Tiffin Regular City Council Meeting
Tiffin Regular City Council Meeting
August 05, 2026 07:00 pm

WEDNESDAY

August 5, 2026

7:00 PM

AMENDED

Regular Formal

City Council Meeting

Tiffin City Hall

300 Railroad Street, Tiffin, Iowa 52340

www.tiffin-iowa.org

Mayor:	Tim Kasparek	**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 [AMENDED]

B. **Roll Call**

C. **Agenda Additions/Agenda Approval**

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

D. **Communications and Reports**

1. Unscheduled

This is an opportunity for those wishing to address the City Council on an item NOT on the agenda. If you wish to address the Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached.
If you wish to speak now, please approach the lectern and give your name and address for the public record before discussing your item.
As a reminder each speaker is limited to 3 minutes or less.
As an additional reminder, in accordance with public meeting laws, the Council may only discuss or act on matters that are presented on this agenda.

E. **Consent Agenda**

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

1. **Approval of July 21, 2026 Council Minutes**
   File: E-1

2. **Approval of Summary of Receipts Report**
   File: E-2

3. **Approval of Liquor License Renewal - Casey's #2667**
   File: E-3

4. **Approval of Pay Application #15 – Miron Construction – Community Recreation Center**
   File: E-4

5. **Approval of Pay Application #11 – Tricon Construction Group – Water Treatment Plant Upgrades**
   File: E-5

6. **Approval of Pay Application #15 – Boomerang Corporation - North Park Road Improvements**
   File: E-6

7. **Approval of Change Order #17 – Boomerang Corporation - North Park Road Improvements**
   File: E-7

8. **Approval of Special Event Liquor License – Lucky Wife Wine Slushies**

[Amended: Item Added 8/4/2026 @12:00 pm]

File: E-8

F. **Mayoral Proclamation**

G. **Public Hearing**

H. **Ordinance Approval/Amendment**

1. **Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three**

   Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein

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

   File: H-1

I. **Resolutions for Approval**

J. **Old Business**

K. **Motions for Approval**

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

2. **Discussion and Consideration to Accept the Letter of Resignation from Zoning Board of Adjustment Member – Motion to Approve**
   File: K-2

3. **Motion to Adjourn from Regular Session into Closed Session in Accordance with Iowa Code Chapter 21.5(j) for Potential Real Estate Purchase**

   [Amended: Item Added 8/4/2026 @12:00 pm]

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

1. **Springmier Community Library - Annual Report**
   File: L-1

2. **City Engineer's Report**

   [Amended: Item Added 8/4/2026 @12:00 pm]

   File: L-2

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 AMENDED**
Place:	**Tiffin City Hall 300 Railroad St, Tiffin, Iowa, 52340**
Date/Time:	**August 5, 2026 – 7:00 p.m.**
Web Page:	**www.tiffin-iowa.org**
Posted:	**July 30, 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		

A. Call to Order – 7:00 PM

B. Roll Call

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E. Consent Agenda

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

1. Approval of July 21, 2026, City Council Minutes
2. Approval of Summary of Receipts Report
3. Approval of Liquor License Renewal – Casey's #2667
4. Approval of Pay Application #15 – Miron Construction – Community Recreation Center
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6. Approval of Pay Application #15 – Boomerang Corporation – North Park Road Improvements Project
7. Approval of Change Order #17 – Boomerang Corporation – North Park Road Improvements Project
8. Approval of Special Event Liquor License – Lucky Wife Wine Slushies [Amended: Item Added 8/4/2026 @12:00 pm]

F. Mayoral Proclamation

1.

G. Public Hearing

1.

H. Ordinance Approval/Amendment

1. Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein
   a. Motion to Approve Second Reading and Proceed to Third and Final Reading.

I. Resolutions for Approval

1.

J. Old Business

1.

K. Motions for Approval

1. Consideration of Payables List – Motion to Approve
2. Discussion and Consideration to Accept the Letter of Resignation from Zoning Board of Adjustment Member – Motion to Approve
3. Motion to Adjourn from Regular Session into Closed Session in Accordance with Iowa Code Chapter 21.5(j) for Potential Real Estate Purchase [Amended: Item Added 8/4/2026 @12:00 pm]

L. Reports to be Received/Filed

1. Springmier Community Library – Annual Report (In-Person)
2. City Engineer's Report [Amended: Item Added 8/4/2026 @12:00 pm]

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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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

Agenda Item: E-1

Meeting:	**Tiffin City Council Meeting**
Place:	**Tiffin City Hall 300 Railroad St, Tiffin, Iowa, 52340**
Date/Time:	**July 21, 2026 – 7:00 p.m.**
Web Page:	**www.tiffin-iowa.org**
Posted:	**July 16, 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		

Call to Order – 6:00 PM

A. Roll Call

The City of Tiffin City Council held a work session Tuesday, July 21, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasparek called the meeting to order at 6:01 PM. Upon roll being called the following members were present: Chris Olney, Tim Orris, Eric Schnedler present via Microsoft Teams, Skylar Limkemann present via Microsoft Teams (arrived at 6:33 PM), and Tony Johnson. Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz, and City Clerk Abigail Hora.

B. Agenda Additions/Agenda Approval

Motion to approve by Orris.
Second by Johnson.
All ayes, motion carried.

C. Discussion to Investigate the potential output of Well #6 for Future Use

Discussion: Clint Wienen with MSA and Brett Mehmen present to discuss testing Well #6 to evaluate its future production capacity. Due to the City's continued growth and the new water treatment plant, it was noted that Well #6 may need to be brought online within the next 12 months. A preliminary cost estimate for the overall project was provided. At this time, the only work recommended for the City is the well acidization and test pumping, which are highlighted in the estimate. The testing results will provide the information needed to properly size the pump, watermain, electrical service, and other associated infrastructure. As the next step, staff will solicit quotes from qualified well drilling contractors for future City Council consideration and approval.

D. Discussion and Review of Iowa Code Chapter 357G – City Emergency Medical Services Districts – and Exploring the possibility thereof

Discussion: City Administrator Doug Boldt and Council Person Limkemann discussed the potential creation of a City Emergency Medical Services (EMS) District as authorized under Iowa Code Chapter 357G, including the statutory requirements, governance structure, operational impacts, funding mechanisms, and long-term financial implications. Following the discussion, the Council directed Councilperson Limkemann to gather additional information for future consideration before determining whether to further explore the option.

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

F. Other Business

G. Adjournment

Motion to adjourn by Orris.
Second by Johnson.
All ayes, meeting adjourned at 6:51 PM.

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

B. **Roll Call**

The City of Tiffin City Council held a regular session Tuesday, July 21, 2026, at the Tiffin City Hall Council Chambers. Mayor Kasparek called the meeting to order at 7:00 PM. Upon roll being called the following members were present: Eric Schnedler present via Microsoft Teams, Tony Johnson, Chris Olney, Tim Orris and Skylar Limkemann present via Microsoft Teams (arrived at 7:13 PM). Others present were City Administrator Doug Boldt, Assistant City Administrator Ashley Platz, and City Clerk Abigail Hora.

C. **Agenda Additions/Agenda Approval**

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

D. **Communications and Reports**

1. Unscheduled

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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 30, 2026 Special Formal Minutes
2. Approval of July 7, 2026, City Council Minutes
3. Approval of Summary of Receipts Report
4. Approval of the Clerk/Treasurer's Report
5. Approval of New Tobacco License – Dollar General Store #31819
6. Approval of Liquor License Renewal – Casa Tequila Authentic Mexican Grill
7. Approval of Special Event Liquor License – Lucky Wife Wine Slushies
8. Approval of Special Event Liquor License – Tiffin Iron Tap (Tiffin Rec Fest)
9. Approval of Special Event Application – National Night Out
10. Approval of Pay Application #14 – Miron Construction – Community Recreation Center

Motion to Consent Agenda by Orris.
Second by Johnson.
All ayes, consent agenda approved.

F. **Mayoral Proclamation**

1.

G. **Public Hearing**

1. Public Hearing on Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein
   a. Close Public Hearing and Proceed to H-1

   Motion to open Public Hearing on Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein by Orris.
   Second by Johnson.
   Roll Call: Orris, Olney, Johnson, Schnedler.
   Discussion: Nothing Received at City Hall.
   Motion to close Public Hearing on Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition

– Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein by Olney.
Second by Orris.
Roll Call: Olney, Johnson, Schnedler, Orris.
All ayes, motion carried.

H. Ordinance Approval/Amendment

1. Ordinance No. 2026-529 – An Ordinance Amending the Official Zoning Map of the City of Tiffin, Iowa, to Rezone The Lotus Hill South Area of Andersen Addition – Part Three, from R-12/OPD Concept District to R-12/OPD Site District, in the City of Tiffin, Iowa, Johnson County, Iowa, and as Legally described herein
    a. Motion to Approve First Reading and Proceed to Second Reading

   Motion to approve by Johnson.
   Second by Orris.
   Roll Call: Johnson, Schnedler, Orris, Olney.
   Absent: Limkemann.
   All ayes, first reading approved.

I. Resolutions for Approval

1. Resolution No. 2026-043 – A Resolution Designating Official Public Posting Location(s) for Meeting Notices and Agendas Pursuant to Iowa Code Chapter 21, As Amended by House File 2490. Motion to approve by Orris.
   Second by Olney.
   Roll Call: Schnedler, Orris, Olney, Johnson.
   Absent: Limkemann.
   All ayes, motion carried.

2. Resolution No. 2026-044 – A Resolution Approving the Final Plat for Park Place City Center – Part Two, Phase Ten. Motion to approve by Orris.
   Second by Johnson.
   Roll Call: Orris, Olney, Johnson, Schnedler.
   Absent: Limkemann.
   All ayes, motion carried.

J. Old Business

1.

K. Motions for Approval

1. Consideration of Payables List – Motion to approve by Olney.
   Second by Orris.
   All ayes, motion carried.

2. Discussion and Consideration of the Purchase of an Enclosed Utility Trailer for Tiffin Community Events – Motion to approve by Orris.
   Second by Johnson.
   All ayes, motion carried.

3. Discussion and Consideration to Award Contract for Mowing and Landscaping Maintenance Services for Nuisance Properties and City-owned Properties on an as-needed basis – Motion to approve by Orris.
   Second by Johnson.
   All ayes, motion carried.

4. Discussion and Consideration of Approving a Professional Service Agreement with Samara Natural Resources Consulting for the Urban Forestry Development Grant and Council Action as Needed. Motion to approve by Orris.
   Second by Johnson.

All ayes, motion carried.

5. Discussion and Consideration of Moving the Tuesday, August 4th to Wednesday, August 5th due to National Night Out Event – Motion to approve by Orris.
   Second by Limkemann.
   All ayes, motion carried.

L. <u>Reports to be Received/Filed</u>

1. Johnson County Sheriff's Report – June 2026
2. Monthly Departmental Budget Reports

M. <u>Reports from City Personnel</u>

1. Mayor's Report – Nothing to Report.
2. City Council Reports – Discussion: Council Person Orris reported on the Joint Entities Meeting regarding the data centers.
3. Director of Public Work's Report – Nothing to Report.
4. Building Official's Report - Nothing to Report.
5. Water/Wastewater Superintendent's Report – Nothing to Report.
6. Recreation Director's Report – Nothing to Report.
7. Fire Department Report - Nothing to Report. Interim Fire Chief Hartshorn reported 387 calls for service this year. First no response was 07/21/26.
8. Law Enforcement Report - Nothing to Report.
9. City Attorney's Report - Nothing to Report.
10. City Administrator's Report – Included in Packet.

N. <u>Adjournment</u>

Motion to adjourn at Orris.
Second by Johnson.
All ayes, meeting adjourned at 7:29 PM.

Abigail Hora

________________________ July 28th, 2026
Abigail Hora, City Clerk

City of Tiffin Summary of Receipts
07/17/2026-07/30/2026

001-GENERAL	$	84,464.80
110-ROAD USE TAX	$	89,315.96
112-EMPLOYEE BENEFIT	$	-
119-EMERGENCY FUND	$	-
121-LOCAL OPTION SALES TAX	$	140,803.69
125-TIF	$	-
200-DEBT SERVICE	$	-
301-DEVELOPER ESCROW	$	-
307-PARK ROAD PAVING	$	-
309-US HWY 6 RECONSTRUCTION	$	-
310-TRAIL PROJECT	$	-
316-GO BONDS	$	-
320-ROUNDABOUT	$	-
321-ORIGINAL TOWN URBANIZATION	$	-
335-FOREVERGREEN RD	$	-
336-PUBLIC WORKS BUILDING	$	-
340-RECREATION CENTER	$	-
344-PW EQUIPMENT	$	-
600-WATER	$	95,013.52
601-WATER SINKING	$	-
607-SECOND WELL	$	-
608-WATER TREATMENT PLANT	$	-
610-SEWER	$	87,800.91
611-SEWER SINKING	$	-
617-SANITARY SEWER IMPROVEMENTS	$	-
618-SEWER MAIN UPSIZE RAILROAD	$	-
670-RECYCLING/GARBAGE	$	30,447.97
740-STORM WATER	$	6,784.23
TOTAL:	$	534,631.08

CLASS "E" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: CASEYS MARKETING COMPANY

FEIN: XX-XXX5913

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 184278

Premises Information

Premises DBA: CASEY'S #2667

Premises Address: 403 STEPHANS ST TIFFIN IA 52340-9222

Premises Type: Convenience Store

Number of Floors: 1

Control of Premises: Own

The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.
1396

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

Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?
No

Has the number of floors of the premises changed?
No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.
No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.
No

Has the square footage of the premises changed?
No

License Information

Effective Date: 03-Aug-2026

Length of License Requested: 12MONTH

AGENDA ITEM # E-4

City of TIFFIN

AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 30, 2026
AGENDA ITEM:	Approval of Pay Application #15 – Miron Construction – Community Recreation Center
ACTION:	Motion

Background

Miron Construction Co., Inc. has submitted Pay Application No. 15 for work completed on the Tiffin Community Recreation Center through July 31, 2026. This pay application reflects construction progress completed during the current billing period and has been reviewed by the project architect, Atura Architecture.

As of Pay Application No. 15:

- The project is approximately 79% complete.
- Construction activity during this payment period totaled $778,008.81.
- Major work completed during the period included continued progress on:
  - Metal Building Systems
  - Electrical
  - Athletic Equipment
  - Steel Fabrication and Erection
  - Elevators
  - General Trades
  - Landscaping
  - Interior finishes including ceilings, painting, flooring, and mechanical systems.

Recommendation

Staff recommends approval of Pay Application No. 15 in the amount of $739,108.37 to Miron Construction Co., Inc. for work completed on the Tiffin Community Recreation Center through July 31, 2026, subject to the architect's certification.

ATTACHMENTS: Pay Application

APPLICATION AND CERTIFICATE FOR PAYMENT

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

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

APPLICATION NO.: 15
PERIOD TO : 07/31/2026
PROJECT NOS.: 250120
INVOICE NO.: 250120-0015
CONTRACT DATE : 11/19/2024

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ]
- [ ]

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

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

CONTRACT FOR: City of Tiffin Community Recreation Center

APPLICATION AND CERTIFICATE FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	$	12,435,142.00
2. Net change by change orders	$	-1,042,001.88
3. CONTRACT SUM TO DATE (Line1 +/- 2)	$	11,393,140.12
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$	8,990,740.96
5. RETAINAGE: (Total retainage Column I of G703)	$	449,537.06
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	8,541,203.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	7,802,095.53
8. CURRENT PAYMENT DUE	$	739,108.37
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	2,851,936.22

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

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

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

Contractor: Miron Construction Co., Inc.

By: [signature] Date: July 27, 2026

State of: Wisconsin

County of: Winnebago

Subscribed and sworn to before me this 27 day of July 2026

Notary Public: Michelle A Sommerfeld

My Commission expires: 07.10.2030

MICHELLE A SOMMERFELD NOTARY PUBLIC STATE OF WISCONSIN

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED....................................$ 739,108.37

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

By: ______________________
City of Tiffin

ARCHITECT: Atura Architecture

By: [signature] Date: 7/29/26

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

Miron Construction Co., Inc.

CONTINUATION SHEET   AIA DOCUMENT G703

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 07/27/2026
PERIOD TO: 07/31/2026
PROJECT NO: 250120
INVOICE NO.: 250120-0015

A	B	C			D	E	F	G		H	I
		SCHEDULED VALUE			WORK COMPLETED (D+E)						
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER-%(G/C)	BALANCE TO FINISH	RETAINAGE
005	General Conditions	503,136.00	6,000.00	509,136.00	399,075.00	31,446.00	0.00	430,521.00	85	78,615.00	21,526.05
010	General Requirements	206,878.00	0.00	206,878.00	156,202.16	4,712.52	0.00	160,914.68	78	45,963.32	8,045.79
015	Construction Manager Contingency	567,585.00	-196,752.11	370,832.89	0.00	0.00	0.00	0.00	0	370,832.89	0.00
016	Owner Contingency	0.00	206,367.27	206,367.27	0.00	0.00	0.00	0.00	0	206,367.27	0.00
020	Construction Fee	500,822.00	-42,001.00	458,821.00	430,629.14	20,453.98	0.00	451,083.12	98	7,737.88	22,554.08
025	Preconstruction Services	10,000.00	0.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100	0.00	500.00
030	Railroad Insurance	5,050.00	0.00	5,050.00	5,050.00	0.00	0.00	5,050.00	100	0.00	252.50
035	Cast In Place Concrete	813,985.00	61,747.81	875,732.81	762,715.13	0.00	0.00	762,715.13	87	113,017.68	38,135.76
040	Masonry	344,553.00	-166,080.78	178,472.22	172,472.22	6,000.00	0.00	178,472.22	100	0.00	8,923.61
045	Steel Fabrication and Erection	987,710.00	111,868.30	1,099,578.30	1,031,240.55	45,397.75	0.00	1,076,638.30	98	22,940.00	53,831.93
050	General Trades	327,150.00	100,350.61	427,500.61	238,811.91	40,651.90	0.00	279,463.81	65	148,036.80	13,973.20
055	Rolling Doors and Shutters	6,890.00	1,870.00	8,760.00	0.00	0.00	0.00	0.00	0	8,760.00	0.00
060	Alum Windows, Entrances, Glass/Glazing	611,932.00	-222,632.00	389,300.00	336,769.00	27,980.00	0.00	364,749.00	94	24,551.00	18,237.45
065	Gypsum Board Systems	320,909.00	-103,841.44	217,067.56	180,148.67	23,200.00	0.00	203,348.67	94	13,718.89	10,167.43
070	Tile	13,129.00	2,934.00	16,063.00	5,665.00	10,398.00	0.00	16,063.00	100	0.00	803.15
075	Suspended Acoustical Ceiling and Panels	117,427.00	-27,246.00	90,181.00	28,057.00	19,961.00	0.00	48,018.00	53	42,163.00	2,400.90
080	Resilient Athletic Flooring	269,255.00	-41,205.00	228,050.00	124,095.00	0.00	0.00	124,095.00	54	103,955.00	6,204.75
085	Wood Athletic Flooring	240,000.00	-40,307.00	199,693.00	9,985.00	0.00	0.00	9,985.00	5	189,708.00	499.25
090	Resilient Flooring, Base and Carpet	67,829.00	-44,372.00	23,457.00	0.00	13,126.00	0.00	13,126.00	56	10,331.00	656.30
095	Painting and Wall Covering	161,504.00	-72,450.50	89,053.50	0.00	18,500.00	0.00	18,500.00	21	70,553.50	925.00
100	Building Signage	80,097.00	20,203.00	100,300.00	50,150.00	0.00	0.00	50,150.00	50	50,150.00	2,507.50
105	Athletic Equipment	300,600.00	13,919.00	314,519.00	15,667.00	267,911.00	0.00	283,578.00	90	30,941.00	14,178.90

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 07/27/2026
PERIOD TO: 07/31/2026
PROJECT NO: 250120

INVOICE NO.: 250120-0015

A	B	C			D	E	F	G		H	I
		SCHEDULED VALUE			WORK COMPLETED (D+E)						
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	RETAINAGE
110	Metal Building Systems	1,997,300.00	26,227.72	2,023,527.72	1,953,329.37	70,198.35	0.00	2,023,527.72	100	0.00	101,176.39
115	Elevators	122,000.00	0.00	122,000.00	61,000.00	61,000.00	0.00	122,000.00	100	0.00	6,100.00
120	Fire Suppression	204,120.00	-38,193.13	165,926.87	151,616.69	0.00	0.00	151,616.69	91	14,310.18	7,580.83
125	Plumbing	383,200.00	-61,603.00	321,597.00	305,937.50	4,637.50	0.00	310,575.00	97	11,022.00	15,528.76
130	HVAC	935,847.00	-209,158.00	726,689.00	587,354.00	21,710.00	0.00	609,064.00	84	117,625.00	30,453.20
135	Electrical	823,355.00	-87,108.40	736,246.60	510,072.25	77,956.36	0.00	588,028.61	80	148,217.99	29,401.43
140	Earthwork	315,386.00	15,868.20	331,254.20	294,293.92	0.00	0.00	294,293.92	89	36,960.28	14,714.69
145	Aggregate Piers	135,379.00	0.00	135,379.00	135,379.00	0.00	0.00	135,379.00	100	0.00	6,768.95
150	Asphalt Paving	169,606.00	1,249.00	170,855.00	0.00	0.00	0.00	0.00	0	170,855.00	0.00
155	Concrete Site Work	82,800.00	2,754.13	85,554.13	0.00	0.00	0.00	0.00	0	85,554.13	0.00
160	Athletic Turf Surfacing	45,000.00	-5,500.00	39,500.00	24,780.00	0.00	0.00	24,780.00	63	14,720.00	1,239.00
165	Site Utilities	64,708.00	75,782.88	140,490.88	140,490.88	0.00	0.00	140,490.88	100	0.00	7,024.55
166	Landscaping	0.00	98,850.51	98,850.51	30,560.00	11,100.00	0.00	41,660.00	42	57,190.51	2,083.00
170	Testing & Inspections Allowance	40,000.00	0.00	40,000.00	25,293.75	0.00	0.00	25,293.75	63	14,706.25	1,264.69
175	New Utility Services Allowance	40,000.00	-14,543.95	25,456.05	11,488.55	1,668.45	0.00	13,157.00	52	12,299.05	657.85
180	Mill & Overlay N Parking Lot Allowance	101,000.00	0.00	101,000.00	0.00	0.00	0.00	0.00	0	101,000.00	0.00
185	Flood Insurance Deductible Allowance	25,000.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
190	CMU Enhancements Allowance	35,000.00	-35,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
195	Lobby Alternate Ceiling Allowance	45,000.00	-45,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
200	Data Cabling & Backbone Allowance	250,000.00	-250,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
205	Access Control Allowance	34,000.00	0.00	34,000.00	0.00	0.00	0.00	0.00	0	34,000.00	0.00
210	CCTV Allowance	45,000.00	0.00	45,000.00	24,403.46	0.00	0.00	24,403.46	54	20,596.54	1,220.17

Miron Construction Co., Inc.

CONTINUATION SHEET AIA DOCUMENT G703

AIA DOCUMENT G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 07/27/2026
PERIOD TO: 07/31/2026
PROJECT NO: 250120

INVOICE NO.: 250120-0015

A	B	C			D	E	F	G		H	I
		SCHEDULED VALUE			WORK COMPLETED (D+E)						
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL	CHANGE ORDERS	CURRENT	FROM PREVIOUS APPLICATION	THIS PERIOD	MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	RETAINAGE
215	Landscaping Allowance	75,000.00	-75,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
220	Unreleased Add #3 Allowance	10,000.00	-10,000.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
	Project Total:	*12,435,142.00*	*-1,042,001.88*	11,393,140.12	*8,212,732.15*	*778,008.81*	*0.00*	*8,990,740.96*	*79*	*2,402,399.16*	*449,537.06*

City of TIFFIN

AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 30, 2026
AGENDA ITEM:	Approval of Pay Application #11 – Tricon Construction Group – Water Treatment Plant Upgrades
ACTION:	Motion

Background

Tricon Construction Group has submitted Pay Application No. 11 for the City of Tiffin Water Treatment Plant Upgrades project. The application covers work completed during the period of June 27, 2026 through July 31, 2026 and has been reviewed and recommended for payment by the City's engineering consultant, MSA Professional Services.

As of Pay Application No. 11:

- The project is approximately 62% complete.
- Work completed during this application period totaled approximately $1.23 million, with an additional $872,208.22 in stored materials.
- Construction activities during this pay period included continued progress on:
  - Reinforced concrete work for the RO Building and Clearwell.
  - Roofing and building envelope installation.
  - Electrical site work and controls.
  - Process piping and utility installation.
  - Mechanical and plumbing improvements.
  - Delivery and storage of major treatment equipment, including RO system components, field instrumentation, MCCs, control panels, pumps, and filter media.

Recommendation

Staff recommends approval of Pay Application No. 11 in the amount of $1,282,605.44 to Tricon Construction Group for work completed on the Water Treatment Plant Upgrades project through July 31, 2026, as recommended by MSA Professional Services.

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.: 11R **Application Date:** 7/29/2026

Application Period: **From** 6/27/2026 **to** 7/31/2026

1. Original Contract Price	$	12,182,553.00
2. Net change by Change Orders	$	20,148.91
3. Current Contract Price (Line 1 + Line 2)	$	12,202,701.91
4. Total Work completed and materials stored to date	$	7,512,523.41
(Sum of Column G Lump Sum Total and Column G Unit Price Total)	$	7,512,523.41
5. Retainage		
a. 5% X $ 6,640,315.19 Work Completed	$	332,015.76
b. 5% X $ 872,208.22 Stored Materials	$	43,610.41
c. Total Retainage (Line 5.a + Line 5.b)	$	375,626.17
6. Amount eligible to date (Line 4 - Line 5.c)	$	7,136,897.24
7. Less previous payments (Line 6 from prior application)	$	5,854,291.80
8. **Amount due this application**	$	1,282,605.44
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)	$	5,065,804.67

Contractor's Certification

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

Contractor: Tricon Construction Group

Signature: Mary K. Stone **Date:** 7/29/2026

PAYMENT OF: $ **1,282,605.44**

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

Recommended by Engineer

By: Clint Wiener

Title: Senior Project Engineer

Date: July 29, 2026

Approved by Owner

By:

Title:

Date:

Approved by Funding Agency

By:

Title:

Date:

By:

Title:

Date:

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

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

Application No.: 11 Application Period: From 06/27/26 to 07/31/26 Application Date: 07/29/26

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
			Original Contract					
00	**General Requirements**					-		-
01	General Conditions	$588,953.00	351,691.83	78,153.74		429,845.57	73%	159,107.43
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	50,000.00		350,000.00	100%	-
07	Site Testing	$53,736.00	34,409.97	7,090.02		41,499.99	77%	12,236.01
08	Traffic Control	$10,000.00	4,000.00	1,000.00		5,000.00	50%	5,000.00
09	Portable Toilets	$5,400.00	1,910.12	574.52		2,484.64	46%	2,915.36
10	Dumpster	$14,600.00	5,500.00	2,000.00		7,500.00	51%	7,100.00
11	Concrete Washout Pit	$2,400.00	960.00	720.00		1,680.00	70%	720.00
12	Erosion Control	$8,250.00	4,000.00	1,000.00		5,000.00	61%	3,250.00
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	40,941.00	8,188.20		49,129.20	90%	5,458.80
20	Rebar - Labor	$46,399.80	34,799.85	6,959.97		41,759.82	90%	4,639.98
21	Concrete - Materials	$165,884.00	107,824.60	41,471.00		149,295.60	90%	16,588.40
22	Concrete - Labor	$91,308.20	59,350.33	22,827.05		82,177.38	90%	9,130.82
23	**Structure 20 - RO Building**		-			-		-
24	Rebar - Materials	$84,556.00	76,100.40	4,227.80		80,328.20	95%	4,227.80

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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

25	Rebar - Labor	$71,872.60	64,685.34	3,593.63		68,278.97	95%	3,593.63
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	-	156,442.00		156,442.00	100%	-
31	Floor Slab Labor	$88,874.50	-	88,874.50		88,874.50	100%	-
32	Equipment Pads Materials	$1,515.00	151.50	1,212.00		1,363.50	90%	151.50
33	Equipment Pads Labor	$3,451.50	345.15	2,761.20		3,106.35	90%	345.15
34	Precast Concrete Materials	$575,000.00	575,000.00			575,000.00	100%	-
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	87,363.32	21,840.83		109,204.15	100%	-
45	Precast Concrete - Materials	$210,000.00	-	202,500.00		202,500.00	96%	7,500.00
46	Precast Concrete - Labor	$61,058.33	3,052.92	45,793.75		48,846.67	80%	12,211.66
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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

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	75,198.88			75,198.88	95%	3,957.84
69	FRP Grating - Materials	$32,000.00	16,000.00		-	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	-	1,846.20		1,846.20	50%	1,846.20
73	Walls, Headers, Hardware - Labor	$18,569.52	-	9,284.76		9,284.76	50%	9,284.76
74	Trusses - Materials	$5,858.50	-	5,858.50		5,858.50	100%	-
75	Trusses - Labor	$16,979.50	-	16,979.50		16,979.50	100%	-
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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

87	Metal Roofing - Materials	$35,256.00	5,288.40	17,628.00		22,916.40	65%	12,339.60
88	Metal Roofing - Labor	$40,587.00	6,088.05	20,293.50		26,381.55	65%	14,205.45
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	-	6,200.00		6,200.00	100%	-
101			-			-		-
102	**Openings**		-			-		-
103	HM Frames, Doors & Hardware-Materials	$53,528.00	-		20,348.16	20,348.16	38%	33,179.84
104	HM Frames, Doors & Hardware-Labor	$6,890.00	-			-	0%	6,890.00
105	Vault Doors - Materials	$49,611.00	12,050.00	29,776.00	7,785.00	49,611.00	100%	-
106	Vault Doors - Labor	$3,110.00	2,083.70	1,026.30		3,110.00	100%	-
107	Overhead Door	$43,790.00	-	32,842.50		32,842.50	75%	10,947.50
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	-		18,335.00	18,335.00	27%	49,073.00
113	High Performance Coatings	$68,724.00	13,314.75	31,067.00		44,381.75	65%	24,342.25
114			-			-		-
115	**Specialties**		-			-		-
116	Signage	$450.00	-			-	0%	450.00
117	Metal Lockers	$7,100.00	-			-	0%	7,100.00

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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

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

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.: 11 **Application Period:** From 06/27/26 to 07/31/26 **Application Date:** 07/29/26

149	**Electrical**		-			-		-
150	Mobilization - Neumiller	$122,150.00	94,825.00	27,325.00		122,150.00	100%	-
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	95,076.25			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	-	10,346.40		10,346.40	30%	24,141.60
158	Existing Plant Labor	$44,883.00	8,976.00	4,488.30		13,464.30	30%	31,418.70
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	2,204.75		6,614.25	75%	2,204.75
161	RO Building Material	$42,586.00	14,905.00	6,387.90		21,292.90	50%	21,293.10
162	RO Building Labor	$77,390.00	30,956.00			30,956.00	40%	46,434.00
163	Clearwell Material	$6,653.00	-	665.30		665.30	10%	5,987.70
164	Clearwell Labor	$11,184.00	-	1,118.40		1,118.40	10%	10,065.60
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	-	125,000.00	141,920.00	266,920.00	73%	98,080.00
173	Electrical Distribution Equipment	$114,000.00	-	75,000.00		75,000.00	66%	39,000.00
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	106,000.00			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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

180	Bldg 10 - Foundations (Exc&BF)	$25,630.00	12,815.00	12,815.00		25,630.00	100%	-
181	Bldg 20 - RO Fundations (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	5,132.60		25,663.00	100%	-
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	1,854.90		18,549.00	100%	-
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	4,377.60		87,552.00	100%	-
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	16,583.50		165,835.00	100%	-
201	Roof Drains	$2,500.00	-	2,000.00		2,000.00	80%	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	-		17,745.00	17,745.00	32%	37,358.74
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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

211	Process Piping Materials	$111,340.84	-		66,925.48	66,925.48	60%	44,415.36
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		9,079.50	16,737.50	27%	46,084.92
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	2,700.00		112,600.00	115,300.00	100%	-
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		9,001.40	100%	-
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	-		62,945.00	62,945.00	50%	62,945.00
232	Forced Draft Aerator Labor	$14,995.00	-	749.75		749.75	5%	14,245.25
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	-		104,302.00	104,302.00	83%	21,123.00
236	Chem Systems Labor	$41,582.00	-	4,158.20		4,158.20	10%	37,423.80
237			-			-		-
	Original Contract Totals	**$ 12,182,553.00**	**$ 5,409,563.52**	**$1,230,779.52**	**$ 872,208.22**	**$ 7,512,551.26**	**62%**	**$ 4,670,001.74**

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.: 11 **Application Period:** **From** 06/27/26 **to** 07/31/26 **Application Date:** 07/29/26

				Change Orders				
238	**Change Order #1**					-		-
239	Electrical Controls Changes	$12,420.34	-			-	0%	12,420.34
240			-			-		-
241	**Change Order #2**		-			-		-
242	COR #003R2-Water Service Addition	3,454.10	-	3,018.07		3,018.07	87%	436.03
243	COR-004+-Xfmr Pad relocate & bollards	1,804.21	-			-	0%	1,804.21
244	COR -006 - Chem Containment Curbs	1,022.01	-	1,022.01		1,022.01	100%	-
245	COR -007 - Bldg 10 Load Brg Wall Chngs	2,556.62	442.75			442.75	17%	2,113.87
246	COR-008R-12" Valve Add,6" Valve Deducts	(1,619.74)	(1,619.74)			(1,619.74)	100%	-
247	COR-010-MCC Rm Intake Duct Addition	3,402.31	-			-	0%	3,402.31
248	COR-012-Low Lift Pump Efficiency Credit	(2,890.94)	(2,890.94)			(2,890.94)	100%	-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
	Change Order Totals	**$ 20,148.91**	**$ (4,067.93)**	**$ 4,040.08**	**$ -**	**$ (27.85)**	**0%**	**$ 20,176.76**
				Original Contract and Change Orders				
	Project Totals	**$ 12,202,701.91**	**$ 5,405,495.59**	**$1,234,819.60**	**$ 872,208.22**	**$ 7,512,523.41**	**62%**	**$ 4,690,178.50**

City of TIFFIN

AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 30, 2026
AGENDA ITEM:	Approval of Pay Application #15 – Boomerang Corporation – North Park Road Improvements
ACTION:	Motion

Background

The City has received Pay Application No. 15 from Boomerang Corp. for work completed on the North Park Road Improvements Project during the pay period of June 28, 2026, through July 25, 2026. The payment request has been reviewed by MSA Professional Services and reflects work completed in accordance with the contract documents.

Construction activities during this pay period included continued roadway excavation, subgrade preparation, modified subbase installation, storm sewer improvements, drainage structures, subdrain installation, erosion control measures, and other associated roadway work. The project remains on schedule with 143.5 working days charged against an authorized contract duration of 208 working days, leaving 64.5 working days remaining. No liquidated damages have been assessed.

Staff has reviewed the payment application and concurs with the engineer's recommendation that the quantities billed accurately represent work completed during the pay period. The project continues to make steady progress, and the requested payment is consistent with the work performed.

Recommendation

Staff recommends approval of Pay Application No. 15 to Boomerang Corp. in the amount of $250,438.56 for work completed on the North Park Road Improvements Project.

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	15
Pay Period	06/28/2026 to 07/25/2026
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
0010	2101-0850001	ACRE	$12,000.000	1.235	0.115	1.120	1.235	1.235	$1,380.00	$14,820.00
CLEARING AND GRUBBING										
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										

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
0030	2102-2710070	CY	$5.000	19,798.000	4,438.000	19,286.740	23,724.740	23,724.740	$22,190.00	$118,623.70
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	36.740	28.960	65.700	65.700	$17,635.20	$31,536.00
SPECIAL COMPACTION OF SUBGRADE										
0070	2111-8174100	SY	$15.000	1,707.000	296.000	1,411.000	1,707.000	1,707.000	$4,440.00	$25,605.00
GRANULAR SUBBASE										
0080	2115-0100000	CY	$43.000	4,691.000	2,247.911	3,605.880	5,853.791	6,548.590	$96,660.16	$251,713.00
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	1.000	0.000	1.000	1.000	$750.00	$750.00
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.										
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.										

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
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										
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										

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
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.										
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.										

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
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										
8170	2435-0140310	EACH	$46,500.000	1.000	0.500	0.000	0.500	0.500	$23,250.00	$23,250.00
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	2.000	14.000	16.000	16.000	$17,000.00	$136,000.00
INTAKE, SW-509										
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										
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										

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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.										
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										
8230	2435-0700020	EACH	$2,500.000	3.000	0.000	3.000	3.000	3.000	$0.00	$7,500.00
CONNECTION TO EXISTING INTAKE										
0430	2502-8212036	LF	$15.500	6,106.700	2,237.000	4,074.000	6,311.000	6,311.000	$34,673.50	$97,820.50
SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.										
0440	2502-8221006	EACH	$1,200.000	6.000	3.000	3.000	6.000	6.000	$3,600.00	$7,200.00
SUBDRAIN RISER, 6 IN., AS PER PLAN										
0450	2502-8221303	EACH	$320.000	24.000	17.000	23.000	40.000	40.000	$5,440.00	$12,800.00
SUBDRAIN OUTLET, DR-303										
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.										

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0460	2503-0114215	LF	$70.000	587.000	80.000	507.000	587.000	587.000	$5,600.00	$41,090.00
STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.										
0470	2503-0114218	LF	$80.000	718.000	82.000	636.000	718.000	718.000	$6,560.00	$57,440.00
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.										
0490	2503-0114224	LF	$90.000	247.000	32.000	215.000	247.000	247.000	$2,880.00	$22,230.00
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.										

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
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.										
8240	2504-0200408	LF	$0.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.										
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										
8040	2506-4984000	CY	$1,650.000	1.000	0.000	3.000	3.000	3.000	$0.00	$4,950.00
FLOWABLE MORTAR										
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										

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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										
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										
8060	2523-0000100	EACH	$3,520.000	1.000	0.000	1.000	1.000	1.000	$0.00	$3,520.00
LIGHTING POLES										

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8050	2523-0000200	LF	$22.000	30.000	0.000	30.000	30.000	30.000	$0.00	$660.00
ELECTRICAL CIRCUITS										
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	0.000	415.000	415.000	415.000	$0.00	$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	0.000	11.000	11.000	11.000	$0.00	$3,025.00
PERFORATED SQUARE STEEL TUBE POST ANCHOR, BREAK-AWAY CONCRETE INSTALLATION										
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										

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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										
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										
0860	2528-8445110	LS	$27,000.000	1.000	0.000	0.700	0.700	0.700	$0.00	$18,900.00
TRAFFIC CONTROL										
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										
8250	2529-8174050	EACH	$0.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
PATCH SUBDRAIN										
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	0.040	0.960	1.000	1.000	$480.00	$12,000.00
TRENCH COMPACTION TESTING										

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
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.										
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.										
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.										
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.										
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.										

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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										
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										
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										
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										
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 + 1	2599-9999010	LS	$116,000.000	1.000	0.000	1.000	1.000	1.000	$0.00	$116,000.00

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
more										
('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	0.000	15.740	15.740	15.740	$0.00	$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)										
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										
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										
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	2,100.000	3,934.000	6,034.000	6,034.000	$3,465.00	$9,956.10
SILT FENCE										
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										

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
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										
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										
1150	2602-0000309	LF	$3.400	725.000	828.000	6,137.000	6,965.000	6,965.000	$2,815.20	$23,681.00
PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.										
1160	2602-0000351	LF	$0.500	725.000	786.000	1,572.000	2,358.000	2,358.000	$393.00	$1,179.00
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										
1190	2602-0000520	EACH	$5.000	29.000	2.000	6.000	8.000	8.000	$10.00	$40.00
REMOVAL 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
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	3.000	8.000	11.000	11.000	$16.50	$60.50
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										
1200	2602-0010010	EACH	$600.000	1.000	2.000	29.000	31.000	31.000	$1,200.00	$18,600.00
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										
8260	6100-2503050	EACH	$0.000	0.000	0.000	0.000	0.000	0.000	$0.00	$0.00
{EXTRA WORK} TYPE C-1 CONNECTION										
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										
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)										

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	17.0 Days	$0.00	143.5 Days	64.5 Days	$0.00
						Total Damages:	$0.00

Stockpiles

Stockpile	Fund Package		Current Advancements	Advancements To Date	Current Recoveries	Recoveries To Date
#1 - 2435-0250700	52-7662-615-CAT-1 ROADWAY ITEMS		$0.00	$1,224.30	$0.00	$1,224.30
INTAKE, SW-507						
#2 - 2435-0250900	52-7662-615-CAT-1 ROADWAY ITEMS		$0.00	$1,476.20	$0.00	$1,476.20
INTAKE, SW-509						
#3 - 2554-0114006	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		$0.00	$196.40	$0.00	$196.40
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 6 IN.						
#4 - 2554-0114012	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		$0.00	$65,632.81	$0.00	$65,632.81
WATER MAIN, TRENCHED, POLYVINYL CHLORIDE PIPE (PVC), 12 IN.						
#5 - 2554-0203000	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		$0.00	$11,029.81	$0.00	$11,029.81
FITTINGS BY WEIGHT, DUCTILE IRON						
#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:	$250,438.56	**Approved Work To Date:**	$4,356,438.55
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$249,166.08
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$185,694.78
Current Retainage:	$0.00	**Retainage To Date:**	$30,000.00
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$250,438.56	**Payments To Date:**	$4,389,909.85
Previous Payment:	$11,828.00	**Previous Payments To Date:**	$4,139,471.29

Funding Details

52-7662-615-CAT-1 ROADWAY ITEMS:	$227,908.56	**52-7662-615-CAT-1 ROADWAY ITEMS To Date:**	$3,707,465.70
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2:	$22,530.00	**52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2 To Date:**	$648,972.85
52-7662-615-CAT-3 NON-PARTICIPATING:	$0.00	**52-7662-615-CAT-3 NON-PARTICIPATING To Date:**	$0.00
Current Payment:	$250,438.56	**Payments To Date:**	$4,356,438.55

Doc Express® Document Signing History

Contract: 52-7662-615 Document: payment-15-20260727

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
07/31/2026	Dakota Simonsen Boomerang Corp. Electronic Signature (Approved by Contractor (Optional))
	(Recommended by Engineer)
	(Approved by PIRC (when applicable))

City of
TIFFIN

AGENDA INFORMATION
TIFFIN CITY COUNCIL COMMUNICATION

DATE:	July 30, 2026
AGENDA ITEM:	Approval of Change Order #17 – Miron Construction – Community Recreation Center
ACTION:	Motion

Background

Boomerang Corp. has submitted Change Order No. 17 for the North Park Road Improvements project (STP-U-7662(615)--70-52). The change order addresses the installation of an 8-inch sanitary sewer service extension to the Daytona Estates development, located at the southwest corner of Mopar Drive and North Park Road.

The sanitary sewer service was intended to be installed as part of a previous project but was inadvertently omitted. Because roadway construction is still underway and the roadway has not yet been paved, completing this work now will avoid the need to disturb a newly completed roadway in the future. The change order has been reviewed and recommended for approval by MSA Professional Services.

The change order includes:
- Installation of approximately 125 linear feet of 8-inch PVC sanitary sewer service stub.
- Installation of a patch subdrain where the new sewer crossing impacts the existing drainage system.
- Construction of two Type C-1 storm sewer connections where the sanitary sewer crosses beneath an existing storm sewer.
- Additional modified subbase required to remove and reconstruct the roadway section impacted by the utility installation.

Approval of Change Order No. 17 will extend the contract by two (2) working days due to the additional work affecting the project's controlling construction activities. The contract completion will increase from 208 working days to 210 working days.

Recommendation

Staff recommends approval of Change Order No. 17 with Boomerang Corp. in the amount of $23,777.27, increasing the total contract amount to $5,585,726.68 and extending the contract time by two (2) working days.

ATTACHMENTS: Change Order

City of Tiffin - Iowa
Change Order Details
52-7662-615

Description	STP-U-7662(615)--70-52, Letting Date- December 17, 2024
Prime Contractor	Boomerang Corp. 13225 Circle Dr Suite A, Anamosa, IA 52205 Anamosa, IA, IA 52205
Change Order	17
Status	Pending
Date Created	07/20/2026
Type	Non-Substantial
Summary	Add items and change items to incorporate a sanitary sewer service extension to Daytona estates located on the SW corner of Mopar Drive and North Park Rd. This sanitary was intended to be installed in a previous project but was never constructed.
Change Order Description	8240: Add item for 2504-0200408 SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 8 IN. 8250: Add item for 2529-8174050 PATCH SUBDRAIN 8260: Add item for 6100-2503050 {EXTRA WORK} TYPE C-1 CONNECTION 0080: Increase quantity for 2115-0100000 MODIFIED SUBBASE
Awarded Project Amount	$5,458,891.91
Authorized Project Amount	$5,561,949.41
Change Order Amount	$23,777.27
Revised Project Amount	$5,585,726.68

B-Reason for Change

8240: Add 8in truss pipe for a sanitary service to Daytona Estates at the SW corner of Mopar Drive and North Park Rd (see sheet M.12). It was recently discovered that an 8-inch sanitary sewer service, which was intended to be installed as part of a previous project, was never constructed. The City wishes to install this sanitary sewer while construction is still in progress and while the road is still unpaved.

8250: Subdrain on the current phase has already been installed prior to discovering the missing sanitary service. The Subdrain Repair bid item includes the removal and replacement of any subdrain impacted by the excavation required to install the sanitary sewer service.

8260: Storm sewer pipe on the current phase has already been installed. The proposed change order sanitary will cross under storm pipe P-30, to safely construct the trench this pipe will be cut out and replaced. The Type C-1 connection bid item includes the sawcutting on the RCP pipe, and pouring (2) two collars back per SW-211.

0080: Because the roadway has already been constructed with Modified Subbase, an overrun of the existing Modified Subbase bid item has been included for the removal and reinstallation of the roadway section impacted by this work. This work consists of carefully removing and stockpiling as much of the existing Modified Subbase as possible without contaminating the material during excavation, then reinstalling the salvaged Modified Subbase after the trench has been properly backfilled. Compensation for this item will be based on the actual field-measured quantity, with the measured volume doubled to account for both the removal and reinstallation of the Modified Subbase. The estimated quantity of 88.89 CY is provided solely for bidding purposes and will be adjusted to reflect the actual quantity required to complete the work.

C-Settlement for cost(s) of change

8240: Agreed unit price.

8250: Agreed unit price.

8260: Agreed unit price.

0080: Contract unit bid price.

D-Justification for cost(s)

8240: Agreed unit price. Unit Price ($125.00/LF) could not be compared with the Summary of Awarded Contract Unit Prices for the item from February 2023 to June 2026 for 8in sanitary service, as no recent bids for this item have been recorded. It is acknowledged that the lack of bids in the Summary may reflect low quantities, and so we could consider the bid prices of 4 IN. and 6 IN. in the Summary. The Agreed unit price ($125.00/LF) is above both the 4 IN. and 6 IN. unit prices when compared with the Summary of Awarded Contract Unit Prices for the item(s) from January 2026 to July 2026.

8250: Agreed unit price. Unit Price ($330.00/EA) is significantly below the average unit bid price of the same item ($521.32/EA) when compared with the Summary of Awarded Contract Unit Prices for the item from January 2025 to July 2026.

8260: Agreed unit price. Unit price ($2,000/EA) could not be compared with the Summary of Awarded Contract Unit Prices for the item from February 2023 to June 2026 for Extra Work Type C-1 Connection, as no recent bids for this item have been recorded. It is acknowledged that the lack of bids in the Summary may reflect low quantities, and so we could consider the bid price of the existing bid item "Connection to Existing Intake" which is ($2,500/EA), and comparable work. The Agreed unit price ($2,000/EA) is below the Connection to Existing Intake Unit Price.

E-contract time adjustment

These changes would add 2 days due to the impact to the controlling item of work.

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 0001 - STP-U-7662(615)--70-52, ROADWAY ITEMS									
0080	2115-0100000	CY	$43.000	4,691.000	$201,713.00	88.890	$3,822.27	4,779.890	$205,535.27
MODIFIED SUBBASE									
			Funding Details						
			52-7662-615-CAT-1 ROADWAY ITEMS	4,691.000	$201,713.00	88.890	$3,822.27	4,779.890	$205,535.27
			52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	0.000	$0.00	0.000	$0.00	0.000	$0.00
			52-7662-615-CAT-3 NON-PARTICIPATING	0.000	$0.00	0.000	$0.00	0.000	$0.00
1 item			Totals		$201,713.00		$3,822.27		$205,535.27

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 0001 - STP-U-7662(615)--70-52, ROADWAY ITEMS					
8240	2504-0200408	LF	125.000	$125.000	$15,625.00
SANITARY SEWER SERVICE STUB, POLYVINYL CHLORIDE PIPE (PVC), 8 IN.					
		Funding Details			
	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		125.000	$125.000	$15,625.00
8250	2529-8174050	EACH	1.000	$330.000	$330.00
PATCH SUBDRAIN					
		Funding Details			
	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		1.000	$330.000	$330.00
8260	6100-2503050	EACH	2.000	$2,000.000	$4,000.00
{EXTRA WORK} TYPE C-1 CONNECTION					
		Funding Details			
	52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2		2.000	$2,000.000	$4,000.00
3 items					Total: $19,955.00

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
52-7662-615-CAT-1 ROADWAY ITEMS	$4,872,701.91	$4,874,268.26	$3,822.27	$4,878,090.53
52-7662-615-CAT-2 ROADWAY ITEMS - DIVISION 2	$586,190.00	$687,681.15	$19,955.00	$707,636.15
52-7662-615-CAT-3 NON-PARTICIPATING	$0.00	$0.00	$0.00	$0.00

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
3 fund packages	$5,458,891.91	$5,561,949.41	$23,777.27	$5,585,726.68

Time Limit Changes

Type	Original Deadline	Current Deadline	Pending Extension	Pending Deadline
Working Days	200.0 Days	208.0 Days	2.0 Days	210.0 Days
Working Days, Late Start Date - 04/07/2025, Liquidated Damage Rate - 2,000				
1 time limit				

Attachments

Document	Name	Description	Submission Date
13603004_-_Sanitary__Revised_July_2026_.pdf	13603004 - Sanitary (Revised July 2026).pdf		07/22/2026 08:27 AM EDT
24060_-_RFC__017_-_8IN_Truss_Sanitary_Sewer_Service-REV_1.pdf	24060 - RFC #017 - 8IN Truss Sanitary Sewer Service-REV 1.pdf		07/22/2026 08:27 AM EDT
bidexsubdrain.jpg	bidexsubdrain.jpg		07/22/2026 08:27 AM EDT
3 attachments			

Doc Express® Document Signing History

Contract: 52-7662-615 Document: change_order-17-20260720

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
07/23/2026	Dakota Simonsen Boomerang Corp. Electronic Signature (Approved by Contractor)
07/23/2026	James Watters MSA Professional Svs Electronic Signature (Recommended by Engineer / Approved)
	(Approved by PIRC (when applicable))
	(Approved by Administering Bureau or designee)
	(Approved by FHWA (when applicable))

SPECIAL CLASS "C" RETAIL ALCOHOL LICENSE APPLICATION

Business Information

Name of Legal Entity: WINE ABOUT IT LLC

FEIN: XX-XXX0208

Business Type: Limited Liability Company

This business is registered with the Secretary of State.

Business Number of Secretary of State: 0861453

Premises Information

Premises DBA: LUCKY WIFE WINE SLUSHIES

Premises Address: 1100 ANDERSEN PL TIFFIN IA 52340-1101

Premises Type: Special Event

Number of Floors: 1

Control of Premises: Lease

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

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

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

License Information

Effective Date: 12-Aug-2026

Length of License Requested: 5 days

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

Provided description of the Outdoor Service Area:

city lot

CITY OF TIFFIN ORDINANCE NO. 2026-529

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN

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

Section 1. Purpose. The purpose of this ordinance is to amend the official zoning map of the City of Tiffin, Iowa, concerning Andersen Addition Part Three – Lotus Hill South, Tiffin, Johnson County, Iowa, attached hereto and incorporated herein.

Section 2. Amendment. The following legally described property:

DESCRIPTION - PROPOSED OPD-LOTUS HILL SOUTH ZONING

BEGINNING at the Northeast Corner of Veritas Church Addition, in accordance with the Plat thereof Recorded in Plat Book 68 at Page 257 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along the North Line of said Veritas Church Addition, 1080.38 feet, to the Northwest Corner thereof, and a Point on the East Line of Andersen Addition - Part Two, in accordance with the Plat thereof Recorded in Plat Book 66 at Page 62 of the Records of the Johnson County Recorder's Office; Thence S89°30'03"W, along said East Line, 140.03 feet; Thence Northeasterly, 296.84 feet, along said East Line, on a 960.00 foot radius curve, concave Southeasterly, whose 295.65 foot chord bears N16°11'55"E; Thence Northeasterly, 39.79 feet, along a 25.00 foot radius curve, concave Southeasterly, whose 35.72 foot chord bears N70°39'02"E; Thence Southeasterly, 54.58 feet, along a 333.00 foot radius curve, concave Northeasterly, whose 54.52 foot chord bears S68°27'03"E; Thence S73°08'48"E, 139.96 feet; Thence Southeasterly, 100.88 feet, along a 333.00 foot radius curve, concave Northeasterly, whose 100.50 foot chord bears S81°49'32"E; Thence N89°29'44"E, 765.54 feet; Thence Southeasterly, 39.27 feet, along a 25.00 foot radius curve, concave Southwesterly, whose 35.36 foot chord bears S45°30'16"E; Thence S00°30'16"E, 82.39 feet; Thence Southeasterly, 114.61 feet, along a 233.00 foot radius curve, concave Northeasterly, whose 113.46 foot chord bears S14°35'47"E, to the POINT OF BEGINNING.

Said Proposed OPD Lotus Hill South Zoning (to be known as Andersen Addition - Part Three, Lots 57 through 68), contains 6.13 acres, and is subject to easements and restrictions of record.)

shall be changed from zoning classification R-12/OPD (Multi-Family, 9 thru 12 plex OPD) concept district to R-12/OPD (Multi-Family, 9 thru 12 plex OPD) Site District in Tiffin, Iowa, and 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 the City, Planned Development Overlay District Agreement(s) as required by the City and 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. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. 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 5. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 21st day of July, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Johnson introduced Ordinance No. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and moved that it be given its first reading. The motion was seconded by Councilperson Orris.
Ayes: Johnson, Schnedler, Orris, Olney.
Absent: Limkemann.
Nays: None.

Four members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-529, was read the first time, discussed, and placed on record.

On the 5th day of August, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and moved that it be given its second reading. The motion was seconded by Councilperson _____.
Ayes:
Nays:

_____ members of the Council being present and having voted "Aye", Mayor Tim Kasparek declared the motion carried, and Ordinance No. 2026-529 - AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN , was read the second time and discussed and placed on record.

On the _____th day of _____, 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson _____ introduced Ordinance No. 2026-529, and moved that it be given its third and last reading. The motion was seconded by Councilperson _____.
Ayes:
Nays:

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

Whereupon the Mayor declared that Ordinance No. 2026-529 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the _____th day of _____, 2026, and approved by the Mayor on the _____th day of _____, 2026.

CITY OF TIFFIN, IOWA:

By: ______________________________
Tim Kasparek, Mayor

ATTEST:

____
Abigail Hora, City Clerk

I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TIFFIN, IOWA, TO REZONE THE LOTUS HILL SOUTH AREA OF ANDERSEN ADDITION - PART THREE, FROM R-12/OPD CONCEPT DISTRICT TO R-12/OPD SITE DISTRICT, IN THE CITY OF TIFFIN, IOWA, JOHNSON COUNTY, IOWA, AND AS LEGALLY DESCRIBED HEREIN, and known as Ordinance No. 2026-529 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. 2026-529 in the following places:

Tiffin City Hall, Tiffin, Iowa

____
Abigail Hora, City Clerk

LOTUS HILL SOUTH

OPD SITE DISTRICT

1) INTENT AND DESCRIPTION OF DISTRICT

This district intends to establish a multi-family residential district. This site will have 12 buildings containing 12 dwelling units on 12 individual lots.

2) PRINCIPAL USES AND STRUCTURES PERMITTED

A. Multi-family residential with at grade parking.

3) ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures accessory to a principal permitted use or a special exception use is permitted subject to the provisions of Section 9.05.

A. Accessory uses or structures according to the provisions of Section 9.05.

B. Temporary uses or structures used in conjunction with construction work; provided however, such buildings comply with the provisions of Section 9.21.

4) SPECIAL EXCEPTION USES

Special Exception uses are permitted in Lotus Hill South, subject to approval of the City of Tiffin and the Developer.

5) AREA REQUIREMENTS

The minimum lot areas and widths, density, setbacks and height restrictions, are as follows.

A. Minimum Lot Size Requirements:
   a. Frontage: 50 feet
   b. Depth: 100 feet
   c. Area: 5,000 square feet

B. Minimum Yard Requirements:
   a. Front Yard Depth: 20 feet
   b. Corner Lot Side Yard Depth: 15 feet
   c. Side Yard Depth: 10 feet
   d. Rear Yard Depth: 20 feet

C. Maximum Height: Four stories and/or as approved by the Developer.

6) SIGN REGULATIONS

Signs are permitted as approved by the City of Tiffin and the Developer.

7) PARKING AND LOADING REGULATIONS

Parking must be provided at the following rates.

A. Residential:
   a. 1.4 spaces per dwelling unit.

8) LIGHTING REGULATIONS

Exterior lighting is permitted upon approval of the City of Tiffin and the Developer.

9) LANDSCAPING REGULATIONS

a. A landscaping plan must be submitted for approval by the City of Tiffin and the Developer. The plan must be appropriate for the zone and will allow for minimal variation throughout. The species of trees/shrubs/etc. must be approved by the City of Tiffin and the Developer.

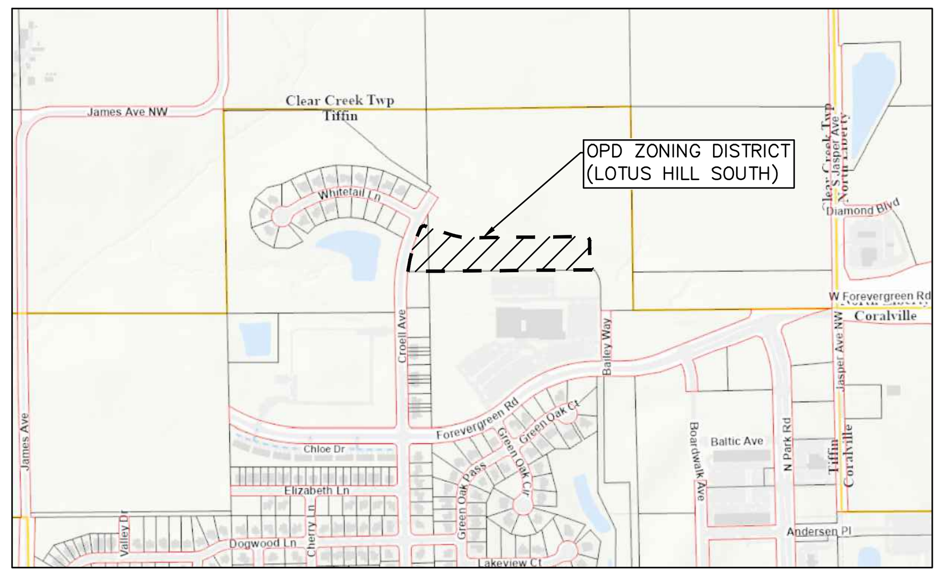
10) SPECIAL REGULATIONS

a. Separate or divided ownership of each residential unit is permitted in the Lotus Hill South District.
b. There may be additional guidelines covered in the covenants provided by the Developer.

Lotus Hill South OPD

The Lotus Hill South OPD Site is located south of Whitetail Drive and East of Croell Avenue in the Andersen Addition Part Three subdivision. The proposed site consists of 6.14 acres and is adjacent to R-1C, and The Lotus Hill North zoning districts. The proposed concept for this site includes twelve (12) 12 unit multi family dwelling unit buildings with private driveways and at grade parking. The buildings will consist of three story dwelling units in height.

The proposed buildings will be comprised of two bedroom dwellings. There are a total of 144 residential units proposed on the site. Variances from the current zoning depicted on the Site OPD Exhibit include minimum 50' wide lots with 20' front and rear setbacks, 15' side-street setbacks and 10' side setbacks.



FINAL OPD SITE PLAN
LOTUS HILL SOUTH
TIFFIN, IOWA

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PER IDOT STANDARD ROAD PLAN TC-202 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.

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

OWNER:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

APPLICANT:
HIGHTOWER DEVELOPMENT, INC
PO BOX 5198
CORALVILLE, IA 52241

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

DEVELOPMENT CHARACTERISTICS LOT 57

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	18,882 SF	(100%)
BUILDING AREA	6,120 SF	(32.4%)
PAVING AREA(PROP)	6,744 SF	(35.7%)
GREEN SPACE	6,018 SF	(31.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.43 ACRES — 27.9 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 58

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	19,016 SF	(100%)
BUILDING AREA	6,120 SF	(32.2%)
PAVING AREA(PROP)	6,984 SF	(36.7%)
GREEN SPACE	5,912 SF	(31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES — 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 59

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	19,016 SF	(100%)
BUILDING AREA	6,120 SF	(32.2%)
PAVING AREA(PROP)	6,984 SF	(36.7%)
GREEN SPACE	5,912 SF	(31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES — 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 60

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	19,016 SF	(100%)
BUILDING AREA	6,120 SF	(32.2%)
PAVING AREA(PROP)	6,984 SF	(36.7%)
GREEN SPACE	5,912 SF	(31.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.44 ACRES — 27.3 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 61

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	20,207 SF	(100%)
BUILDING AREA	6,120 SF	(30.3%)
PAVING AREA(PROP)	7,845 SF	(38.8%)
GREEN SPACE	6,242 SF	(30.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.46 ACRES — 26.1 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 62

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	24,040 SF	(100%)
BUILDING AREA	6,120 SF	(25.5%)
PAVING AREA(PROP)	5,948 SF	(24.7%)
GREEN SPACE	11,972 SF	(49.8%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.55 ACRES — 21.8 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 63

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	40,335 SF	(100%)
BUILDING AREA	6,120 SF	(15.2%)
PAVING AREA(EXST)	6,669 SF	(16.5%)
PAVING AREA(PROP)	8,795 SF	(21.8%)
GREEN SPACE	18,751 SF	(46.5%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.93 ACRES — 12.9 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 64

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	21,141 SF	(100%)
BUILDING AREA	6,120 SF	(29.0%)
PAVING AREA(EXST)	2,522 SF	(11.9%)
PAVING AREA(PROP)	6,174 SF	(29.2%)
GREEN SPACE	6,325 SF	(29.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES — 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 65

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	21,144 SF	(100%)
BUILDING AREA	6,120 SF	(28.9%)
PAVING AREA(EXST)	969 SF	(4.6%)
PAVING AREA(PROP)	6,678 SF	(31.6%)
GREEN SPACE	7,377 SF	(34.9%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES — 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 66

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	21,147 SF	(100%)
BUILDING AREA	6,120 SF	(28.9%)
PAVING AREA(PROP)	6,485 SF	(30.7%)
GREEN SPACE	8,542 SF	(40.4%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES — 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 67

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	21,150 SF	(100%)
BUILDING AREA	6,120 SF	(28.9%)
PAVING AREA(PROP)	6,485 SF	(30.7%)
GREEN SPACE	8,545 SF	(40.4%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.49 ACRES — 24.5 DWELLING UNITS PER ACRE

DEVELOPMENT CHARACTERISTICS LOT 67

ZONING: OPD–LOTUS HILL SOUTH

LOT CHARACTERISTICS

LOT AREA	22,141 SF	(100%)
BUILDING AREA	6,120 SF	(27.6%)
PAVING AREA(PROP)	6,485 SF	(29.3%)
GREEN SPACE	9,536 SF	(43.1%)

DENSITY CHARACTERISTICS:
12 DWELLING UNITS / 0.51 ACRES — 23.5 DWELLING UNITS PER ACRE

C120	OVERALL LAYOUT PLAN
C121	SITE DIMENSION LAYOUT PLAN WEST
C122	SITE DIMENSION LAYOUT PLAN EAST
C140	OVERALL GRADING, EROSION CONTROL, AND SWPPP
C141	DETAILED GRADING PLAN
C142	DETAILED GRADING PLAN
C143	DETAILED GRADING PLAN
C144	DETAILED GRADING PLAN
C145	DETAILED GRADING PLAN
C146	DETAILED GRADING PLAN
C147	DETAILED GRADING PLAN
C160	SANITARY SEWER AND WATER MAIN PLAN
C161	STORM SEWER PLAN
C500	GENERAL NOTES AND DETAILS
C501	GENERAL NOTES AND DETAILS
L100	LANDSCAPE PLAN

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

SETBACK MINIMUMS:

BUILDING SETBACKS:	REQUIRED
FRONT YARD	20 FEET
SIDE YARD	05 FEET
CORNER YARD	15 FEET
REAR YARD	20 FEET

LOT CHARACTERISTICS:

LOT AREA (LOTS 57–68	267,236 SF	(100%)(6.13 AC)
BUILDING FOOTPRINT AREA	73,440 SF	(27.5%)
PROPOSED PAVING AREA	82,700 SF	(31.0%)
EXISTING PAVING AREA	10,160 SF	(3.8%)
GREEN SPACE AREA	100,936 SF	(37.7%)

PARKING REQUIREMENTS
MULTI–FAMILY UNITS
1.4 SPACES/DWELLING UNIT — 1.4 SPACES * 144 UNITS = 202 SPACES

SPACES REQUIRED: 202 SPACES

SPACES PROVIDED: 214 TOTAL

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
- CONGRESSIONAL SECTION LINES
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- EXISTING RIGHT–OF–WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) – RECORDED DIMENSIONS
- 22–1 – CURVE SEGMENT NUMBER

–EXIST– –PROP–

- POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
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- PROPOSED SANITARY SEWER
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- PROPOSED STORM SEWER
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- PROPOSED WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR 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, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

NORTH

GRAPHIC SCALE IN FEET
1"=40'

6.13 AC

MMS
CIVIL ENGINEERS
LAND PLANNERS
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LANDSCAPE ARCHITECTS
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1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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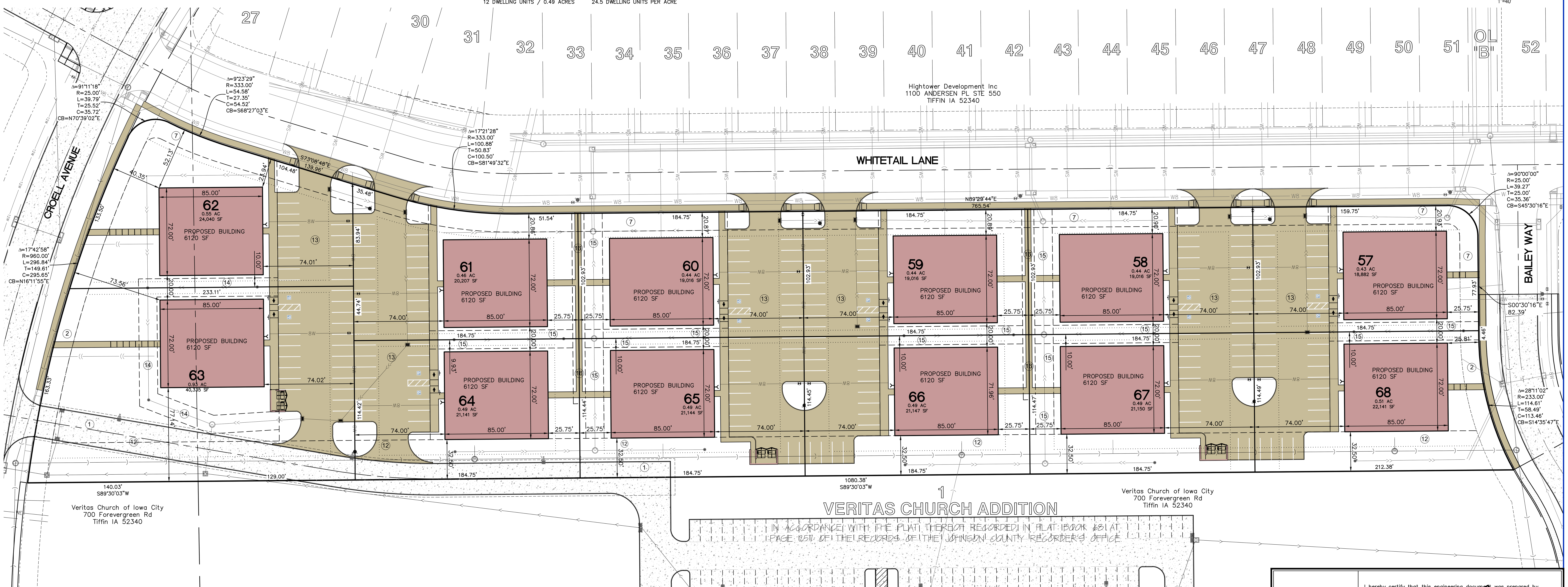
Date	Revision



LABEL	EASEMENT IDENTIFICATION TABLE DESCRIPTION
1	EXISTING 30' ACCESS EASEMENT
2	EXISTING 15' PUBLIC UTILITY EASEMENT
7	15.00 FOOT WIDE PUBLIC UTILITY EASEMENT
12	32.50 FOOT WIDE WATER, SANITARY SEWER, AND STORM SEWER EASEMENT
13	PRIVATE ACCESS AND UTILITY EASEMENT
14	15.00 FOOT PRIVATE STORM SEWER EASEMENT
15	15.00 FOOT WIDE PRIVATE STORM SEWER EASEMENT (CENTERED)
16	10.00 FOOT WIDE PRIVATE ACCESS EASEMENT (CENTERED)

UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292–8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

IOWA 811 ONE CALL SM

WHERE PUBLIC UTILITY FIXTURES 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 AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

LICENSED PROFESSIONAL ENGINEER
RACHEL A. NARDONE
28072
IOWA

SEAL

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.

______________________ 20___
RACHEL A. NARDONE P.E. Iowa Lic. No. 28072

My license renewal date is December 31, 20___.

Pages or sheets covered by this seal:

DRAFT

OVERALL LAYOUT PLAN

LOTUS HILL SOUTH

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 05/18/2026	
Designed by: RAN	Field Book No:
Drawn by: TAV	Scale: 1"=40'
Checked by: RAN	Sheet No:
Project No: 6385-084	C120
	of:

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE H. X W.
TREES							
	AG	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" Cal.	B&B	25' x 20'
	BN	7	Betula nigra	River Birch	2" Cal.	B&B	60' x 45'
	CC	8	Cercis canadensis	Eastern Redbud	1.5" Cal.	B&B	30' x 25'
	GT	7	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Thornless Honeylocust	2" Cal.	B&B	40' x 35'
	GD	7	Gymnocladus dioica 'Espresso-JFS'	Espresso Kentucky Coffeetree	2" Cal.	B&B	50' x 35'
	LT	7	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B	80' x 50'
	MP	9	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B	20' x 20'
	QB	7	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	60' x 60'
	TA	7	Tilia americana 'Bailyard'	Frontyard® American Linden	2" Cal.	B&B	60' x 40'
	UF	7	Ulmus x 'Frontier'	Frontier Hybrid Elm	2" Cal.	B&B	40' x 30'
SHRUBS, ORNAMENTAL GRASSES & PERENNIALS							
	JV	28	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18" Ht.	Container	3' x 6'
	TM	25	Taxus x media 'Tauntonii'	Taunton's Yew	18" Ht.	Container	3' x 5'
	TT	26	Thuja occidentalis 'BailJohn' TM	Technito Arborvitae	30" Ht.	Container	10' x 5'
	TO	28	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.	Container	5' x 5'

FINAL OPD SITE PLAN
LOTUS HILL SOUTH
TIFFIN, IOWA

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

OWNER:
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PO BOX 5198
CORALVILLE, IA 52241

APPLICANT:
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PO BOX 5198
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APPLICANT'S ATTORNEY:
MATTHEW J. HEKTOEN
SIMMONS PERRINE MOYER BERGMAN PLC
115 3RD STREET SE, SUITE 1200
CEDAR RAPIDS, IA 52401

C120	OVERALL LAYOUT PLAN
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- 22-1 CURVE SEGMENT NUMBER

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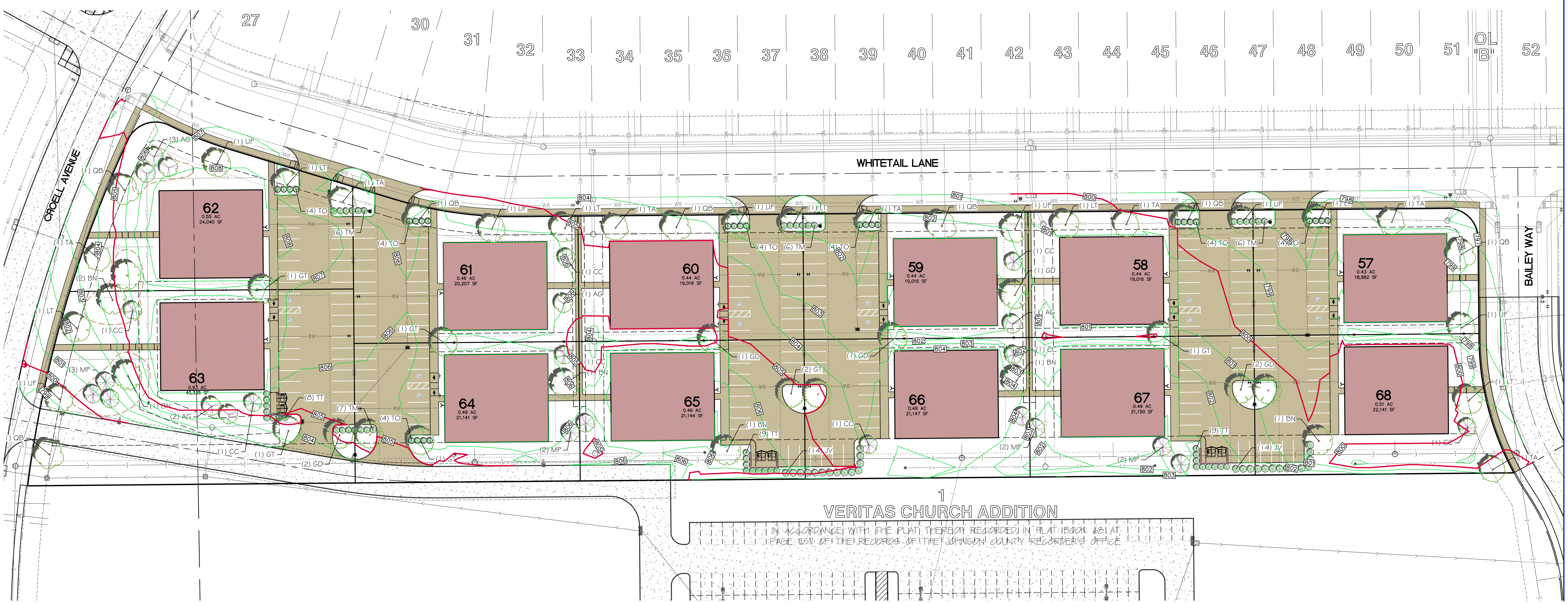
NORTH

0 4 10 20 30 40
GRAPHIC SCALE IN FEET
1"=40'



6.13 AC

MMS

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Date	Revision

LANDSCAPE PLAN

LOTUS HILL SOUTH

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	05/18/2026
Designed by: RAN	Field Book No:
Drawn by: TAV	Scale: 1"=40'
Checked by: RAN	Sheet No: L100
Project No: 6385-084	of:

TIFFIN, IA

Expense Approval Report
By Fund

Post Dates 8/5/2026 - 8/5/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
RACHEL CAMPBELL	000001	08/05/2026	SUMMER SOCIAL SHIRTS	001-499-6514	318.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-575-6407	431.55
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-580-6407	767.49
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-580-6407	31.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-580-6407	392.46
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-582-6407	81.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-582-6407	2,242.35
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	31.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	32.84
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	42.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	126.72
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	126.94
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	157.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-588-6407	506.00
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-597-6407	332.39
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-597-6407	844.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	811.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	31.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	31.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	382.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	5,128.34
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	45.58
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	2,147.22
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	240.75
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	262.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	4,560.35
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	105.00
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	244.00
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	886.19
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	21.25
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	157.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	4,223.17
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	54.25
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	635.55
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	001-610-6407	416.00
MSA PROFESSIONAL SERVICES	031126	08/05/2026	VILLAGE DR/RFR SIGNAL DESIGN	001-610-6407	3,808.50
BALLOONS ETC	06222028	08/05/2026	NAT. NIGHT OUT	001-499-6514	450.00
MARTY GARRETT	080426	08/05/2026	SUMMER SOCIAL PERFORMANCE	001-499-6514	605.00
EULENSPIEGEL PUPPET THEAT...	08052026	08/05/2026	PUPPET THEATER	001-410-6517	350.00
DOUG BOLDT	08052026	08/05/2026	MILAGE REIMBURSEMENT JUNE 1 - JUNE 30	001-650-6599	75.40
ABI HAYES	08052026	08/05/2026	MILAGE REIMBURSEMENT 5/26/26 - 6/30/26	001-650-6599	149.21
KIECK'S CAREER APPAREL	108470	08/05/2026	NAME TAG	001-150-6181	8.00
D & R PEST CONTROL	1151846	08/05/2026	PEST CONTROL - CITY HALL	001-650-6310	152.88
THE GAZETTE	12026.00006419	08/05/2026	PRINTING/PUBLISHING 6-30 MINUTES	001-640-6414	95.82
THE GAZETTE	12026.00006420	08/05/2026	PRINTING/PUBLISHING NPH	001-640-6414	36.10
THE GAZETTE	12026.00006531	08/05/2026	PRINTING/PUBLISHING 7-7 MINUTES	001-640-6414	316.99
NAY'S CHARCUTERIE	2	08/05/2026	SEPT ADULT PROGRAMMING	001-410-6517	1,050.00
SYNCERE PRINTING, LLC	2026-07-013	08/05/2026	VB SHIRTS	001-460-6507	192.00

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SYNCERE PRINTING, LLC	2026-07-014	08/05/2026	5K SHIRTS	001-499-6514	479.00
CEDAR VALLEY HUMANE SOCI...	2736	08/05/2026	STRAY CAT BOARDING	001-190-6413	130.00
IOWA ONE CALL	283663	08/05/2026	JUNE DIGGING PROTECTION	001-199-6413	137.70
NAY'S CHARCUTERIE	3	08/05/2026	AUGUST ADULT PROGRAMING	001-410-6517	1,050.00
PITNEY BOWES GLOBAL FINA...	3322955286	08/05/2026	FOLDER/INSERTER, MAILCENTER	001-650-6508	425.71
PRODIGY	3388	08/05/2026	EMS TRAINING ANNUAL CONTRACT	001-160-6230	1,050.00
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	001-430-6507	62.96
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	001-430-6507	6.99
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	001-430-6507	90.50
IOWA INTERSTATE RAILROAD,...	735713	08/05/2026	MEHMEN AVE SIGNAL MAINTENANCE	001-210-6417	837.30
AFC INTERNATIONAL	75307	08/05/2026	GAS FOR 4 GAS CALIBRATION	001-150-6510	210.38
NATIONWIDE OFFICE CLEANE...	75879	08/05/2026	CITY HALL CLEANING	001-650-6409	405.29
ALPHAGRAPHICS OF NORTH L...	76227	08/05/2026	CITY STICKERS	001-499-6514	51.50
AGVANTAGE FS	94024508	08/05/2026	FUEL	001-150-6331	878.32
AGVANTAGE FS	94024508	08/05/2026	FUEL	001-170-6331	386.48
AGVANTAGE FS	94024508	08/05/2026	FUEL	001-430-6512	140.53
JACOB MAYER	9786410	08/05/2026	SAD DAD'S REC FEST	001-499-6514	200.00
TASC CLIENT SERVICES	IN3792095	08/05/2026	ADMIN FEE	001-620-6419	81.36
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	001-150-6419	176.98
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	001-170-6419	176.98
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	001-460-6419	176.98
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	001-620-6419	1,415.88
NORTHLAND SECURITIES	INV-2375	08/05/2026	ANNUAL CONTINUING DISCLOSURE FILING	001-620-6401	975.00
CITY TRACTOR CO.	P86277	08/05/2026	MIX OIL	001-430-6507	68.40
BIG TEN RENTALS	q14365	08/05/2026	TENT RENTALS - REC FEST	001-499-6514	2,034.30
ASCENDANCE TRUCK EASTERN...	RA351005607 01	08/05/2026	UNIT 151 INSPECTION & REPAIRS	001-150-6332	2,883.21
HARRIS/GLOBAL SOFTWARE	TACMN0000830	08/05/2026	ANNUAL TAC10 MAINTENANCE RENEWAL	001-150-6419	961.38
				Fund 001 - General Fund Total:	**49,635.17**
Fund: 110 - Road Use Tax					
NIPPON SANSO MATHESON I...	0033614231	08/05/2026	ACETYLENE, WELDING MIX, OXYGEN	110-210-6507	140.75
SPECTRUM PAINT	125003068	08/05/2026	PAINT	110-210-6417	1,839.00
RIVER PRODUCTS	152358	08/05/2026	ROADSTONE	110-210-6417	652.08
IOWA PRISON INDUSTRIES	306137	08/05/2026	POSTS & STREET SIGNS	110-210-6509	79.40
EQUIPMENT SYSTEMS INC	3174	08/05/2026	TIRE CHANGER W/BEAD PRESS ARM	110-210-6505	10,170.04
MOBOTREX	410000000099	08/05/2026	SCHOOL ZONE BEACONS	110-210-6509	6,646.00
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	110-210-6332	20.97
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	110-210-6507	6.99
NATIONWIDE OFFICE CLEANE...	75879	08/05/2026	PW CLEANING	110-210-6409	405.29
AGVANTAGE FS	94024508	08/05/2026	FUEL	110-210-6512	1,756.64
LOGAN CONTRACTOR SUPPLY,...	H23526	08/05/2026	EQUIPMENT RENTAL	110-210-6417	1,332.11
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	110-210-6419	176.98
LOGAN CONTRACTOR SUPPLY,...	R61359	08/05/2026	FLOOR SAW	110-210-6417	329.50
				Fund 110 - Road Use Tax Total:	**23,555.75**
Fund: 112 - Employee Benefit					
PRINCIPAL LIFE INSURANCE	08052026	08/05/2026	LIFE INSURANCE	112-210-6150	62.15
PRINCIPAL LIFE INSURANCE	08052026	08/05/2026	LIFE INSURANCE	112-620-6150	62.15
				Fund 112 - Employee Benefit Total:	**124.30**
Fund: 307 - Park Road Paving					
BOOMERANG CORP.	52-7662-615	08/05/2026	N PARK RD WIDENING	307-210-6499	250,438.56
				Fund 307 - Park Road Paving Total:	**250,438.56**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 309 - US HWY 6 RECONSTRUCTION					
MSA PROFESSIONAL SERVICES	031429	08/05/2026	HWY 6 RECONSTRUCTION	309-210-6407	29,057.75
			Fund 309 - US HWY 6 RECONSTRUCTION Total:		**29,057.75**
Fund: 335 - Forevergreen Rd Pjt					
CORNERSTONE EXCAVATING	PAY APPLICATION 3	08/05/2026	FOREVERGREEN RD	335-210-6499	3,230.10
			Fund 335 - Forevergreen Rd Pjt Total:		**3,230.10**
Fund: 340 - Recreation Center					
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	340-430-6407	85.00
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	340-430-6407	566.50
MIRON CONSTRUCTION CO, I...	PAY APPLICATION 15	08/05/2026	REC CENTER	340-430-6499	739,108.37
			Fund 340 - Recreation Center Total:		**739,759.87**
Fund: 345 - JOINT PUBLIC SAFETY BUILDING					
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	345-150-6407	1,787.90
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	345-150-6407	189.42
			Fund 345 - JOINT PUBLIC SAFETY BUILDING Total:		**1,977.32**
Fund: 600 - Water					
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	600-810-6350	243.00
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	600-810-6350	227.38
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	600-810-6350	42.50
PRINCIPAL LIFE INSURANCE	08052026	08/05/2026	LIFE INSURANCE	600-810-6150	62.15
ADAM ENDRES	08052026	08/05/2026	WATER CERT REIMBURSEMENT	600-810-6230	56.24
ADAM ENDRES	08052026	08/05/2026	WATER CERT REIMBURSEMENT	600-810-6230	63.04
MEDIACOM	08052026	08/05/2026	INTERNET FOR WWTP	600-810-6373	152.06
CHEM-SULT INC	16537	08/05/2026	CHEMICALS	600-810-6501	628.20
CHEM-SULT INC	16557	08/05/2026	CHEMICALS	600-810-6501	1,507.35
CHEM-SULT INC	16581	08/05/2026	CHEMICALS	600-810-6501	669.50
CARGILL INC	2912654250	08/05/2026	SALT FOR WATER PLANT	600-810-6501	6,180.94
CARGILL INC	2912701984	08/05/2026	SALT FOR WATER PLANT	600-810-6501	6,109.17
PITNEY BOWES GLOBAL FINA...	3322955286	08/05/2026	FOLDER/INSERTER, MAILCENTER	600-810-6508	851.41
AGVANTAGE FS	94024508	08/05/2026	FUEL	600-810-6512	175.66
USA BLUE BOOK	INV01090320	08/05/2026	METER FLANGE KIT	600-810-6345	306.62
USA BLUE BOOK	INV01104518	08/05/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	275.12
USA BLUE BOOK	INV01106544	08/05/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	68.90
USA BLUE BOOK	INV01109958	08/05/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	262.72
USA BLUE BOOK	INV01111928	08/05/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	264.57
USA BLUE BOOK	INV01116909	08/05/2026	WATER/SEWER TESTING SUPPLIES	600-810-6507	275.21
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	600-810-6419	707.93
NORTHLAND SECURITIES	INV-2375	08/05/2026	ANNUAL CONTINUING DISCLOSURE FILING	600-810-6401	325.00
DAKOTA SUPPLY GROUP	S105572995.001	08/05/2026	COUPLINGS, CHECK VALVE	600-810-6505	1,832.00
DAKOTA SUPPLY GROUP	S105858544.001	08/05/2026	CURB BOXES, CURB STOPS	600-810-6507	479.50
CORE & MAIN	Z353493	08/05/2026	PIT MOUNT MODULE ENCODER	600-810-6780	378.78
			Fund 600 - Water Total:		**22,144.95**
Fund: 608 - WATER TREATMENT PLANT					
MSA PROFESSIONAL SERVICES	031373	08/05/2026	WATER TREATMENT FACILITY	608-810-6407	35,125.33
TRICON CONSTRUCTION GRO...	PAY APPLICATION 11	08/05/2026	WATER TREATMENT PLANT	608-810-6499	1,282,605.44
			Fund 608 - WATER TREATMENT PLANT Total:		**1,317,730.77**
Fund: 610 - Sewer					
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	610-815-6350	42.50
MSA PROFESSIONAL SERVICES	030627	08/05/2026	GENERAL ENGINEERING	610-815-6350	227.38
WULFEKUHLE INJECTION & P...	03-12447	08/05/2026	REMOVE/APPLICATION OF BIO-SOLIDS	610-815-6499	25,306.65

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MSA PROFESSIONAL SERVICES	031303	08/05/2026	SANITARY SEWER STUDY	610-815-6490	11,890.25
PRINCIPAL LIFE INSURANCE	08052026	08/05/2026	LIFE INSURANCE	610-815-6150	62.15
MEDIACOM	08052026	08/05/2026	INTERNET FOR WWTP	610-815-6371	152.05
PITNEY BOWES GLOBAL FINA...	3322955286	08/05/2026	FOLDER/INSERTER, MAILCENTER	610-815-6508	851.41
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	610-815-6350	12.98
JOHN DEERE FINANCIAL	5365757	08/05/2026	PARTS, SUPPLIES231.36	610-815-6507	29.97
AGVANTAGE FS	94024508	08/05/2026	FUEL	610-815-6512	175.66
USA BLUE BOOK	INV01104518	08/05/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	275.13
USA BLUE BOOK	INV01106544	08/05/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	68.89
USA BLUE BOOK	INV01109958	08/05/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	262.71
USA BLUE BOOK	INV01111928	08/05/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	264.57
USA BLUE BOOK	INV01116909	08/05/2026	WATER/SEWER TESTING SUPPLIES	610-815-6507	275.21
ACCESS SYSTEMS	INV2023452	08/05/2026	TECHNOLOGY SERVICES	610-815-6419	707.93
NORTHLAND SECURITIES	INV-2375	08/05/2026	ANNUAL CONTINUING DISCLOSURE FILING	610-815-6401	325.00
TITAN MACHINERY	PS1284855-1	08/05/2026	HARNESS WIRE	610-815-6332	417.75
				Fund 610 - Sewer Total:	**41,348.19**
				Grand Total:	**2,479,002.73**

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	49,635.17
110 - Road Use Tax	23,555.75
112 - Employee Benefit	124.30
307 - Park Road Paving	250,438.56
309 - US HWY 6 RECONSTRUCTION	29,057.75
335 - Forevergreen Rd Pjt	3,230.10
340 - Recreation Center	739,759.87
345 - JOINT PUBLIC SAFETY BUILDING	1,977.32
600 - Water	22,144.95
608 - WATER TREATMENT PLANT	1,317,730.77
610 - Sewer	41,348.19
Grand Total:	**2,479,002.73**

Account Summary

Account Number	Account Name	Payment Amount
001-150-6181	UNIFORM ALLOWANCE -...	8.00
001-150-6331	FUEL - FIRE	878.32
001-150-6332	VEHICLE REPAIRS - FIRE	2,883.21
001-150-6419	TECHNOLOGY SERVICES-...	1,138.36
001-150-6510	SAFETY EQUIPMENT - A...	210.38
001-160-6230	TRAINING - EMS	1,050.00
001-170-6331	FUEL - BUILDING	386.48
001-170-6419	TECHNOLOGY SERVICES-...	176.98
001-190-6413	ANIMAL CONTROL-CON...	130.00
001-199-6413	DIGGING PROTECTION ...	137.70
001-210-6417	RAILROAD CROSSING MA..	837.30
001-410-6517	READING PROGAMS - LI...	2,450.00
001-430-6507	OPERATING SUPPLIES - ...	228.85
001-430-6512	VEHICLE/EQUIPMENT F...	140.53
001-460-6419	TECHNOLOGY SERVICES -..	176.98
001-460-6507	UNIFORMS (KIDS)	192.00
001-499-6514	TIFFIN REC FEST	4,138.30
001-575-6407	ENGINEERING - HOMEM...	431.55
001-580-6407	ENGINEERING - TIFFIN ...	1,191.70
001-582-6407	ENGINEERING - ANDERS...	2,323.85
001-588-6407	ENGINEERING-PARK PLA...	1,024.25
001-597-6407	ENGINEERING-TIFFIN HE...	1,176.89
001-610-6407	ENGINEERING - ADMIN/...	24,193.90
001-620-6401	AUDITING/ACCOUNTING...	975.00
001-620-6419	TECHNOLOGY SERVICES	1,497.24
001-640-6414	PRINTING/PUBLISHING	448.91
001-650-6310	BUILDINGS & GROUNDS	152.88
001-650-6409	CITY HALL CLEANING	405.29
001-650-6508	POSTAGE	425.71
001-650-6599	MISCELLANEOUS EXPEN...	224.61
110-210-6332	VEHICLE REPAIRS - RUT ...	20.97
110-210-6409	PUBLIC WORKS CLEANI...	405.29
110-210-6417	STREET MAINTENANCE -...	4,152.69
110-210-6419	TECHNOLOGY SERVICES-...	176.98
110-210-6505	OTHER EQUIPMENT - RU...	10,170.04
110-210-6507	OPERATING SUPPLIES -R...	147.74
110-210-6509	POSTS/SIGNS - RUT STRE...	6,725.40
110-210-6512	VEHICLE/EQUIPMENT F...	1,756.64
112-210-6150	GROUP INSURANCE - ST...	62.15
112-620-6150	GROUP INSURANCE - CL...	62.15
307-210-6499	CONTRACTUAL - NORTH...	250,438.56
309-210-6407	ENGINEERING - US HWY ...	29,057.75

Account Summary

Account Number	Account Name	Payment Amount
335-210-6499	CONTRACTUAL- FOREVE…	3,230.10
340-430-6407	ENGINEERING- RECREAT…	651.50
340-430-6499	CONTRACTURAL - RECR…	739,108.37
345-150-6407	JOINT PS BUILDING - EN…	1,977.32
600-810-6150	GROUP INSURANCE - W…	62.15
600-810-6230	TRAINING - WATER	119.28
600-810-6345	WATER METERS	306.62
600-810-6350	OPERATIONAL EQUIP RE…	512.88
600-810-6373	TELEPHONE/COMM-WA…	152.06
600-810-6401	AUDITING/ACCOUNTING…	325.00
600-810-6419	TECHNOLOGY SERVICES	707.93
600-810-6501	CHEMICALS	15,095.16
600-810-6505	OTHER EQUIPMENT	1,832.00
600-810-6507	OPERATING SUPPLIES	1,626.02
600-810-6508	POSTAGE	851.41
600-810-6512	VEHICLE/EQUIPMENT F…	175.66
600-810-6780	WATER METERS	378.78
608-810-6407	ENGINEERING - WATER …	35,125.33
608-810-6499	CONTRACTUAL - WATER…	1,282,605.44
610-815-6150	GROUP INSURANCE - S…	62.15
610-815-6332	VEHICLE REPAIRS - SEW…	417.75
610-815-6350	OPERATIONAL EQUIP RE…	282.86
610-815-6371	UTILITIES - SEWER	152.05
610-815-6401	AUDITING/ACCOUNTING…	325.00
610-815-6419	TECHNOLOGY SERVICES	707.93
610-815-6490	OTHER PROFESSIONAL S…	11,890.25
610-815-6499	OTHER CONTRACTUAL S…	25,306.65
610-815-6507	OPERATING SUPPLIES	1,176.48
610-815-6508	POSTAGE	851.41
610-815-6512	VEHICLE/EQUIPMENT F…	175.66
	Grand Total:	**2,479,002.73**

Project Account Summary

Project Account Key		Payment Amount
None		2,479,002.73
	Grand Total:	**2,479,002.73**

From:	Eileen Schmidt
To:	Doug Boldt; Abigail Hora
Subject:	Resignation from Zoning Board of Adjustment
Date:	Thursday, July 23, 2026 8:01:12 AM

Dear City of Tiffin,

Please accept this email as my formal resignation from the City of Tiffin Zoning Board of Adjustment, effective **July 31, 2026**.

After much consideration, I have made the decision to resign due to my upcoming move outside the City of Tiffin. Serving on the Zoning Board of Adjustment has been an honor, and I am grateful for the opportunity to contribute to the community and work alongside such dedicated board members and City staff.

I sincerely appreciate the trust and confidence that was placed in me during my time on the Board. I wish the City of Tiffin and the Zoning Board of Adjustment continued success in serving the community.

Thank you again for the opportunity to serve.

Sincerely,

Eileen Schmidt

Springmier Community Library
FY 2026
End of Year Report

Financial Health & Accountability

- External Funds
  - Springmier Endowment
    - $397,473.50 (as of December 2025)
    - Receive 3-5% of the three year average
      - Received 5% last year, totaling $16,195
        - **Expect to receive a similar amount for 26/27**
  - Johnson County Grant
    - $10,000
      - **Expect to receive the same amount for 26/27**
- Operating Expenditures
  - Majority of expenditures were allocated to collection development and programming
    - Increased adult collections as well as ELL/Multilingual collections
- Capital Improvements
  - New seating area in children's room
  - Teen Lounge in 26/27

Community Usage & Statistics

- Circulation Totals
  - 1558 Public Patrons
  - Checkouts - 13002
- Outreach
  - 29 Days of Outreach
    - Sprout - 14 (35 students on average per day)
    - Graceland - 5 (17 students on average per day)
    - CCA Preschool - 10 (110 students on average per day)
- Foot Traffic/Program Attendance
  - 11,853 Total Patrons (6699 in 24/25)
    - 2249 Babies/Toddlers
    - 3960 Children (PK-5th)
    - 1318 (Teen)
    - 4326 (Adult)

Community Impact & Success Stories

- Patron Testimonials (see attached document)
- Partnerships (the following businesses and entities partnered with the Springmier Library in some capacity for programming or collection development)
  - Farmers State Bank
  - Hills Bank

    - Fareway
    - Midwest Chinese Academy
    - Mississippi River Museum
    - John's Ice Cream
    - The Depot
    - Oxford Public Library
- Strategic Alignment
    - Goal 1: Improve Financial Support
        - Created a few fundraisers this year through merchandise sales
        - Accessed and utilized Springmier Endowment for the first time since its inception
    - Goal 3: Enhance Access to Library Services
        - Nearly doubled patron access to library services, including both outreach and in-person visits
        - Increased weekly programming, including the addition of three weekly storytimes and monthly teen and middle grade activities
    - Goal Four: Increase Access to Diverse Collection
        - Weeded library materials last checked out between 2016 & 2019, depending on section
        - Increased ELL/Multilingual materials across all sections
        - Created "Library of Things" to increase accessibility to resources and technology not readily available to all patrons outside of the library
        - Added multiple evening and weekend programs for all ages

Goals for the Next Fiscal Year

- Upcoming Priorities
    - Increase visibility and accessibility
        - Wayfinder Signs (one being purchased by the school district, placed at south end of parking lot, Window Sign
    - Increase physical shelving capacity
        - Adult Section
    - Increase programming
        - Additional adult programming
    - Create a Friends of the Library or Endowment of the Library
- Challenges and Needs
    - Space Constraints
        - Have been utilizing CCAMS Cafeteria for most Summer Reading Programs due to lack of space
    - Visibility and Accessibility
        - District is purchasing a wayfinder sign
        - Social Media

CLEA

Title Count	19203
Copy Count	21131
Total Purchase Cost	$330,820.46
Total Replacement Cost	$348,963.92
Average Purchase Cost	$15.66
Average Replacement Cost	$16.51
Average publication year	2012

Patron Testimonials

Liz and the Springmier Library have truly changed my family's life for the better. Liz has poured so much dedication, creativity, and love into this library, and the result has been nothing short of magical. The library has become so much more than a place to borrow books. It's a place where my children can attend storytimes, participate in activities and crafts, discover new interests, and develop a lifelong love of reading. Liz brings so many amazing programs to this library. It's also become a place where our family feels welcomed, connected, and part of a community. We are so grateful for everything Liz and the library have given our family. She always makes time to get to know her patrons and their interests. My children look up to Liz as a role model, and the positive impact she has on our lives is something we'll always cherish.
-Tonia Breher (Tiffin)

The Springmier Community Library is a special place that has truly changed our lives since moving to the area. It provides a safe and fun place for my children to learn and play while being supported by one of a kind staff members who have made a lasting impact on myself and children. We feel valued and known as patrons and are provided with so many opportunities that it feels like a second home to us. The Springmier Community Library is a rare gem that we will continually support for many more years to come. **-Hannah Ruppenthal (Coralville)**

My son and I started going to Springmier Community Library in August 2024 when he was just 9 months old. At the time, I was really struggling postpartum. Reaching out, socializing, and connecting with other people felt overwhelming, and I often felt isolated. Over the past couple of years, the library has become one of our favorite places. We love attending story times, but we also enjoy stopping in just to visit with Liz Peterson and the incredibly friendly staff. From the very beginning, they have made us feel welcome, valued, and cared for. What makes this library so special is that I never feel like a customer when I walk through the doors, I feel like family. My son asks to go to the library all the time, and it has helped foster his love of learning, reading, and imaginative play. This library has truly changed our lives. It gave us a place to connect, grow, and belong during a time when we needed it most. We are forever grateful for the kindness, support, and sense of community we have found there. Thank you to everyone at Springmier Community Library for making such a positive impact on our family.
-Alyssa James (Coralville)

The library provided us a space of community, connection, and friendship during our time adjusting to new parenthood and living far from family. The staff are so welcoming, friendly, and fun while also providing a focus on creativity and education for kids of all ages. Some of our best mother-son memories are from our library mornings, it truly is such a special place! We couldn't be more thankful for Springmier library and all the opportunity it provided us to connect with other parents and kids. In addition - the access to books and programs we couldn't find elsewhere was so important to giving us a free and easy way to access so many worlds and spaces. We love the library! **-Aly Humphrey (Tiffin to MN)**

My family moved to Tiffin in 2021 amidst a pandemic that was still very much secluding us all to our own bubbles. As one can imagine, that was not conducive to meeting new people nor getting to know a new town. With a one year old and aspirations of growing my family, finding some semblance of community was crucial. That's about the time the library came into our lives and changed everything. After my second child was born, I went to the library regularly with both my children, where I met one of the best librarians who was also freshly postpartum. We bonded over our shared experiences and she enthusiastically invited me to join the library book club and several story-times and a plethora of events the library offers for children and adults alike. My kids and I make trips to the library several times a week; it is a staple in our weekly routine. The experiences we have had and the people we have met along the way at such an important time in our lives is truly priceless. We owe a lot to the library and we will be forever grateful for the friendship, guidance, knowledge, and joy we have experienced. We now know what being part of a community means. **-Stacy Jack (Tiffin)**

My family and I absolutely love having Springmier Library so close to home. Whether it's an afternoon visit to the children's play area and books or Tiny Tot Story Time on Tuesday mornings, our toddler could spend hours at the library. It has also been a great way for my wife and I to connect with other parents with kiddos around the same age. The cherry on top of it all is that Ms. Liz and her team are so unbelievably kind and make everyone who walks through the door feel welcome and accepted. **-Josh Schneiderman (Tiffin)**

City of Tiffin, IA

CLIENT LIAISON:

Andrew Inhelder, PE

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DATE:

July 31, 2026

ON-GOING PROJECTS

REVERSE OSMOSIS WATER TREATMENT PLANT DESIGN – CLINT WIENEN

The precast for the pumphouse and east addition on the existing building has been placed and grouted. Trusses and sheathing are beginning to be set in both of these places. The fluoride room on the exiting building has been framed. MCC panels have been set in the new MCC room. Masonry walls have begun to be framed up. The old plant generator has been moved to Well 5. Other work to be completed in the next coming weeks is the completion of masonry walls, driveway paving, and delivery of RO skids.

Substantial Completion date for the project is September 30, 2026.

SYSTEMWIDE SANITARY SEWER MODEL – ERIC THOMPSON

MSA has updated the modeling to include the Potter Creek interceptor. MSA is supporting 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.

HIGHWAY 6 CONCEPT AND COST ESTIMATE – JAMES WATTERS

Final plans for letting are due to the DOT on August 4, 2026. The project will open bids for project in mid October

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

In early July, the builder for the property on the Southwest corner of North Park Road and Mopar Drive asked to verify the location of a sanitary service to the property. City Staff worked to locate the service stub and determined that the stub had not been installed with the sanitary sewer along the east side of North Park Road. A change order to the North Park Road project was approved for the completion of that work before paving began.

This work and all other underground utility work have been completed. The next major construction item planned is the Oak Hill entrance, trail, and sidewalk paving. Roadway paving is scheduled to begin in August. It is not anticipated that the roadway paving will be completed before the start of the school year.

Simon Downs and Thomas Blair will be on-site for the first week of August as substitute inspectors.

Roberts Ferry Road Shoulder Widening – Andrew Inhelder

The City has the desire to widen the shoulder on the eastern side of Roberts Ferry Road, from Village Drive to the Trail to the north. The shoulder will narrow at the bridge as no bridge widening is planned as part of the project. MSA has surveyed the area and have begun preliminary design to widen the shoulder.

US 6 and Deer View Ave Traffic Signal Design – James Watters

The City is upgrading the temporary signals at US 6 and Deer View Ave to permanent signals. Survey has been scheduled and will be performed along with a kickoff meeting to be held with the City after survey is completed. Traffic turning movement count will be scheduled for after school starts, likely sometime in September to aid in the design of the improvements. Trail and stormwater improvements are anticipated as part of the design in this area.

DEVELOPMENT ASSISTANCE – ANDREW INHELDER

NO FURTHER COMMENTS

Development Name	Description	Date of last interaction
Daytona Estates OPD	No further comments	10/13/23
Lotus Hill South OPD	No further comments.	6/26/26
Tiffin West – McDonalds	No further comments.	7/28/26

UNDER CONSTRUCTION

Development Name	Description	Date of last interaction
Bailey Way Extension	Currently under construction. Punchlist items remaining.	7/21/26
CCA HS & MS Addition	Currently under construction.	7/21/26
Clear Creek Village	Currently under construction.	7/21/26
Grove Park	Currently under construction.	7/21/26
Homemaker's Site	Currently under construction.	7/21/26
Hunt Club Phase 4	Currently under construction.	7/21/26
Lotus Hill	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 1, Lot 25 – Hotel	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 2, Lot 3 – The Boardwalk	Currently under construction.	7/21/26
Park Place City Center, Part 1, Phase 5, Lot 5 – Mayfair	Currently under construction.	7/21/26
Park Place City Center, Part 4, Phase 4, Lot 22 – Firing Pin	Currently under construction.	7/21/26
Park Place City Center, Part 2, Phase 6, Lot 33 – Olde Town Building	Currently under construction.	7/21/26
Park Place City Center, Part 3, Lot 1, EMA Storage Building	Currently under construction. Have not received drainage report.	7/21/26
Prairie Village Lot 55 – Medical Clinic	Currently under construction.	6/15/26
The States – Anderson Addition OPD	Currently under construction. Plan modifications and review comments sent back. Awaiting resubmission.	7/21/26
Tiffin Heights West	Walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	7/21/26
Tiffin West	Punchlist walkthrough performed. Contractor to complete punchlist and notify MSA of completion.	7/21/26
Veritas Church Expansion – Phase 2	Currently under construction.	7/21/26
Village Drive Extension (By water tower)	Project walkthrough was completed and several punchlist items were identified.	7/21/26

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
Kinetic Fiber Installation	Review comments sent. Awaiting resubmission.	7/1/26
Buffalo Ridge Development	Review of concept sent. Awaiting resubmission.	7/7/26
Veritas Church Phase 3 – Parking Lot	Review comments sent. Awaiting resubmission	7/22/26
Park Place City Center, Part 2, Phase 9, Lot 29 – Movie Theatre	Review comments sent. Awaiting resubmission.	7/22/26
Park Place City Center, Part 1, Phase 6, Lot 6 – Pacific	Review comments sent. Awaiting resubmission	7/28/26
Marvin Gardens OPD	Review comments sent. Awaiting resubmission.	7/28/26

IN REVIEW

Development Name	Description	Date of last interaction
Park Place City Center, Part 2, Phase 10, Lots 1 & 2	In review.	7/27/26

Upcoming Infrastructure Project	Description	Next Steps/Schedule
Wastewater Treatment Improvements	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.**
Well 6	Due to the City's continued growth and the new water treatment plant, it was noted that Well #6 may need to be brought online within the next 12 months. The only work recommended for the City is the well acidization and test pumping. The testing results will provide the information needed to properly size the pump, watermain, electrical service, and other associated infrastructure.	**MSA will solicit quotes from qualified well drilling contractors.**
North Park Road & Aster Drive Intersection Improvements	MSA is preparing a PSA for review by the City to signalize this intersection.	**MSA is preparing a PSA for review by the City.**

CITY OF TIFFIN
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
July 30, 2026

- Rec Fest is right around the corner, scheduled for Friday, August 7th and Saturday, August 8th. For this year's event we have moved the 5K to Friday night with a DJ following the race. Saturday will begin at 4:00 p.m. but still packed full of fun. Two bands will be playing that evening. Trophy Dads and opening for them will be Sad Dads. 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. Attached is the event flyer which includes Rec Fest. Bri Wilkerson will be at the council meeting again to give a final update on the event.

- National Night Out, sponsored by the Johnson County Sheriff's Department, is scheduled for this Tuesday, August 4th, from 6:00 – 7:30 p.m. The Sheriff's Department, the Fire Department, Troy Bryant (sponsoring the car show) and the City have all coordinated for the event. This year National Night Out will be in and around the fire station and the vacant lot just west of the fire station.

- On Tuesday, July 28th, a team from Homemakers spent the majority of the day in Tiffin familiarizing themselves with the community and making connections for when their facility is open. The day included a lunch (which involved representatives from Greater IC) a tour of the Springmier Library, the Middle School and the Clear Creek Amana Community Food Pantry. The day ended with a Cookie Social in the council chambers that saw a steady flow of patrons until 5:00 p.m. Homemakers is planning on having more of these events/visits as progress continues on facility and as they get closer to the opening.

- Friday, August 14 – Movie in the Park: The City of Tiffin invites residents to join us for our next movie night in the park at Park Place City Center (1100 Andersen Place). The featured film will be Matilda, with the movie beginning at dusk (Approx 8:30pm). Free Popcorn and water will be provided for attendees, while supplies last. Attendees are encouraged to support Tiffin's local restaurants for food and beverages, or you can always have a picnic at the movie. Bring your own chairs and blankets to enjoy a fun, family-friendly evening with friends and neighbors.