

Minutes of the December 9, 2024, Hampton City Council Workshop

The Hampton City Council Workshop was called to order at the Hampton City Council Chambers by Mayor Steve Birdsall at 6:00 p.m. The workshop was also offered electronically through Zoom and YouTube. Council members in attendance were Kevin Blanford, James Davies, Jerre Grefe, Bill Hodge, Barry Lamos, and Patrick Palmer. Also present were City Manager Ron Dunt, Police Chief Mark Morrison, and Public Works Director Doug Tarr. Mayor Birdsall invited those present to join in the Pledge of Allegiance to the U.S. flag.

Mayor Birdsall offered time for public comment. Sally Crandall was unable to attend so Jim Davies read her prepared statement regarding potential uses for the money from the dog park committee which is now disbanded. Ms. Crandall would like to see dog waste stations at various locations around town.

Public Works Director Tarr and Police Chief Morrison updated the council on nuisance properties and answered various questions from the council. Chief Morrison reported they have sent out 15 new notices since the last meeting and have several at various stages of the court process. They completed a court-ordered inspection at 819 3rd Ave SW and the city will be issuing an eviction notice. They also talked to the owner of the Lantern Park Apartments regarding pending repair projects that will be started soon. They are working with the owner of 716 1st Ave NE which recently had a fire. The garage at 504 3rd St SW is scheduled to be demolished next week, and 1120 4th St SE will also be demolished soon.

Derek Johnson and Brett Walker from ISG discussed options for the 4 & 6 1st Street NW properties. Option A (repair) would structurally secure the building so it could be sold to a private owner for redevelopment. Option A is estimated to cost approximately \$304,500 for Building 4 and approximately \$193,500 for Building 6. Option B (demo) would demolish the buildings and repair the facades of neighboring buildings. Option B would cost approximately \$307,500 for Building 4 and \$307,500 for Building 6. The consensus of the council was to proceed with Option A and to structurally secure the buildings. Matt Stoffel of Public Financial Management presented information regarding financing options for the project. Bonding was discussed to avoid using cash on hand that would normally be used for streets and other projects. The council will need to start prep work for both the structural repairs and bonding very soon in order to have it part of the FY26 Budget.

The council also discussed airport hangar lease agreement amendments. Rent for a T hangar is currently \$65 and rent for a yellow hangar is currently \$75. City Manager Dunt proposed the rent be increased to \$80 per month for a T hangar and \$100 per month for a yellow hangar. Dunt reported that the increased cost is competitive with other airports in the area. Language will also be added to restrict the tenant from storing personal items which are unrelated to aircraft in the hangars. The language of the termination clause was also cleaned up. The consensus of the council was to put the updated agreement on the Thursday, December 12 council meeting agenda.

Public Works Director/Code Enforcement Officer performance review and employment agreement discussion. Motion by Palmer, second by Hodge to go into closed session under Iowa Code Section 21.5(1)(i) to evaluate professional competency of an individual whose appointment and performance is being considered. Roll Call Vote: Ayes: Hodge, Grefe, Palmer, Lamos, Blanford, and Davies. Nays: None. The workshop ended at 6:55 pm.