

Tiffin City Council Work Session

Tiffin City Council Work Session

March 03, 2026 06:00 pm



March 3, 2025

@ 6:00 PM

City Council

Work Session

Tiffin Fire Station

211 Main Street, Tiffin, Iowa 52340

www.tiffin-iowa.org

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

1. Call to Order

File: [Agenda](#)

2. A. Roll Call

File: [Work Session Notes](#)

3. B. Agenda Additions/Agenda Approval

4. C. Discussion and Review of Revised Lotus Hill Concept

File: [Attachment](#)

5. D. Review of FY 2026 – 2027 Budget

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

7. F. Other Business

8. G. Adjournment

City of Tiffin, Iowa

Meeting: Tiffin City Council Work Session
Place: Tiffin Fire Department, 211 Main Street, Tiffin, Iowa, 52340
Date/Time: March 3, 2026 – 6:00 PM
Web Page: www.tiffin-iowa.org
Posted: February 27, 2026 (website & front entry of City Hall)

Mayor:	Tim Kasperek	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:	Liz Petersen Grier
Council At Large:	Eric Schnedler	Fire Chief:	Vacant
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**
- B. Agenda Additions/Agenda Approval**
- C. Discussion and Review of Revised Lotus Hill Concept**
- D. Review of FY 2026 – 2027 Budget**
- E. Questions from Council Members regarding items on the Regular City Council Agenda or Reports**
- F. Other Business**
- G. Adjournment**

**CITY OF TIFFIN
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL – NOTES FOR WORK SESSION ITEMS
February 27, 2026**

- Scott Andersen will be at the work session on Tuesday night to discuss the revised concept for Lotus Hill. Just as a reminder, the soil conditions in that area has precipitated a revision from the eight initial 66-unit, four-story buildings. Attached is the proposed revised rezoning concept, amended preliminary plat, R-12 OPD exhibit, R-1 and R-2 OPD exhibits, along with examples of the exterior elevations for the R-12, R-1 and R-2 OPD areas.
- Time permitting, I would like to do a final review some items in the FY 2026-2027 budget. If we run out of time in the work session, I may use time during my Administrator's Report.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
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REZONING EXHIBIT

TIFFIN
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

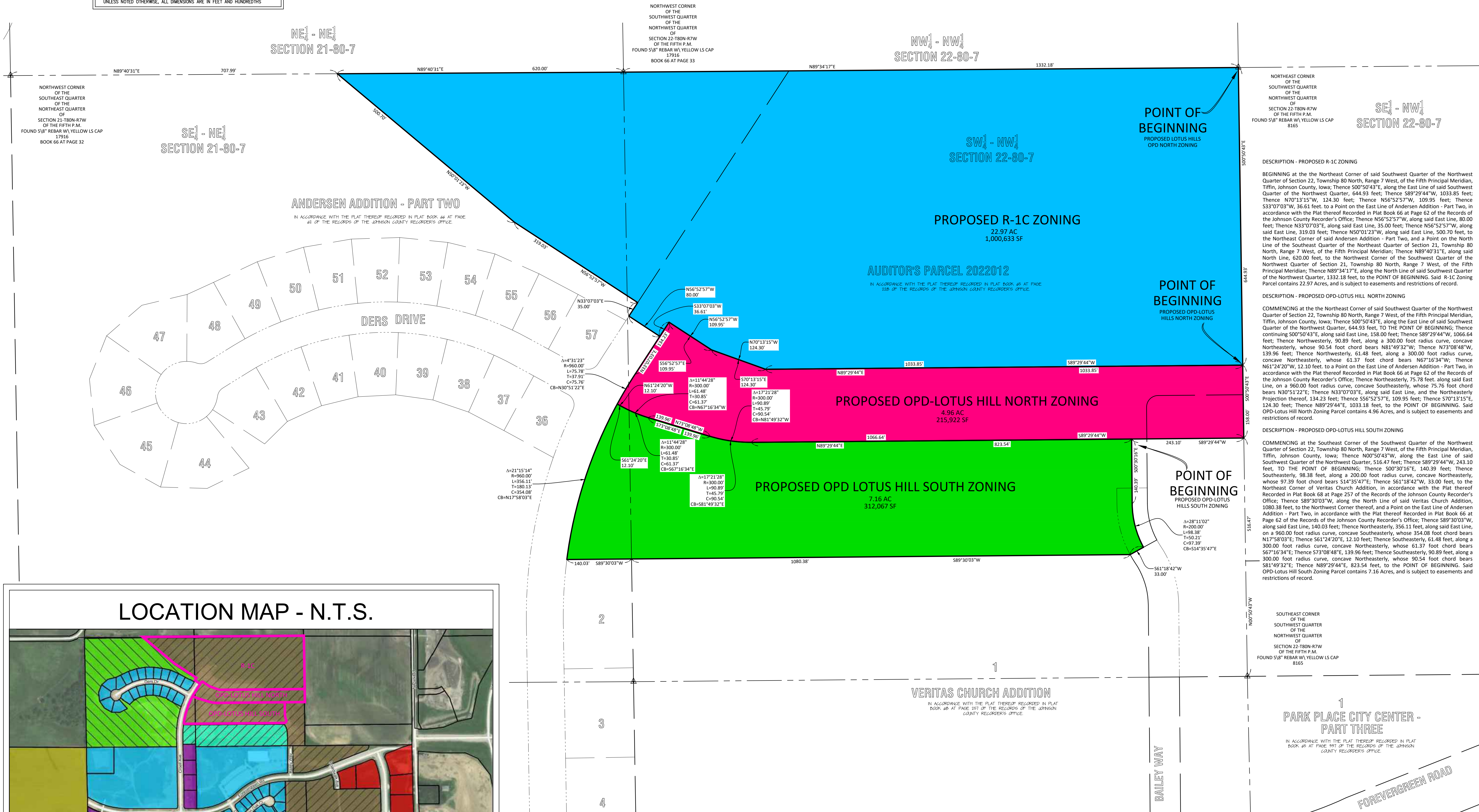
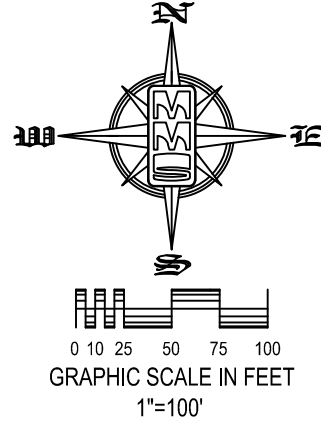
Date:	02-12-2026
Designed by:	KJB
Drawn by:	RLW
Checked by:	RRN
Project No:	IOWA CITY 6385-084
Field Book No:	1187
Scale:	1"=100'
Sheet No:	1
of:	1

REZONING EXHIBIT

TIFFIN, JOHNSON COUNTY, IOWA

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

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS





CIVIL ENGINEERS
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Date Revision

AMENDED
PRELIMINARY
PLAT

ANDERSEN
ADDITION -
PART THREE
TIFFIN, JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-13-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=80'

Checked by: RAN Sheet No:

Project No: 6385-084

of: 1

AMENDED PRELIMINARY PLAT ANDERSEN ADDITION - PART THREE TIFFIN, IOWA

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

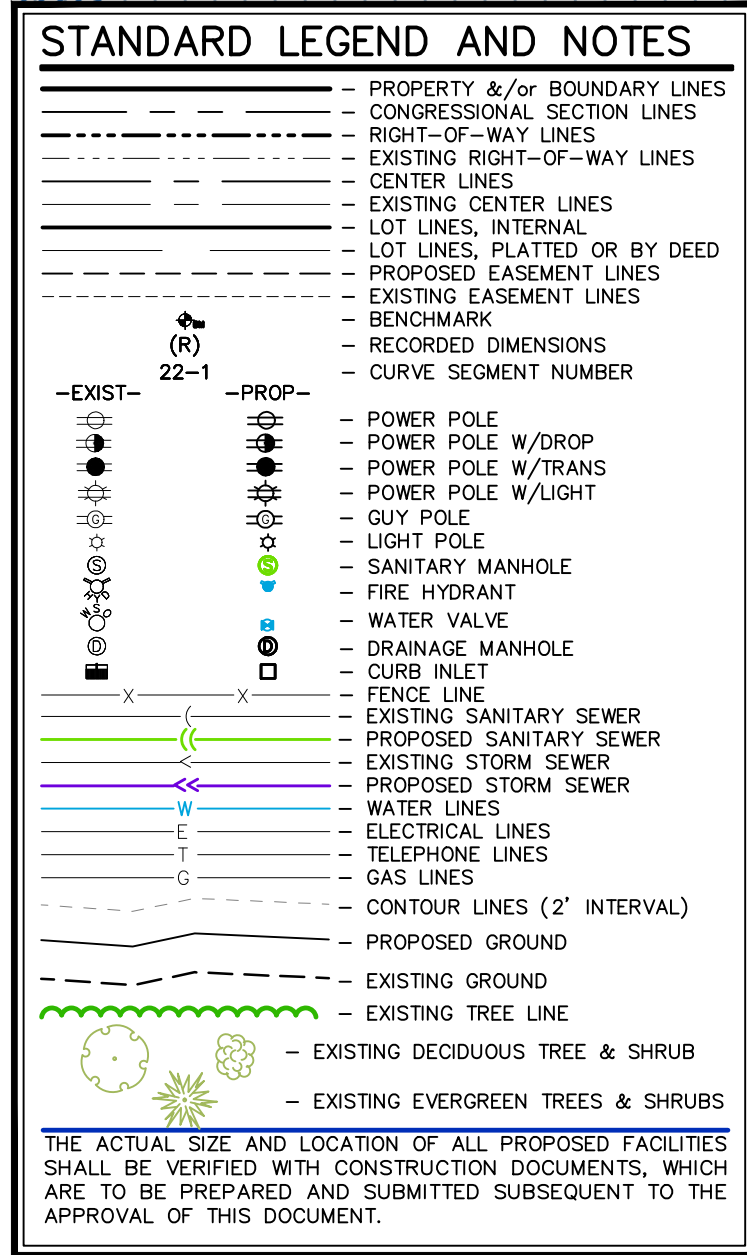
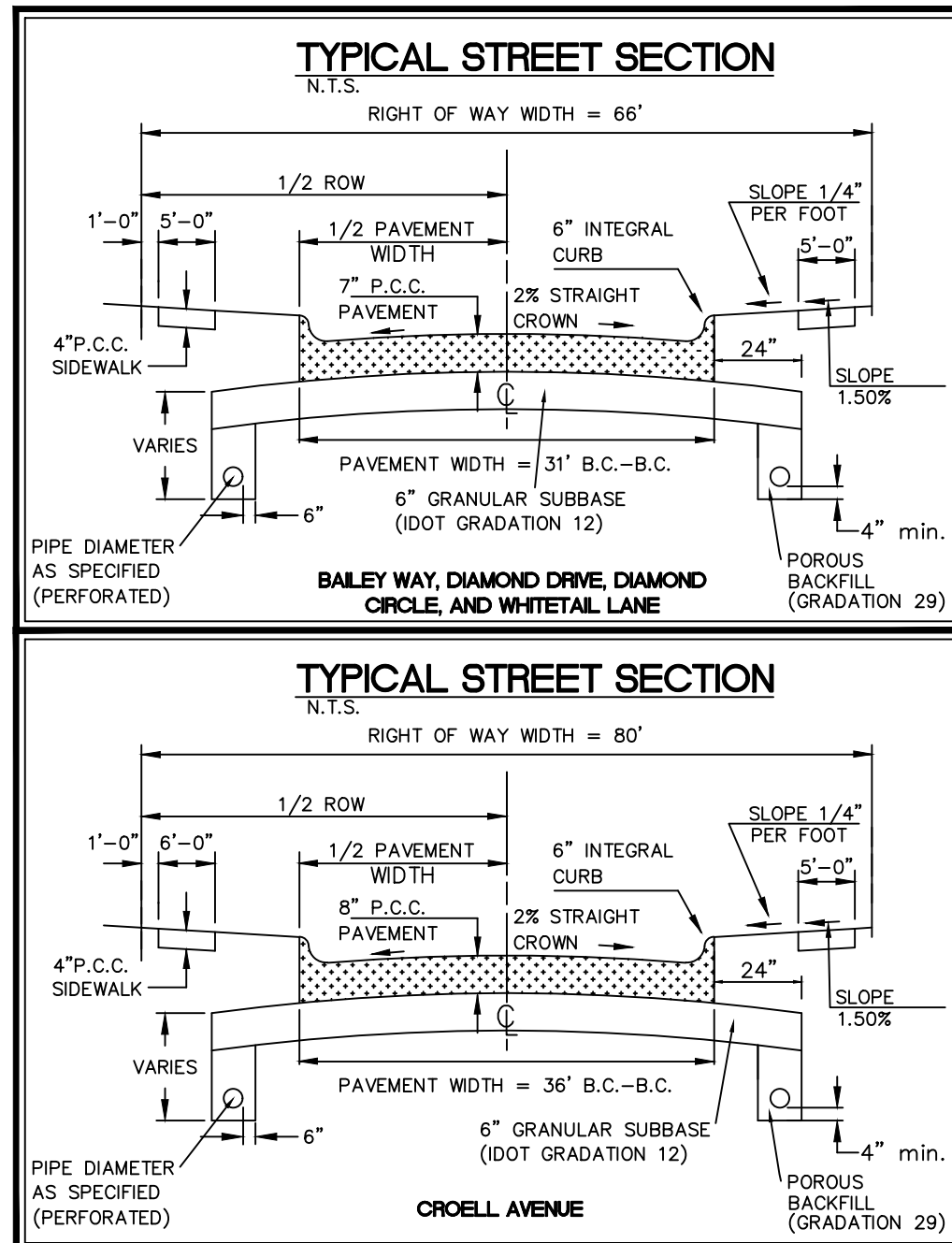
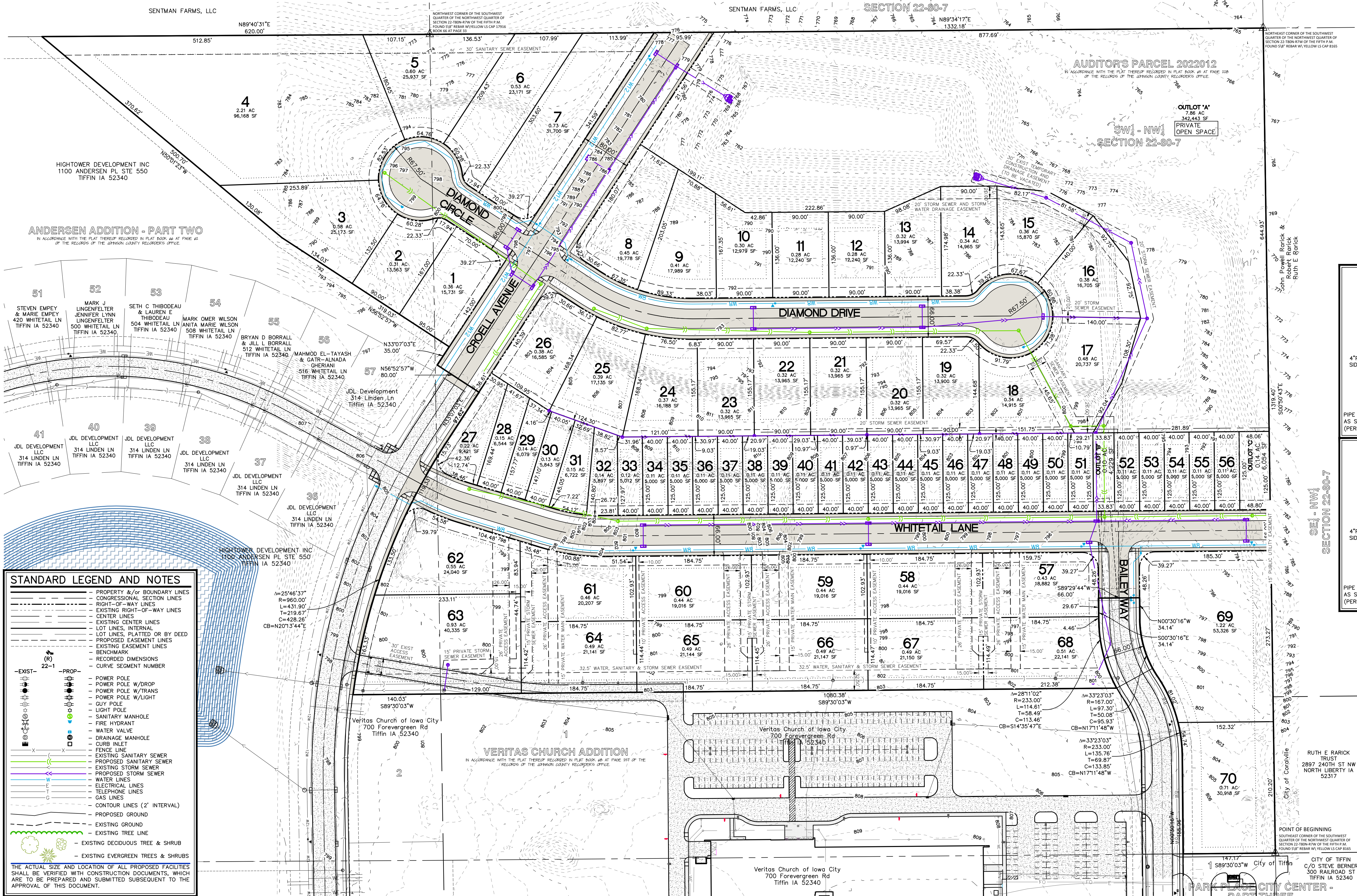
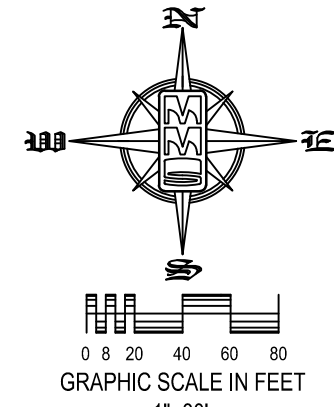
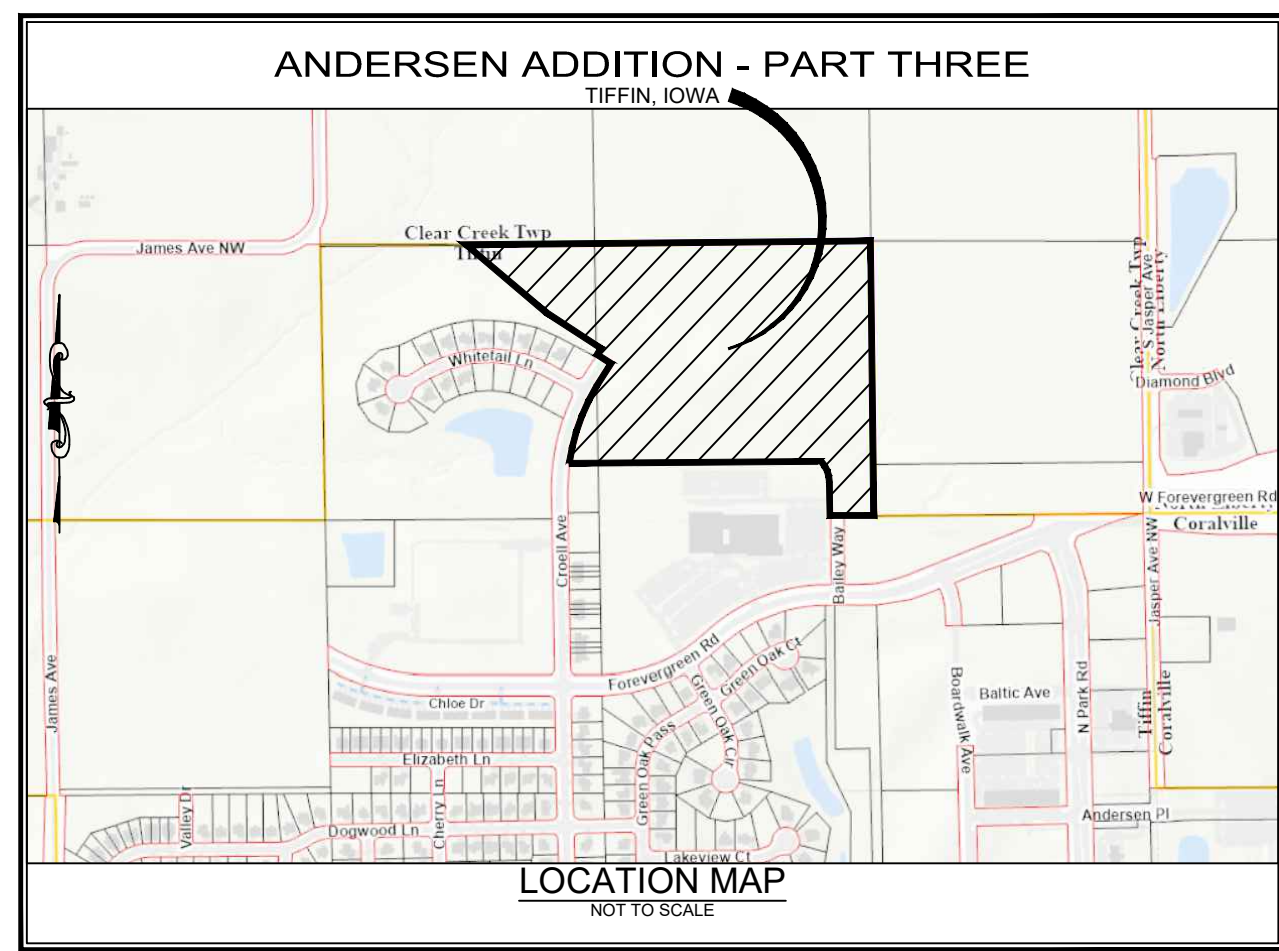
NOTES:

1. ALL EASEMENTS ARE 15 FOOT UTILITY EASEMENTS UNLESS NOTED OTHERWISE. EASEMENTS SHOWN ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL INCLUDE UTILITY SERVICE BY COMMERCIAL PROVIDERS.
2. THE SITE DOES NOT LIE WITHIN ANY FEMA DESIGNATED ZONES.

PLAT/PLAN APPROVED by the City of Tiffin	
Mayor	Date:
UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES - SEE CONSTRUCTION PLANS FOR DETAILS.	

PRELIMINARY PLAT DESCRIPTION - ANDERSEN ADDITION PART THREE

BEGINNING at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 80 North, Range 7 West, of the Fifth Principal Meridian, Tiffin, Johnson County, Iowa, Thence S89°30'03"W, along the North Line of Park Place City Center - Part Three, in accordance with the Plat thereof Recorded in Plat Book 65 at Page 337 of the Records of the Johnson County Recorder's Office, 147.17 feet, to the Northwest Corner thereof; Thence N00°30'16"W, along the East Right-of-Way Line of Bailey Way, 155.96 feet; Thence Northwest, 135.76 feet, along said East Right-of-Way Line, on a 233.00 foot radius curve, concave Southwesterly, whose 133.85 foot chord bears N17°11'48"W; Thence Northwest, 97.30 feet, along said East Right-of-Way Line, on a 167.00 foot radius curve, concave Northwesterly, whose 95.93 foot chord bears N17°11'48"W; Thence N00°30'16"W, along said East Right-of-Way Line, 24.14 feet; Thence S89°29'44"W, along the Northerly Right-of-Way Line of said Bailey Way, 66.00 feet; Thence S00°30'16"E, along the West Right-of-Way Line of said Bailey Way, 34.14 feet; Thence Southeast, 114.61 feet, along said West Right-of-Way Line, on a 233.00 foot radius curve, concave Northwesterly, whose 113.46 foot chord bears S14°35'47"E, to 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 Northwesterly, 431.90 feet, along said East Line, on a 960.00 foot radius curve, concave Southeast, whose 428.26 foot chord bears N20°13'44"E; Thence N33°07'03"E, along said East Line, 97.62 feet; Thence N56°52'57"W, along said East Line, 80.00 feet; Thence N33°07'03"E, along said East Line, 35.00 feet; Thence N56°52'57"W, along said East Line, 319.03 feet; Thence N50°50'43"E, along said East Line, 500.70 feet, to the Northeast Corner of said Andersen Addition - Part Two, and a Point on the North Line of the Southeast Quarter of the Northeast Quarter of Section 21, Township 80 North, Range 7 West, of the Fifth Principal Meridian; Thence N89°34'17"E, along the North Line of said Southwest Quarter of the Northeast Quarter, 133.28 feet, to the Northeast Corner of said Southwest Quarter of the Northeast Quarter; Thence S00°50'43"E, along the East Line of said Southwest Quarter of the Northeast Quarter, 1319.40 feet, to the POINT OF BEGINNING. SAID ANDERSEN ADDITION PART THREE CONTAINS 37.16 ACRES, and is subject to easements and restrictions of record.



SITE OPD EXHIBIT
LOTUS HILL NORTH
TIFFIN, IOWA

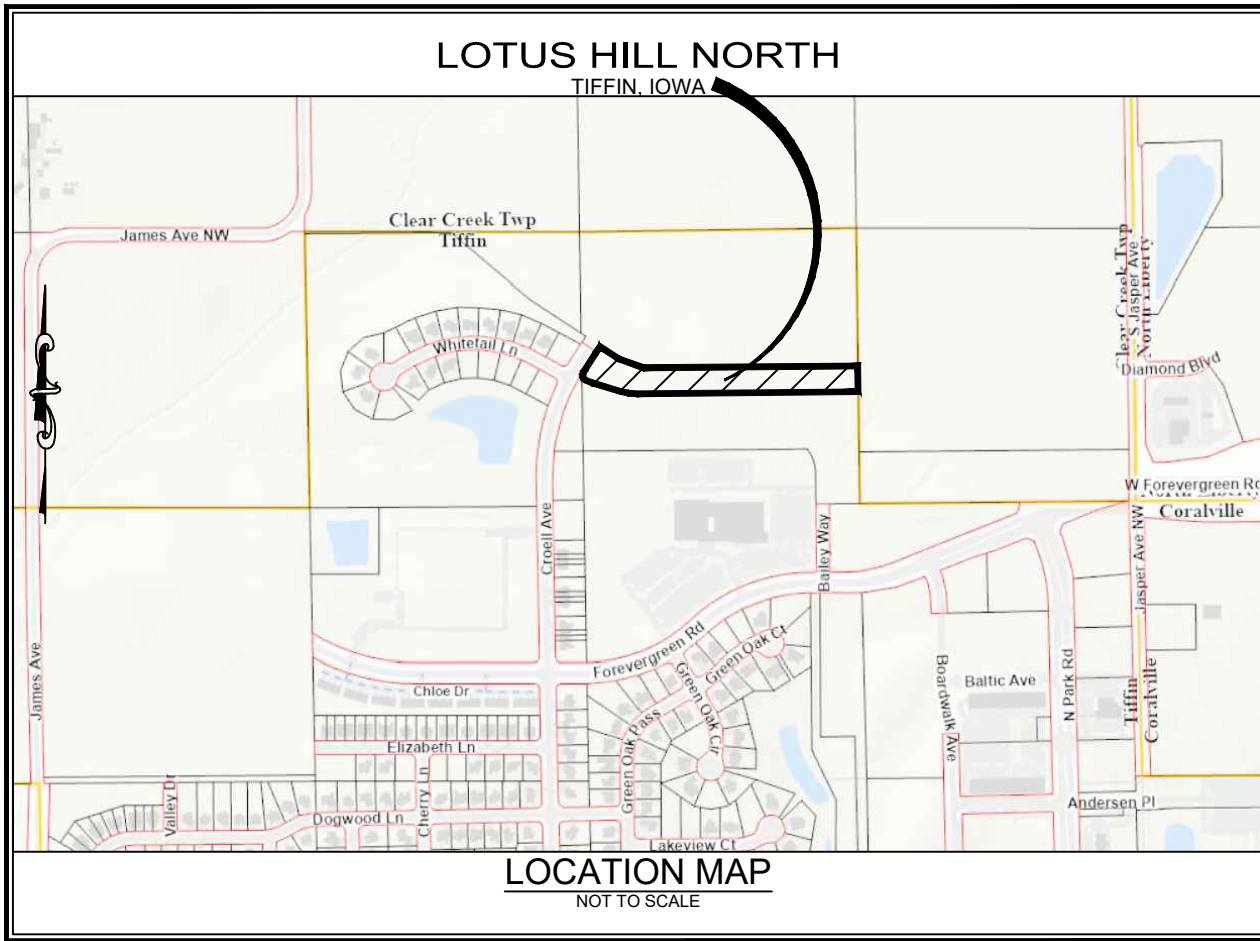
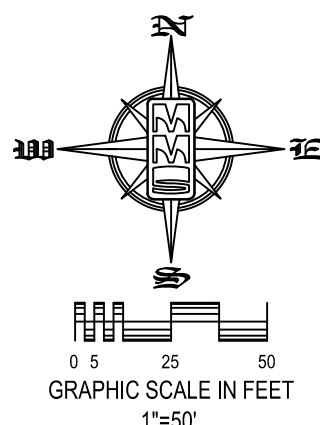
LEGAL DESCRIPTION - LOTUS HILL NORTH

LOT 27 THRU 56 AND OUTLOTS "B" AND "C", ANDERSEN ADDITION - PART THREE, TIFFIN, IOWA IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 3.92 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD-LOTUS HILL NORTH

SETBACK MINIMUMS:
BUILDING SETBACKS:
FRONT YARD 20 FEET
SIDE YARD 5 FEET
CORNER YARD 15 FEET
REAR YARD 20 FEET



PLAT/PLAN APPROVED
by the
City of Tiffin

Mayor _____ Date _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES. SEE CONSTRUCTION PLANS FOR DETAILS.

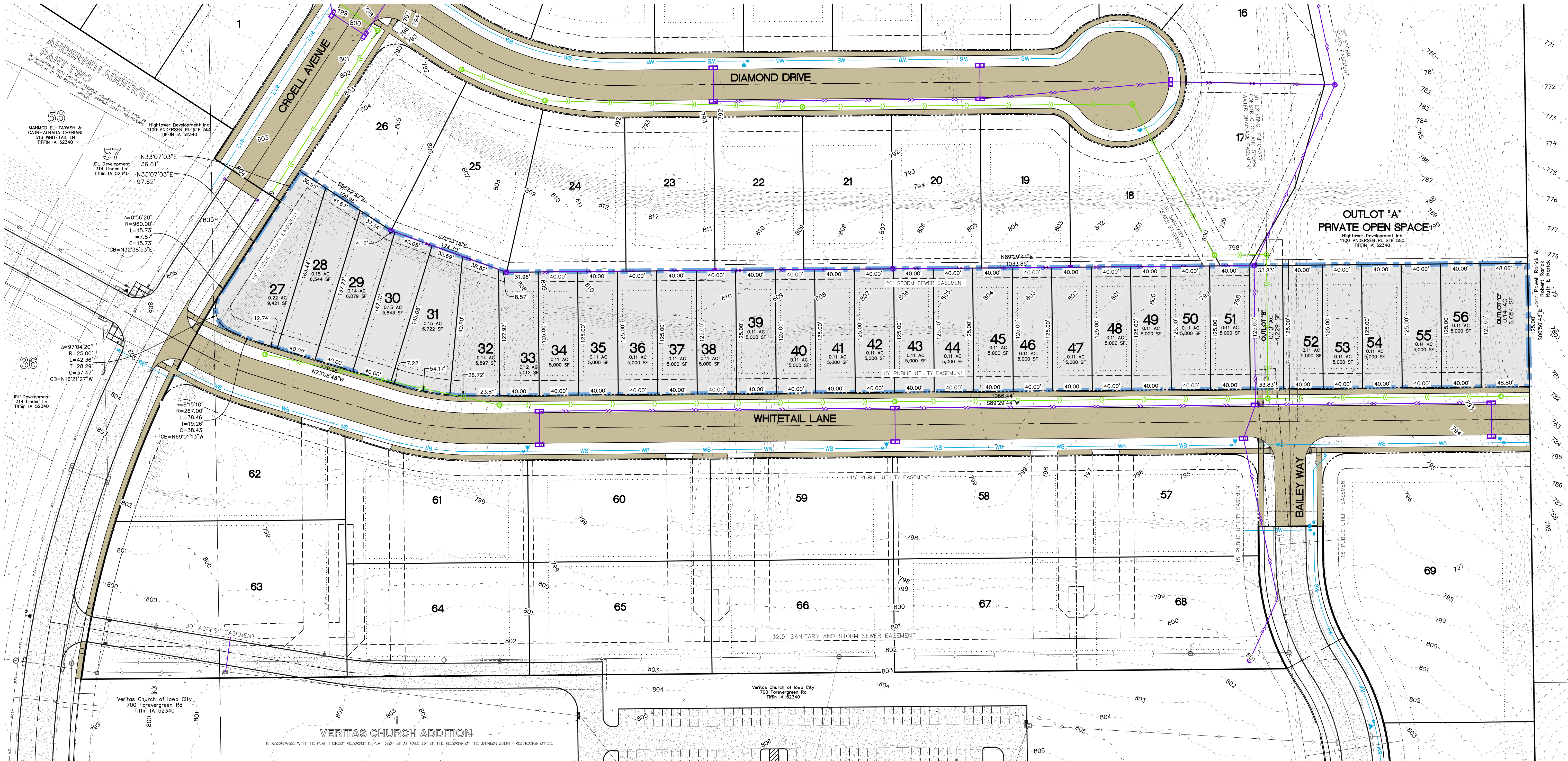
- STANDARD LEGEND AND NOTES**
- PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - EXISTING RIGHT-OF-WAY LINES
 - CENTER LINES
 - EXISTING CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - PROPOSED EASEMENT LINES
 - EXISTING EASEMENT LINES
 - BENCHMARK
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
- EXISTING**
- 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
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING GROUND
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE & SHRUB
 - EXISTING EVERGREEN TREES & SHRUBS
- PROPOSED**
- 22-1
- 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.



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Date _____ Revision _____



SITE OPD EXHIBIT
LOTUS HILL NORTH

ANDERSEN
ADDITION -
PART THREE
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-16-26

Designed by: KJB Field Book No:

Drawn by: TAV Scale: 1"=50'

Checked by: RAN Sheet No: 1

Project No: 6385-084 of: 1

SINGLE-STORY DUPLEX A



SINGLE-STORY DUPLEX B



TWO-STORY
DUPLEX C



TWO-STORY
DUPLEX D



SINGLE-FAMILY A



SINGLE-FAMILY B



LOTUS HILL
NORTH

SITE OPD EXHIBIT LOTUS HILL SOUTH TIFFIN, IOWA

LANDSCAPE REQUIREMENTS

- 1 STREET TREE FOR EVERY 60 LF OF FRONTAGE.
- 1,634 / 60 = 27 REQUIRED
27 PROVIDED
- 1 TREE FOR EVERY 550 SF OF BUILDING FOOTPRINT.
- 73,440 / 550 = 134 REQUIRED
70 PROVIDED

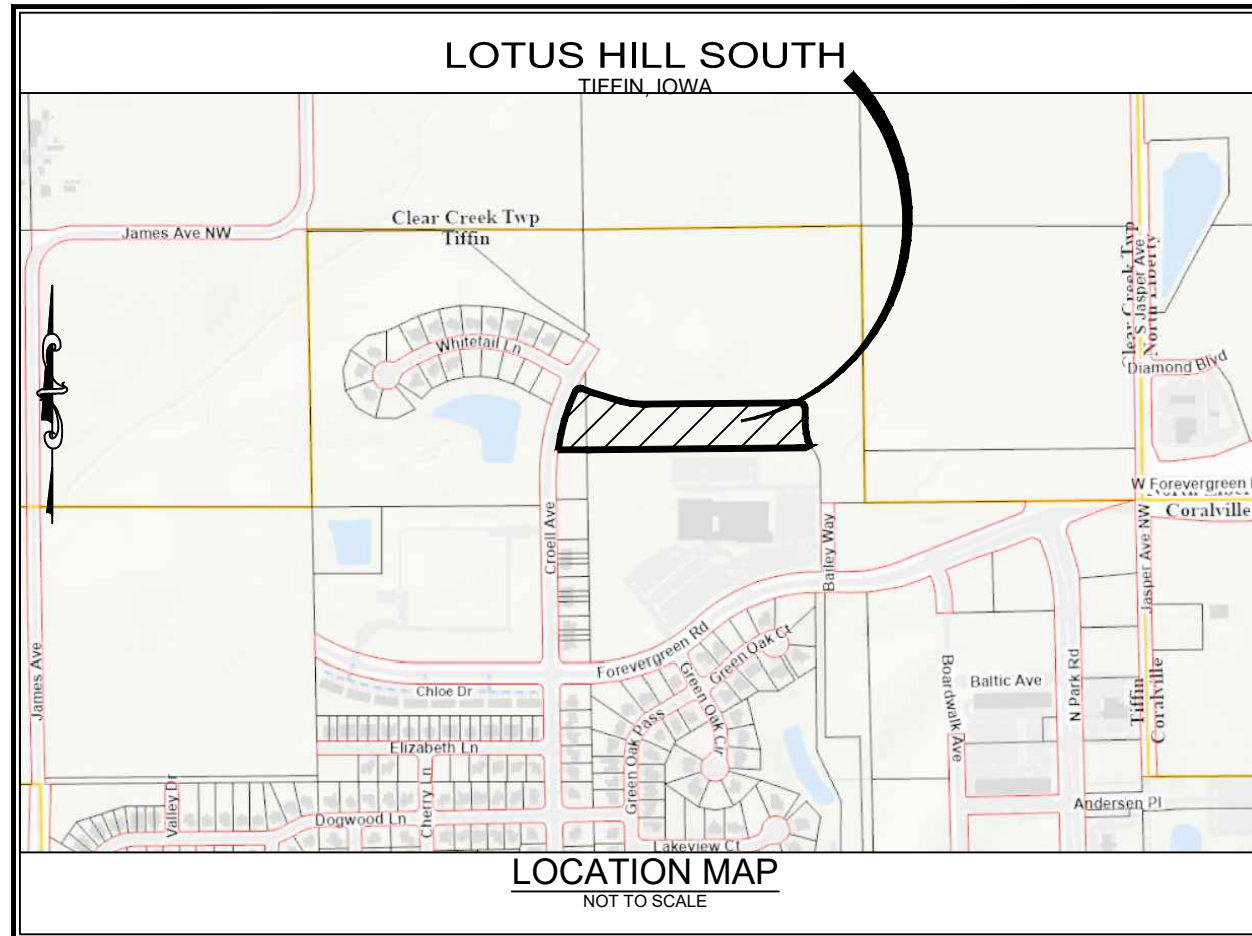
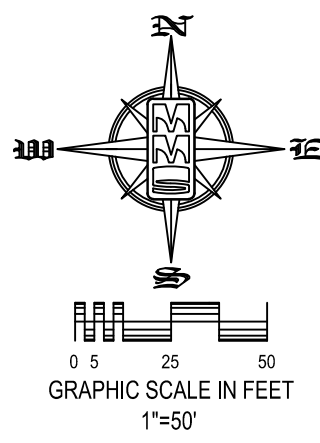
PLANT SCHEDULE

- SHADE TREE 1.5" DIA. 19
- STREET TREE 1.5" DIA. 27
- ORNAMENTAL TREE 1.5" DIA. 24
- EVERGREEN SHRUB 1.5" HT. 121

LEGAL DESCRIPTION - LOTUS HILL SOUTH
LOT 57 THRU 68, ANDERSEN ADDITION - PART THREE, TIFFIN, IOWA IN ACCORDANCE
WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE, CONTAINING 8.14 ACRES, AND SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD.



OPD ZONING DISTRICT



STANDARD LEGEND AND NOTES

- PROPERTY &/OR BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - 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
 - RECORDED DIMENSIONS
 - CURVE SEGMENT NUMBER
- EXIST-
PROP-
22-1
- 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
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - WATER LINES
 - ELECTRICAL LINES
 - TELEPHONE LINES
 - GAS LINES
 - CONTOUR LINES (1' INTERVAL)
 - PROPOSED GROUND
 - EXISTING 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.

DEVELOPMENT CHARACTERISTICS

PROPOSED ZONING: OPD-LOTUS HILL SOUTH

SETBACK MINIMUMS:

BUILDING SETBACKS:

FRONT YARD 20 FEET

SIDE YARD 05 FEET

CORNER YARD 15 FEET

REAR YARD 20 FEET

PARKING REQUIREMENTS

MULTI-FAMILY UNITS

2 SPACES/DWELLING UNIT

SPACES REQUIRED:

202 SPACES

SPACES PROVIDED:

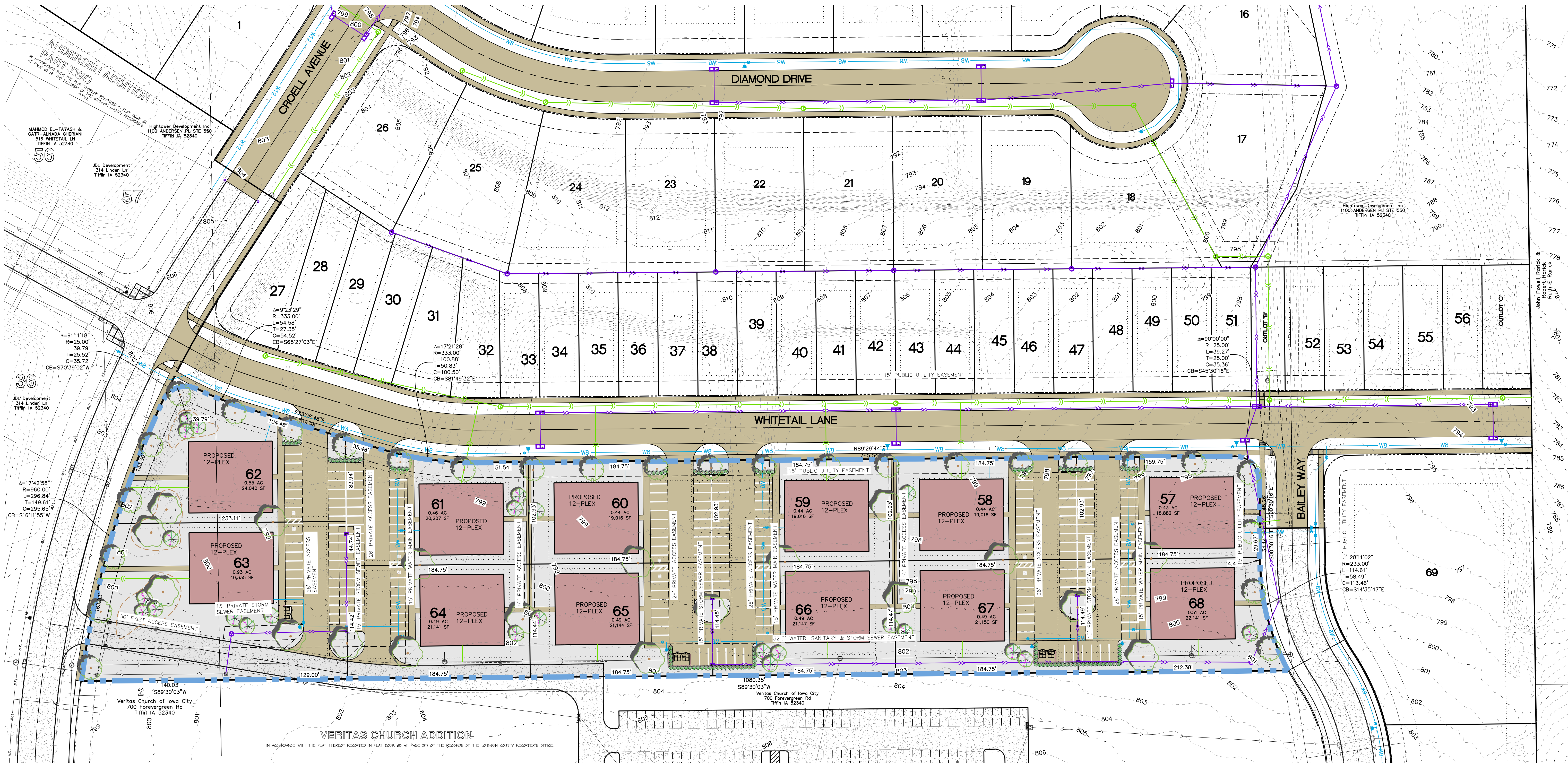
214 TOTAL

1.4 SPACES * 144 UNITS = 202 SPACES

PLAT/PLAN APPROVED
by the
City of Tiffin

Mayor _____ Date _____

UTILITY EASEMENTS, AS SHOWN HEREON, MAY OR MAY NOT, INCLUDE SANITARY SEWER LINES, AND/OR STORM SEWER LINES, AND/OR WATER LINES - SEE CONSTRUCTION PLANS FOR DETAILS.



Date _____ Revision _____

SITE OPD EXHIBIT
LOTUS HILL SOUTH

ANDERSEN
ADDITION -
PART THREE
TIFFIN
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 02-16-26

Designed by: KJB Field Book No: FIELDBOOK

Drawn by: TAV Scale: 1"=50'

Checked by: RAN Sheet No: 1

Project No: 6385-084

of: 1

OPTION ONE



OPTION TWO



OPTION THREE



OPTION FOUR



LOTUS
HILL
SOUTH