HAMPTON CITY COUNCIL REGULAR SESSION
THURSDAY, AUGUST 13, 2026, 6:00 P.M.
AT THE CITY COUNCIL CHAMBERS,
122 1ST AVE NW, HAMPTON, IOWA

REVISED AGENDA POSTED AT 4:35 P.M. 8-12-2026

This meeting will be held in person and the public is invited to attend in person. This meeting will also be held via ZOOM & YouTube for those wishing to attend electronically. Anyone wishing to listen via telephone can dial 1-312-626-6799* when prompted enter MEETING ID: 811 6477 8253 PASSCODE: 289760

AGENDA:

1. Call to Order & Pledge of Allegiance to the flag of the United States of America.

2. Approve Agenda:

3. Mayors Leadership Statement: The City of Hampton endeavors, at all times, to promote and model the principles of professionalism, trustworthiness, respect, responsibility, fairness, caring and citizenship. In conducting this evening's meeting, we expect that all participants will act in a respectful manner consistent with these principles.

4. Council Workshop Report: August 10, 2026 Council Workshop Minutes.

5. Public Comment (Comments limited to 3-5 minutes): None registered in advance.

6. Public Hearings: None.

7. Old Business: None.

8. New Business:
   - Kalob Hays, ISG presenting
     - Pay application #3 for 4 & 6 1st St NW.
     - *Change Request #15 for 4 & 6 1st St NW.*
   - Consider request for street closures from Jeff and Tracy Spear for the Hampton Car Show on Sunday, August 23rd.

9. Approval of the claims as recommended by Staff: $473,442.82.

10. Consideration of Approval and Adoption of Resolutions/Ordinances:
    - **ORDINANCE 412:** "AN ORDINANCE IMPOSING A MORATORIUM ON NEW PERMIT APPLICATIONS FOR DEVELOPMENT OF DATA CENTER PROJECTS WITHIN THE CORPORATE CITY LIMITS OF HAMPTON, IOWA"

11. Consent Agenda:
    - Approve previous minutes as drafted from Thursday, July 23, 2026 Regular Session.

- Schedule the next Regular Session for Thursday, August 27, 2026, at 6:00 p.m. at the Hampton City Council Chambers.
- Approve liquor license ownership update for Casey's General Store #1605.

12. Staff Reports: Police Chief Morrison, Public Works Director, City Manager.

13. Council Reports:

14. Mayor's Report:

15. Adjourn:

Ronald Dunt, City Manager

(In conformance with Iowa open meetings laws, no action or discussion can occur on items presented during Public Comment. The Public should not make any assumptions or assertions based on lack of response to Public Comment from council or staff.)

Minutes of August 10, 2026, Hampton City Council Workshop

The Hampton City Council Workshop was called to order at the Hampton City Council Chambers by Mayor Birdsall at 6:00 p.m. Due to technical difficulties, the workshop was not on Zoom and YouTube. Council members in attendance were Jim Davies, Jeanne Fay, Jerre Grefe, Bill Holmstrom and Barry Lamos. Kristin Roode was absent. 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. There was none.

Zoning Administrator Tarr proposed a **temporary moratorium on data centers** until the City can formulate and approve necessary zoning regulations for data centers. City Manager Dunt agreed with Tarr's proposal and shared a temporary moratorium ordinance draft for council review. The general consensus of the council was to place the temporary moratorium ordinance on the August 13, 2026 Council Meeting.

Rich Gloor of Ramiform Technologies and Garrett Thompson of Franklin REC presented information regarding a proposed Data Center in Hampton to be built near the industrial park. Gloor commented that he agrees with the city having a moratorium until an ordinance regarding data centers is in place. The proposed facility would use a closed-loop cooling system which means the same water circulates through the building over and over rather than evaporating away. The system would use roughly 98% less water than a traditional evaporative data center of the same size. The power would come from Franklin Rural Electric Cooperative and Thompson reported that member rates would not be increased due to this proposed project. The council asked questions and made comments.

Public Works Director Tarr updated the council on the **crosswalk signage project** approved for the current budget year. Quotes came in a little high and he will continue to negotiate in order to reduce the cost of this project and will be contacting the DOT to get any necessary permits for the project.

Chief Morrison presented an update related to **bikes, skateboards, scooters, and e-bikes** for the council to consider. The council is working towards educating the community on safety and proper operation. Chief Morrison will further review information from Humboldt, Waukee and Belmond. Grefe requested that the information also be in the paper in addition to social media.

At 7:01 pm, motion by Davies, second by Grefe to **close session per Iowa Code Chapter 21.5(1)(j) to discuss the purchase or sale of particular real estate** only where premature disclosure could be reasonable expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Roll call vote: Ayes; Fay, Lamos, Holmstrom, Grefe and Davies. Nays; none. Absent; Roode. All attendees with the exception of City Manager Dunt and Public Works Director Tarr were asked to leave and the door was locked and posted with a sign.

The council came out of closed session by vote during closed session at 7:08 pm and the workshop ended at 7:09 pm.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER REPRESENTATIVE:
Ron Dunt, City of Hampton
5370 Lincoln Street P.O. Box 128
Hampton, IA

FROM CONTRACTOR:
Tri-State Construction Group
2231 230th St
Denver, IA 50622

PROJECT: Storefront Stabilization
4 and 6 1st Ave NW
Hampton, IA

ARCH / ENG:
I & S Group, Inc. (ISG)
1725 Lake Avenue
Storm Lake, IA 50588

APPLICATION NO: 3

PERIOD TO: 07/30/26

PROJECT #: 26-31484
CONTRACT #:
ORDER #:
REQ / REF #: 26-002

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

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM — $ 300,500.00
2. Net change by Change Orders — $ 23,720.26
3. CONTRACT SUM TO DATE (Line 1 ± 2) — $ 324,220.26
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) — $ 242,580.26
5. RETAINAGE:
   a. 3 % of Completed Work (Column D + E on G703) — $ 7,277.41
   b. 3 % of Stored Material (Column F on G703) — $ 0.00
   Total Retainage (Lines 5a + 5b or Total in Column I of G703) — $ 7,277.41
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) — $ 235,302.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) — $ 99,209.47
8. CURRENT PAYMENT DUE — $ **136,093.39**
9. BALANCE TO FINISH, INCL RETAINAGE (Line 3 less Line 6) — $ 88,917.41

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	$23,720.26	
TOTALS	$23,720.26	$0.00
NET CHANGES by Change Order	$23,720.26	

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

CONTRACTOR:

By: Jason Moore Date: 7/30/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED .... $ **136,093.39**

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

ARCHITECT:

By: [signature] Date: 2026-07-31

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.

26-002 Storefront Stabilization - City of Hampton

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

APPLICATION NO: 3
APPLICATION DATE: 7/30/2026
PERIOD TO: 7/30/2026

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) 3%
	Building 4								
1	Bond	$3,930.00	$3,930.00	$0.00		$3,930.00	100.00%		$117.90
2	General Conditions	$14,630.00	$4,180.00	$6,510.00		$10,690.00	73.07%	$3,940.00	$320.70
3	Project Management & Facilitation	$13,203.00	$3,863.00	$5,600.00		$9,463.00	71.67%	$3,740.00	$283.89
4	Demolition/Backfill	$30,358.50	$26,880.40	$3,478.10		$30,358.50	100.00%		$910.76
5	Concrete	$26,972.00	$13,400.00	$13,572.00		$26,972.00	100.00%		$809.16
6	Masonry Restoration/Tuckpointing	$13,524.00	$0.00	$13,524.00		$13,524.00	100.00%		$405.72
7	Rough Carpentry	$7,203.00	$0.00	$6,100.00		$6,100.00	84.69%	$1,103.00	$183.00
8	EPDM Roofing/Metal Wall Panels/Gutters & Downs	$17,340.00	$0.00	$0.00		$0.00	0.00%	$17,340.00	$0.00
8	Thermal & Moisture Protection	$3,085.00	$0.00	$3,085.00		$3,085.00	100.00%		$92.55
8	Hollow Metal Openings	$3,238.00	$0.00	$3,238.00		$3,238.00	100.00%		$97.14
9	Finishes (Drywall & Painting of HM Openings)	$3,800.00	$0.00	$0.00		$0.00	0.00%	$3,800.00	$0.00
10	Alternate #1	$10,650.00	$0.00	$0.00		$0.00	0.00%	$10,650.00	$0.00
11	Alternate #2	$11,200.00	$11,200.00			$11,200.00	100.00%		$336.00
	Building 6								
12	Bond	$3,901.00	$3,901.00	$0.00		$3,901.00	100.00%		$117.03
13	General Conditions	$14,630.00	$4,180.00	$6,510.00		$10,690.00	73.07%	$3,940.00	$320.70
14	Project Management & Facilitation	$13,203.00	$3,863.00	$5,600.00		$9,463.00	71.67%	$3,740.00	$283.89
15	Demolition/Backfill	$30,358.50	$26,880.40	$3,478.10		$30,358.50	100.00%		$910.76
16	Concrete	$13,466.00	$0.00	$13,466.00		$13,466.00	100.00%		$403.98
17	Masonry Restoration/Tuckpointing	$13,524.00	$0.00	$13,524.00		$13,524.00	100.00%		$405.72
18	Rough Carpentry	$7,203.00	$0.00	$6,100.00		$6,100.00	84.69%	$1,103.00	$183.00
19	EPDM Roofing/Metal Wall Panels/Gutters & Downs	$17,340.00	$0.00	$0.00		$0.00	0.00%	$17,340.00	$0.00
20	Thermal & Moisture Protection	$3,085.00	$0.00	$3,085.00		$3,085.00	100.00%		$92.55
21	Hollow Metal Openings	$9,712.00	$0.00	$9,712.00		$9,712.00	100.00%		$291.36
22	Finishes (Drywall & Painting of HM Openings)	$4,294.00	$0.00	$0.00		$0.00	0.00%	$4,294.00	$0.00
23	Alternate #1	$10,650.00	$0.00	$0.00		$0.00	0.00%	$10,650.00	$0.00
	Change Orders								
24	CO#1	$23,720.26	$0.00	$23,720.26		$23,720.26	100.00%		$711.61
	GRAND TOTALS	$324,220.26	$102,277.80	$140,302.46	$0.00	$242,580.26	74.82%	$81,640.00	$7,277.41

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

26-002 Storefront Stabilization - City of Hampton

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

APPLICATION NO: 3
APPLICATION DATE: 7/30/2026
PERIOD TO: 7/30/2026

A	B	C	D	E	F	G		H	I
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE) 3%
1	BUILDING 4 TOTAL	$159,133.50	$63,453.40	$55,107.10		$118,560.50	74.50%	$40,573.00	$3,556.82
2	BUILDING 6 TOTAL	$165,086.76	$38,824.40	$85,195.36		$124,019.76	75.12%	$41,067.00	$3,720.59
	GRAND TOTALS	$324,220.26	$102,277.80	$140,302.46	$0.00	$242,580.26	74.82%	$81,640.00	$7,277.41

TRI-STATE
CONSTRUCTION GROUP INC

8.12.2026

PROJECT NAME: HAMTPON STOREFRONT STABILIZATION
LOCATION: HAMPTON, IOWA

CHANGE REQUEST # 15

TIME INCREASE FOR THIS CHANGE ORDER IS WORKING DAYS AFTER WRITTEN APPROVAL 0

JOBSITE SUPERVISION AND GENERAL CONDITIONS				
0 **Days @** 500	= $	-		
TOTAL TRI-STATE LABOR COST	= $	1,610.00		
TOTAL TRI-STATE MATERIAL COST	= $	2,235.00		
SUBTOTAL		= $	3,845.00	
plus OH&P @ 10% = $ 385			= $	4,229.50
TOTAL SUBCONTRACT COST		= $	9,450.00	
plus OH&P @ 10% = $ 945			= $	10,395.00
SUBTOTAL PRICE THIS POTENTIAL CHANGE ORDER			$	14,624.50
INSURANCE + BOND 6%			$	877.47
TOTAL PRICE THIS POTENTIAL CHANGE ORDER			$	**15,501.97**

CHANGE REQUEST BREAKDOWN
DESCRIPTION Reinforced & Grout Filled CMU Pilaster (figured only securing the existing loose EIFS, no patching or infilling)

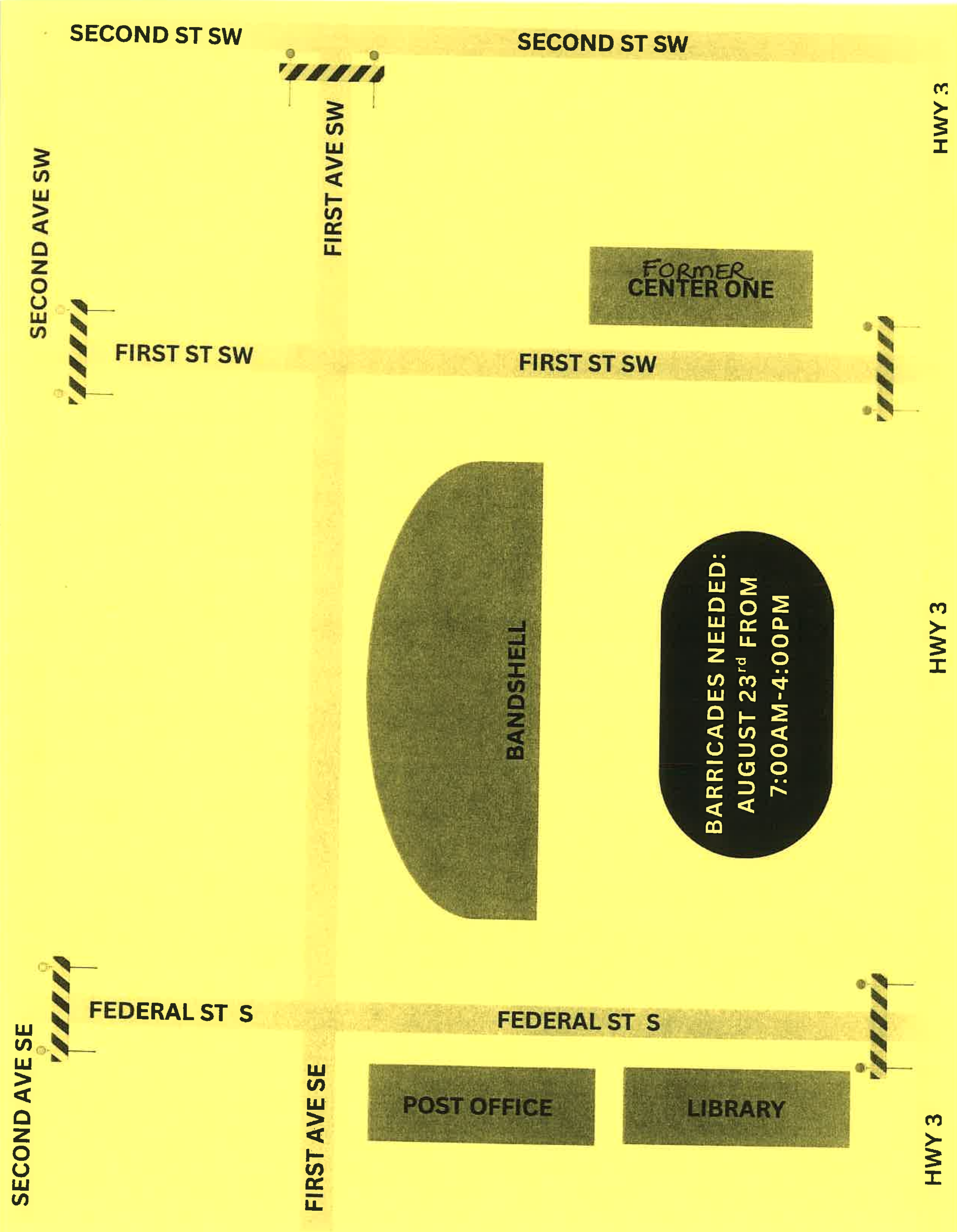
ITEM AND DESCRIPTION FOR ADDITIONAL WORK	QUANTITY	UNIT	UNIT LABOR	UNIT MAT'L EQUIP OTHER	UNIT SUBCON	LABOR	MATERIAL EQUIPMENT OTHER	SUBCON	TOTAL
TRI-STATE WORK						-	-	-	-
Project Manager		mh	85			-	-	-	-
Field Coordination	8	mh	75			600	-	-	600
Carpenter	16	mh	55			880	-	-	880
Articulating Boom	1	wk		1235		-	1,235	-	1,235
Trucking	2	trip	65	75		130	150	-	280
Dumpster	1	ea		700		-	700	-	700
Material	1	ls		150		-	150.00	-	150.00
SUBCONTRACTORS									
Camenzind Masonry	1	ls			9450			9,450.00	9,450.00
SUBTOTAL						1,610	2,235.00	9,450.00	13,295.00
ADDITIONAL WORK TOTAL						1,610	2,235.00	9,450.00	13,295.00

If accepted, sign and date below	**Note:** Will not proceed with work associated with this change request until it has been signed and returned. If change request has not accepted within 10 calander days from date of change request, Tri-State Construction has the right to revise and add calander days if project is delayed due to the response time.
Signature **Date**	
Printed Name and Title	

From: Tracy Spear <tracy.spear9@gmail.com>
Sent: Sunday, August 9, 2026 10:31 PM
To: bfink@hamptonia.us
Subject: Car Show

Dear City Council members,
We are requesting street closures for Sunday, August 23rd for Hampton's Annual Car Show.
Our event attracts over 200 cars that park around Bandshell park. Because of our fantastic turnouts each year we have needed to expand south and west to accommodate these cars.
We have been in contact with Craig Semler to coordinate our event around their church service and their parking needs.
We have also talked with the post office to make sure people are able to access their post office boxes thru the alley.
We are excited to pack the park with out of town guests and local residents!
We are sorry we couldn't attend this meeting, but if you have any questions feel free to call us.
641-425-5947
Thank you,
Jeff & Tracy Spear

Sent from my iPhone


SECOND ST SW
SECOND ST SW
FIRST AVE SW
SECOND AVE SW
HWY 3
FORMER CENTER ONE
FIRST ST SW
FIRST ST SW
BANDSHELL
BARRICADES NEEDED: AUGUST 23rd FROM 7:00AM-4:00PM
HWY 3
FEDERAL ST S
FEDERAL ST S
SECOND AVE SE
FIRST AVE SE
POST OFFICE
LIBRARY
HWY 3

8/13/2026

CITY OF HAMPTON
FINANCIAL REPORT
CLAIMS FOR APPROVAL

VENDOR	DESCRIPTION	AMOUNT
A&M ELECTRIC INC	REPAIR	$ 276.65
ACCO	LAB TESTING	$ 137.05
AGSOURCE LABORATORIES	LAB TESTING	$ 119.50
AHLERS & COONEY PC	ATTY FEES	$ 207.00
ARROW ENERGY INC	AIR FUEL	$ 7,861.18
ATLANTIC COCA-COLA BOTTL	CONCESSIONS	$ 402.77
AUTO PARTS INC	SUPPLY	$ 441.97
BACKWOODS HOME MAGAZINE	PERIODICAL	$ 29.95
BARKEY, PHYLLIS	SHELTER DEP	$ 100.00
BOLTON & MENK INC	MISC CONTRACT	$ 1,950.00
BRENT'S AG & AUTO REPAIR	REPAIR	$ 1,155.25
BRUENING ROCK PRODUCTS IN	MAINT	$ 1,789.02
CADY & ROSENBERG	ATTY FEES	$ 2,392.00
CENTER POINT LARGE PRINT	BOOKS	$ 97.08
CENTURYLINK	PHONE	$ 1,889.52
CENTURYLINK01	PHONE	$ 45.41
CHRISTIAN MOTORCYCLIST	SHELTER DEP	$ 50.00
COLLINS, CHASE	SHELTER DEP	$ 50.00
CONSOLIDATED ENERGY CO	FUEL	$ 1,540.00
CORE & MAIN	SUPPLY	$ 3,337.50
CRAWFORD ENG & SURVEY INC	ENGINEERING	$ 4,800.00
CREATIVE SOLUTIONS UNLIMI	MISC CONTRACT	$ 524.90
CRITICAL HIRE	PROF FEES	$ 200.00
CULLIGAN WATER	LIBRARY MAINT	$ 42.00
D&L SANITATION INC	GARBAGE	$ 717.60
DEMCO	LIBRARY SUPPLY	$ 149.20
DUMONT TELEPHONE COMPANY	PHONE	$ 80.00
E&E REPAIR	TOOLS	$ 393.99
EBS	HEALTH- PRE-TAX	$ 4,905.25
EBS - CITY'S PORTION	INSURANCE	$ 38,569.76
EFTPS FED WH	FED/FICA TAX	$ 30,902.93
EMC INSURANCE COMPANIES	INSURANCE	$ 3,322.00
EMERGENCY APPARATUS MAINT	MAINT	$ 1,858.10
EO JOHNSON	SUPPLY	$ 152.44
FAREWAY STORES INC	SUPPLY	$ 77.86
FILE, LINDSAY	LIBRARY MAINT	$ 200.00
FR CO ENVIRONMENTAL HEALT	INSPECTION	$ 493.00
FRANKLIN REC	UTILITIES	$ 525.27
GALLS LLC	UNIFORMS	$ 1,968.16

GORDON FLESCH - NASPO	SUPPLY	$	217.99
GORDON FLESCH COMPANY	SUPPLY	$	18.38
GREATER FR CO CHAMBER	BLDG IMPROVE GRANT	$	15,000.00
GREATER FRANKLIN COUNTY	HOT MOT TAX	$	4,001.85
GUIDEPOSTS	BOOKS	$	20.94
HAMILTON, MARILYN	SHELTER DEP	$	100.00
HAMPTON HARDWARE	SUPPLY	$	596.81
HAMPTON POST OFFICE	POSTAGE	$	731.96
HANSELL AG REPAIR	REPAIR	$	2,272.27
HEARTLAND TIRE	REPAIR	$	520.00
HEWETT WHOLESALE	CONCESSIONS	$	3,449.80
ION ENVIRONMENTAL SOLUTIO	MISC CONTRACT	$	6,950.00
IOWA DEPT OF REVENUE & FI	SALES TAX	$	5,775.03
IOWA DNR	NPDES WWTP	$	1,276.50
IOWA DNR02	WATER SUPPLY FEE	$	466.85
IOWA LAW ENFORCEMENT AC01	TESTING	$	175.00
IOWA ONE CALL	LOCATES	$	96.30
IOWA PRISON INDUSTRIES	SUPPLY	$	644.82
IPERS	IPERS- PROTECTN	$	19,586.97
ISG	SUPPLY	$	5,185.00
JOHN DEERE FINANCIAL	SUPPLY	$	36.71
JOHNSON, LOUISE	SHELTER DEP	$	100.00
KELLY, BRENDAN M	REIMBURSE	$	4.62
KRABBE, BELEN	SHELTER DEP	$	50.00
KROGH-OPPOLD FEED & SUPPL	REPAIR	$	5.87
KRUSE, HARRISON	SHELTER DEP	$	100.00
LIQUI-GROW OF HAMPTON	CHEMICALS	$	183.14
MANURE MOVERS LLC	TRUCKING	$	740.00
MCKINNEY, BEN	MOWING	$	345.00
MEDIACOM	PHONE	$	236.90
MEMORIES BY MOLLY		$	130.00
MERRITT COMPUTER SERVICES	MISC CONTRACT	$	166.00
MIDAMERICAN ENERGY CO	ELECTRIC	$	17,585.89
MILLER'S ALIGNMENT	REPAIR	$	260.00
MORT'S PLUMBING & HEATING	LIBRARY SVC AGR	$	278.20
MURPHY'S HTG & PLMBG	REPAIR	$	488.59
NAPA AUTO PARTS	SUPPLY	$	872.38
NELSON SEPTIC SERVICES LL	WASTE REMOVAL	$	1,040.00
ODP BUSINESS SOLUTIONS	SUPPLY	$	83.25
OVERDRIVE	BRIDGES E-BOOK	$	1,557.73
PRO EDGE BUILDING SOLUTIO	SUPPLY	$	941.29
ROCKWELL COOP TELEPHONE	PHONE	$	308.26
RODRIGUEZ, LISA	SHELTER DEP	$	50.00
SCHOOL LIFE		$	37.28

SCHUMACHER ELEVATOR CO	MAINT	$	890.52
SECURE SHRED SOLUTIONS	WASTE REMOVAL	$	54.00
SELLS, ANGIE	SHELTER DEP	$	100.00
STANARD & ASSOCIATES INC	TESTING	$	56.50
STATE HYGIENIC LABORATORY	LAB TESTING	$	653.00
STATE WH	STATE TAXES	$	3,920.14
SWANEY, TIM	SHELTER DEP	$	100.00
TITAN MACHINERY	REPAIR	$	1,264.94
T-MOBILE	PHONE	$	75.14
TOYNE INC.	MAINTENANCE	$	3,145.42
TRI-STATE CONSTRUCTION	CONTRACT FEES	$	136,093.39
UTILITY EQUIPMENT CO.	SUPPLY	$	1,729.38
VERIZON	PHONE	$	237.10
VIETH, CHELSEY	SHELTER DEP	$	100.00
VISA	SUPPLY	$	4,136.82
WATERLOO TENT & TARP CO	CAP EQUIP	$	1,045.00
WHIPPLE, ROBERT L	SHELTER DEP	$	100.00
WM TEL - WOOLSTOCK MUTUAL	PHONE	$	50.00
Z&Z GLASS	REPAIR	$	342.40
DEPOSIT REFUNDS	REFUND DATE 07/30/2026	$	88.18
DEPOSIT REFUNDS	REFUND DATE 07/31/2026	$	300.02
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	$	112,518.98
	CLAIMS TOTAL	**$**	**473,442.82**

CLAIMS BY FUND:		
GENERAL FUND	$	115,543.77
GENERAL - LOST/POOL FUND	$	30,126.37
LIBRARY FUND	$	18,578.77
ROAD USE TAX FUND	$	29,490.96
EMPLOYEE BENEFITS FUND	$	23,974.60
T I F FUND	$	15,000.00
CAPITAL PROJECT - FAA GRA FUND	$	1,950.00
CAPITAL PROJECT - STREETS FUND	$	4,800.00
CAPITAL PROJECT - RICKS FUND	$	141,294.62
WATER OPERATING FUND	$	46,740.49
METER DEPOSITS FUND	$	300.02
SEWER FUND	$	43,995.11
SOLID WASTE FUND	$	1,648.11
CLAIMS TOTAL	**$**	**473,442.82**

ORDINANCE NO. 412

"AN ORDINANCE IMPOSING A MORATORIUM ON NEW PERMIT APPLICATIONS FOR DEVELOPMENT OF DATA CENTER PROJECTS WITHIN THE CORPORATE CITY LIMITS OF HAMPTON, IOWA"

WHEREAS, the zoning ordinance of the City of Hampton, Iowa, does not currently include data centers as a permitted, conditional or accessory use type; and

WHEREAS, the Zoning Administrator is responsible for determining the appropriate use classification for any proposed use which is not specifically addressed by the zoning ordinance; and

WHEREAS, the City of Hampton is vested with the authority to protect the public health, safety, and general welfare of its citizens, and to regulate land uses within the City limits pursuant to Chapter 414 of the Code of Iowa; and

WHEREAS, the City Council wishes to engage in a thorough review of its zoning ordinance, including but not limited to definitions, use classifications, bulk regulations, and public infrastructure considerations related to data centers; and

WHEREAS, the City Council finds that the acceptance or approval of new permit applications for the construction or development of data centers during this period of study could undermine the purpose of such review, could expose the City of Hampton to incompatible land uses, and could jeopardize the City's ability to develop consistent and protective zoning standards; and

BE IT ORDAINED: by the City Council of the City of Hampton, Iowa:

Section 1. **PURPOSE.** The purpose of this Ordinance is to temporarily prohibit the development and construction of data centers within the City of Hampton. This moratorium shall be in effect **for a period of one year**, or until the City Council has adopted an ordinance addressing the siting, development and construction of data centers, whichever first occurs. This moratorium may be repealed or extended by adoption of a subsequent ordinance.

Section 2. **DEFINITIONS.** A "data center" is a physical facility that houses computer systems and related equipment used to store, process, and manage data for organizations, businesses, and cloud services. Data centers may also be referred to as server farms, information processing facilities and technology centers. The term data center is intended to encompass all of these types of uses.

Section 3. **DIRECTION.** The Hampton City Council desires to have Planning and Zoning Commission and City Staff research issues related to data centers to determine how best to regulate the development and construction of data centers. Upon completion of this research and study, the Planning and Zoning Commission shall make a recommendation to the City Council for consideration.

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

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

Section 6. **WHEN EFFECTIVE**: This ordinance shall be in effect after its final passage, approval and publication as provided by law.

First Reading Passed: ____________________

Second Reading Passed: __________________

Third Reading Passed: ____________________

PASSED AND APPROVED by the City Council of Hampton, Iowa, this ______ day of _________________, 20_____.

____

Steve Birdsall, Mayor

ATTEST:

____

Ron Dunt, City Manager

HAMPTON CITY COUNCIL
REGULAR SESSION MINUTES
THURSDAY, JULY 23, 2026, at 6:00 P.M.

The Hampton City Council Regular Session Meeting was called to order at the Hampton City Council Chambers by Mayor Birdsall at 6:00 p.m. Council members in attendance were James Davies, Jeanne Fay, Jerre Grefe, Bill Holmstrom, Barry Lamos and Kristin Roode. Also present was Police Chief Mark Morrison. City Manager Ron Dunt and Public Works Director Doug Tarr were absent. Mayor Birdsall invited those present to join in the Pledge of Allegiance to the U.S. flag.

Mayor Birdsall called for a motion to **approve the agenda.** Motion by Davies, second by Roode to approve the agenda. Motion approved unanimously.

Mayor Birdsall read the **Mayors Leadership Statement.**

Council Workshop Report: July 20, 2026 workshop minutes.

Public Comment: None. **Public Hearing:** None. **Old Business:** None.

New Business: Kalob Hays of ISG presented **change requests #5, 7, 10, and 13 for 4 & 6 1st St NW**. Motion by Fay, second by Holmstrom to approve change requests #5, 7, 10, and 13. Motion approved unanimously.

Councilmember Kristin Roode presented a nomination for **July 2026 Image of Pride** to Jon & Talia Schmidt for property located at 321 6th St SE. Motion by Roode, second by Davies to award July 2026 Image of Pride to Jon & Talia Schmidt. Motion approved unanimously.

Approval of claims. Motion by Holmstrom, second by Roode to approve the **claims as submitted by staff** in the amount of $419,835.33. Motion approved unanimously.

Consideration of Approval and Adoption of the Ordinances/Resolutions: None.

Consent Agenda: Mayor Birdsall presented the consent agenda. Motion by Fay, second by Davies to approve the Consent Agenda and the following items: approve previous minutes as drafted from Thursday, July 9, 2026 Regular Session; schedule the next Regular Session for Thursday, August 13, 2026, at 6:00 p.m. at the Hampton City Council Chambers.

Staff Report given by Police Chief Morrison.

Council Reports given by Davies and Grefe.

Mayor's Report given by Mayor Birdsall.

Motion to adjourn by Grefe, second by Roode at 6:19 p.m. Motion approved unanimously.

Attest:

Ron Dunt, City Manager

Mayor Steve Birdsall