin Water Treatment Facility Upgrade Bidding & CRS

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Bidding	32,000.00	100.00%	32,000.00	0.00	0.00
Construction Administration	374,000.00	56.48%	184,876.04	26,377.24	162,746.72
Post Construction	44,000.00	0.00%	0.00	0.00	44,000.00
Subtotal	450,000.00	54.06%	216,876.04	26,377.24	206,746.72

R13603021.00.300 - RPR

Subtotal RPR **15,207.91**

Total **41,585.15**

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

ACH Payments:

ach@msa-ps.com

Account Number: 101065930

Routing Number: 075901590

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

Check Payments:

MSA

1230 South Boulevard
Baraboo, WI 53913

City of Tiffin, IA**CLIENT LIAISON:**

Andrew Inhelder, PE
Office: 319.364.4773
Cell: 515.802.0906
ainhelder@msa-ps.com

DATE:

July 2, 2026

**ON-GOING PROJECTS****REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN**

The RO Building floor slab has been completed. All of the concrete has been poured for the Clearwell as well except for housekeeping pads and fillets. The MCC room has been framed and the roof has been installed except for the steel roofing panels. Power has been switched over to the new electrical service. They are planning to have the MCC room insulated, drywalled, and painted within the next few weeks. They are also planning on installing the precast walls for the east addition and Clearwell pump house within the next month. Other work to be completed in the next coming weeks is the overhead door installations, relocation of the old plant generator to Well 5, and delivery of MCC panels.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has run the sanitary model with known development (not yet online, but already approved for connection) and revised LS pumping rates based on the City's testing. Final model outputs are being integrated into a technical memo on model construction. MSA has also reviewed potential future sites for regional Lift Stations. This can support planning for growth areas based on the Comprehensive Plan. Information will be shared back with the City to support ongoing development and coordination for new lift stations to the west of the City limits.

VILLAGE DRIVE & ROBERTS FERRY ROAD SIGNAL DESIGN – ANDREW INHELDER

Project was awarded to Neumiller Electric, Inc on May 19th, 2026. Contractor and MSA are working through shop drawing submittal and review. A pre-construction meeting will be scheduled closer to the anticipated project start date.

Substantial Completion date for the project is October 2, 2026.

PROJECT UPDATE

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

James Watters presented the proposed staging for this project for the 2027 and 2028 construction seasons. Both years will have a full closure of US 6 within the project area and a detour posted on N Park Rd, Oakdale Blvd, and Roberts Ferry Rd.

90% plans were submitted to DOT for their review on 6/30/26. Final plans for letting are due to the DOT on August 4, 2026.

DOT is currently working on the construction agreement with the City and will be submitting to the City for signature when ready. This agreement will put in place construct cost splits between the City and DOT.

NORTH PARK ROAD IMPROVEMENTS – JAMES WATTERS

Boomerang returned to site the last week of June and resumed clean up and grading operations. The next major construction item planned is trail and sidewalk paving.

A meeting between City, MSA, and Boomerang staff was held on Wednesday, July 1st at 11 am to inspect manhole structure S-06. Homemakers resumed the connection of their 66" pipe on the morning of July 1st and plans to make remaining connections next week.

Boomerang currently plans to have their pipe crew back to site the week of July 6th to finish storm under the Oak Hill Elementary entrance. The CCA School District attended the July 1st construction meeting and has been informed of these plans. Boomerang's proposed plan to provide an emergency entrance to Oak Hill and the Transportation Center is to reinforce the "rock bridge" connecting the bus loop with the Oak Hill entrance. Removal of this reinforcement will be coordinated with the District.

Simon Downs and Andrew Stapleton will be on-site for bulk of July as substitute inspectors. No work is planned for Friday, July 3rd in observance of the 4th of July on Saturday.

PROJECT UPDATE

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Daytona Estates OPD	No further comments	10/13/23
Park Place City Center, Part 1, Phase 5, Lot 5 – Mayfair	No further comments.	4/3/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	No further comments.	5/29/26
Tiffin West – McDonalds	No further comments.	6/15/26

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	4/21/26
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction.	6/15/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	6/15/26
Half Moon Ave Road Extension – Temp paving	Contractor to complete punchlist and notify MSA of completion.	6/15/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	6/15/26
Clear Creek Village	Currently under construction.	6/15/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	6/15/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	6/15/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	6/15/26
CCA HS & MS Addition	Currently under construction.	6/15/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	6/19/26
Hunt Club Phase 4	Currently under construction.	6/23/26
Veritas Church Expansion – Phase 2	Currently under construction.	6/23/26
Dollar General	Currently under construction.	6/26/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	6/29/26
Homemaker's Site	Currently under construction.	6/29/26
Grove Park	Currently under construction.	6/29/26
Bailey Way Extension	Currently under construction.	6/29/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	6/29/26
Andersen Addition Part 3 - Lotus Hill	Currently under construction.	6/29/26

PROJECT UPDATE

AWAITING RESUBMISSION

Development Name	Description	Date of last interaction
The States – Andersen Addition OPD	Submitted revised plans. Awaiting resubmission.	5/27/26
State & Croell Development (Retail & Laundry)	Review comments sent. Awaiting resubmission.	6/2/26
Half Moon Ave/Hwy 6 Turn Lanes	Developer corresponding with Iowa DOT	6/8/26
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	6/17/26
CCA HS & MS Addition	Review comments sent. Awaiting resubmission.	6/15/26
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	7/1/26

IN REVIEW

Development Name	Description	Date of last interaction
Tiffin West – Phase 1B	Final Plat in review.	3/26/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Final Plat in review.	4/1/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Final Plat in review.	4/13/26
Veritas Church Phase 3 – Parking Lot	In review.	6/25/26
Lotus Hill South OPD	In review.	6/26/26

PROJECT UPDATE

City of Tiffin
July 2, 2026

Upcoming Infrastructure Project	Description	Next Steps/Schedule
<i>Wastewater Treatment Improvements</i>	The current wastewater treatment facility (WWTF) has a chloride compliance schedule. There is not any wastewater treatment equipment/processes designed to remove chloride so typically source control is the only economical means of meeting compliance. The existing treatment facility is at about 50% capacity. However, if the past growth rate continues an expansion will be required in the next 5-7 years. From design to construction the process typically takes 3-4 years.	Final Compliance with NPDES Permit required October 1, 2025. MSA presented its findings on November 1st, 2022. MSA has prepared a proposed schedule for wastewater treatment, water treatment and water supply improvement projects.
<i>Deer View Ave & Tall Grass Ave & Hwy 6 Intersection Improvements</i>	DOT has agreed to continue the existing permit based on the City's plan to replace the signals with a permanent installation in 2026. Scope includes both pedestrian and vehicle accommodations. MSA is reaching out to the DOT to request a time extension and will begin conceptually reviewing the signals and intersection for DOT approval.	MSA submitted a PSA for review by City.

CITY OF TIFFIN
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
July 2, 2026

- Boomerang is back onsite picking up where they left off and installing the rest of the storm sewer along North Park Road Project.
- The next event in the Tiffin Summer Social series takes place on Saturday, July 18th. The Ice Cream Social and Movie Night will take place in the Jim Bartels City Park. Ice cream and live music will start at 6:00 p.m. with the movie starting at dusk. The first event in this series went really well (even with the wet weather we endured that day) and we anticipate this next event being even better.
- Grant Weber and I continue to fine-tune the membership structure for the Recreation Center based on the discussion held at the last work session. We anticipate having another draft for the council to review at the July 21st council meeting. If that draft is acceptable, we would then move forward with formal approval at the August 4th council meeting.
- Rec Fest is a little over a month away, scheduled for Friday, August 7th and Saturday, August 8th. Planning continues for this year's event which includes adding events on Friday evening. The event will again be held in the open green space area between the New York and Ventnor buildings in the Park Place City Center. The event flyer will be in the next council packet.
- The next scheduled Joint Entities Meeting is on Monday, July 20th. The meeting will be hosted by Johnson County at their administrative building located at 855 South Dubuque Street. The meeting is scheduled to start at 4:30 p.m. I will e-mail the agenda to everyone once I have received it.