

**HAMPTON CITY COUNCIL REGULAR SESSION
THURSDAY, OCTOBER 22, 2026, 6:00 P.M.
AT THE CITY COUNCIL CHAMBERS,
122 1ST AVE NW, HAMPTON, IOWA**

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: 875 7155 8148
PASSCODE: 254180

AGENDA:

1. Call to Order & Pledge of Allegiance to the flag of the United States of America.
2. Approve Agenda:
3. Mayors Leadership Statement:
4. Council Workshop Report: Minutes from October 19, 2026 Council Workshop.
5. Public Comment (Comments limited to 3-5 minutes): None registered in advance.
6. Old Business: None.
7. New Business:
 - Consider awarding October 2026 Image of Pride to Steve & Denise Deike for property located at 1016 1st Street NE.
 - Approval of FY26 Annual Urban Renewal (TIF) Report.
8. Public Hearings:
 - Comprehensive Plan Amendment: Data Center Policy and land use map.
 - Resolution 2026-18: **RESOLUTION OF ADOPTION; 2026 HAMPTON COMPREHENSIVE DEVELOPMENT PLAN POLICY AND LAND USE MAP AMENDMENT REGARDING DATA CENTERS.**
9. Approval of the claims as recommended by Staff: \$317,526.56.
10. Consideration of Approval and Adoption of Resolutions/Ordinances:
 - Resolution 2026-19: **RESOLUTION PROVIDING NOTICE OF INTENT TO SELL AND REQUEST FOR BIDS FOR CITY-OWNED REAL ESTATE LOCATED AT 202 3RD AVENUE NE, 321 5TH STREET SW, 120 1ST AVENUE NE AND 603 1ST STREET NE**
11. Consent Agenda:
 - Approve previous minutes as drafted from Thursday, October 8, 2026 Regular Session.
 - Schedule the next Regular Session for Thursday, November 12, 2026, at 6:00 p.m. at the Hampton City Council Chambers.

12. Staff Reports: Police Chief Morrison, Public Works Director, City Manager will announce the burn ban will be lifted for the month of November.
13. Council Reports:
14. Mayor's Report:
15. Adjourn:

A handwritten signature in black ink, appearing to read 'R. Dunt', written over a horizontal line.

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 October 19, 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. The workshop was also offered electronically through Zoom and YouTube. Council members in attendance were Jim Davies, Jeanne Fay, Jerre Grefe, Bill Holmstrom, Barry Lamos and Kristin Roode. 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. Sarah Kolb apologized to Council Person Lamos for comments she made to him at an inappropriate time and place. She also addressed the council regarding the notification letter she received for the expiration of her 1-year chicken exception.

Chief Morrison introduced Officer Fernando Mota-Rojas as the **newest member of the Hampton Police Department**. Officer Mota will attend the Iowa Law Enforcement Academy January 2027.

John Robbins, Senior Planner at NIACOG, reviewed the updated **Comprehensive Plan Amendment: Data Center Policy**. Air quality standard was looked into but falls under State and Federal standards, not city level. The council will hold a public hearing regarding the Comprehensive Plan Amendment: Data Center Policy at Thursday's regular session.

Chief Morrison presented the updated **draft of an e-bike ordinance**, that included the requested changes from the previous council workshop. Chief Morrison will look into the "average watt" reference and the first reading will be on the regular session agenda for Thursday.

The workshop ended at 6:25 p.m.

Steve & Denise Deike
1016 1st Street NE



Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: HAMPTON
Local Government Number: 35G333

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL	35002	3
HAMPTON 2020 SOUTH URBAN RENEWAL	35004	1
HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL	35005	2
HAMPTON FRANKLIN PRAIRIE URBAN RENEWAL	35009	1

TIF Debt Outstanding: 99,476

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:

69,469

0

**Amount of 07-01-2025 Cash Balance
Restricted for LMI**

TIF Revenue: 65,692
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 65,692

Rebate Expenditures: 21,976
Non-Rebate Expenditures: 77,500
Returned to County Treasurer: 0
Total Expenditures: 99,476

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:

35,685

0

**Amount of 06-30-2026 Cash Balance
Restricted for LMI**

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:**

-35,685

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Urban Renewal Area Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL
 UR Area Number: 35002

UR Area Creation Date: 01-1989

UR Area Purpose: Stabilize, revitalize through blight removal and encourage economic development. To stimulate public and private investment in the area. Prevent unemployment, retain existing industries and encourage new industries and businesses.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMPTON CITY/HAMP-DUM SCH/HAMPTON UR TIF INCREM	350095	350096	0
HAMPTON CITY AG/HAMP-DUM SCH/HAMPTON UR TIF INCREM	350097	350098	0
HAMPTON CITY/HAMP-DUM SCH/HAMPTON UR AMEND TIF INCREM	350117	350116	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	200	33,094,471	27,451,129	278,300	0	-108,000	60,274,100	0	60,274,100
Taxable	148	15,697,239	19,385,471	164,056	0	-108,000	34,696,914	0	34,696,914
Homestead Credits									156

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:

69,946

0

Amount of 07-01-2025 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 32,500
 Returned to County Treasurer: 0
Total Expenditures: 32,500

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:

37,446

0

Amount of 06-30-2026 Cash Balance Restricted for LMI

Projects For HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL

Main Street Hampton

Description:	Economic Development
Classification:	Main Street Iowa Program-Iowa Economic Development
Physically Complete:	Authority
Payments Complete:	No
	No

Debts/Obligations For HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL

Mainstreet Hampton Funding

Debt/Obligation Type:	Other Debt
Principal:	32,500
Interest:	0
Total:	32,500
Annual Appropriation?:	Yes
Date Incurred:	03/06/2018
FY of Last Payment:	2026

Non-Rebates For HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	32,500
Tied To Debt:	Mainstreet Hampton Funding
Tied To Project:	Main Street Hampton

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This area was Re-stated in 2007 to include what future projects would be eligible.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2026

0

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TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL (35002)
 TIF Taxing District Name: HAMPTON CITY HAMP-DUM SCH/HAMPTON UR TIF INCREM
 TIF Taxing District Inc. Number: 350096

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	1994	Slum	10/2007
Subject to a Statutory end date?	No	Blighted	10/2007
		Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	33,094,471	26,080,129	278,300	0	-108,000	58,902,900	0	58,902,900
Taxable	0	15,697,239	18,215,424	164,056	0	-108,000	33,526,719	0	33,526,719
Homestead Credits									156

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	13,915,958	33,526,719	0	33,526,719	1,124,418

FY 2026 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL (35002)
 TIF Taxing District Name: HAMPTON CITY AG/HAMP-DUM SCH/HAMPTON UR TIF INCREM
 TIF Taxing District Inc. Number: 350098

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	1994	Slum	10/2007
Subject to a Statutory end date?	No	Blighted	10/2007
		Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	200	0	0	0	0	0	200	0	200
Taxable	148	0	0	0	0	0	148	0	148
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	1,998	0	0	0	0

FY 2026 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON COMMERCIAL DEVELOPMENT URBAN RENEWAL (35002)
 TIF Taxing District Name: HAMPTON CITY HAMP-DUM SCH HAMPTON UR AMEND TIF INCREM
 TIF Taxing District Inc. Number: 350116
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation
 Slum 10:2007
 Blighted 10:2007
 Economic Development 10:2007

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	1,371,000	0	0	0	1,371,000	0	1,371,000
Taxable	0	0	1,170,047	0	0	0	1,170,047	0	1,170,047
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	63,158	1,170,047	0	1,170,047	39,241

FY 2026 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON 2020 SOUTH URBAN RENEWAL
 UR Area Number: 35004

UR Area Creation Date: 03/2020

UR Area Purpose: To eliminate blight and to promote economic development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMPTON CITY/HAMP-DUM SCH HAMPTON 2020 SOUTH UR TIF INCREM	350185	350186	679,336

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	10,913,812	4,011,288	531,300	0	-40,000	15,299,400	0	15,299,400
Taxable	0	5,176,603	2,846,358	414,509	0	-40,000	8,280,470	0	8,280,470
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:

2

0

Amount of 07-01-2025 Cash Balance Restricted for LMI

TIF Revenue: 22,024
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 22,024

Rebate Expenditures: 21,976
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 21,976

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:

50

0

Amount of 06-30-2026 Cash Balance Restricted for LMI

Projects For HAMPTON 2020 SOUTH URBAN RENEWAL

HyVee

Description:	Grocery Store development rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HAMPTON 2020 SOUTH URBAN RENEWAL

HyVee rebate

Debt/Obligation Type:	Rebates
Principal:	21,976
Interest:	0
Total:	21,976
Annual Appropriation?:	Yes
Date Incurred:	03/26/2020
FY of Last Payment:	2026

Rebates For HAMPTON 2020 SOUTH URBAN RENEWAL

HyVee rebate

TIF Expenditure Amount:	21,976
Rebate Paid To:	21976
Tied To Debt:	HyVee rebate
Tied To Project:	HyVee
Projected Final FY of Rebate:	2028

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TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON 2020 SOUTH URBAN RENEWAL (35004)
 TIF Taxing District Name: HAMPTON CITY HAMP-DUM SCH HAMPTON 2020 SOUTH UR TIF INCREM
 TIF Taxing District Inc. Number: 350186

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? No

Slum
 Blighted
 Economic Development

UR Designation
 No
 03.2020
 03.2020

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	10,913,812	4,011,288	531,300	0	-40,000	15,299,400	0	15,299,400
Taxable	0	5,176,603	2,846,358	414,509	0	-40,000	8,280,470	0	8,280,470
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	12,502,800	2,836,600	679,336	2,157,264	72,350

FY 2026 TIF Revenue Received: 22,024

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Urban Renewal Area Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 35005

UR Area Creation Date: 08/1994

To promote economic development, stimulate through public and private investment sound commercial and industrial development for growth. To create job opportunities, to improve public infrastructure. **Air Ind Park URP Amended 2018. See attached.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMPTON CITY/HAMP-DUM SCH HAMPTON AIR IND PK UR TIF INCREM	350107	350106	1,302,062
HAMPTON CITY AG/HAMP-DUM SCH/HAMPTON AIR IND PK UR TIF INCREM	350109	350108	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	251,700	431,600	1,364,900	12,055,900	0	-4,000	14,093,600	0	14,093,600
Taxable	185,900	204,716	989,005	10,303,647	0	-4,000	11,672,768	0	11,672,768
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:

-479

0

Amount of 07-01-2025 Cash Balance Restricted for LMI

TIF Revenue: 43,668
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 43,668

Rebate Expenditures: 0
 Non-Rebate Expenditures: 45,000
 Returned to County Treasurer: 0
Total Expenditures: 45,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:

-1,811

0

Amount of 06-30-2026 Cash Balance Restricted for LMI

Projects For HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL

FCDev Assn

Description:	Economic Development Activities
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL

FC Development Assn

Debt/Obligation Type:	Other Debt
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2026

Non-Rebates For HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	45,000
Tied To Debt:	FC Development Assn
Tied To Project:	FCDev Assn

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2026

0

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TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL (35005)
 TIF Taxing District Name: HAMPTON CITY HAMP-DUM SCH HAMPTON AIR IND PK UR TIF INCREM
 TIF Taxing District Inc. Number: 350106

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation
 No
 No
 Economic Development 08/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	431,600	1,364,900	12,055,900	0	-4,000	13,841,900	0	13,841,900
Taxable	0	204,716	989,005	10,303,647	0	-4,000	11,486,868	0	11,486,868
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	2,113,707	11,486,868	1,302,062	10,184,806	341,578

FY 2026 TIF Revenue Received: 43,668

TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON AIR INDUSTRIAL PARK URBAN RENEWAL (35005)
 TIF Taxing District Name: HAMPTON CITY AG/HAMP-DUM SCH/HAMPTON AIR IND PK UR TIF INCREM
 TIF Taxing District Inc. Number: 350108

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation
 No
 No
 Economic Development 08/1994

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	251,700	0	0	0	0	0	251,700	0	251,700
Taxable	185,900	0	0	0	0	0	185,900	0	185,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	189,114	62,586	0	62,586	1,378

FY 2026 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON FRANKLIN PRAIRIE URBAN RENEWAL
 UR Area Number: 35009

UR Area Creation Date: 11/2000

UR Area Purpose: To provide for economic development in the renewal area and to stimulate, through public actions, financing, private investment in the area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HAMPTON CITY/HAMP-DUM SCH HAMPTON FRKLN PRAIRIE UR TIF INCREM	350121	350122	0

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:

0

0

Amount of 07-01-2025 Cash Balance Restricted for LMI

TIF Revenue:

0

TIF Sp. Revenue Fund Interest:

0

Property Tax Replacement Claims

0

Asset Sales & Loan Repayments:

0

Total Revenue:

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

Total Expenditures:

0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:

0

0

Amount of 06-30-2026 Cash Balance Restricted for LMI

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

TIF Taxing District Data Collection

Local Government Name: HAMPTON (35G333)
 Urban Renewal Area: HAMPTON FRANKLIN PRAIRIE URBAN RENEWAL (35009)
 TIF Taxing District Name: HAMPTON CITY/HAMP-DUM SCH HAMPTON FRKLN PRAIRIE UR TIF INCREM
 TIF Taxing District Inc. Number: 350122
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation
 Slum No
 Blighted No
 Economic Development 11/2000

TIF Taxing District Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2026	0	0	0	0	0

FY 2026 TIF Revenue Received: 0

COMPREHENSIVE PLAN AMENDMENT: DATA CENTER POLICY

The current Hampton Comprehensive Development Plan originally adopted in November 2023 did not anticipate the level of technological advancement impact to local land use and the community at-large. As a result, after study and consideration of public input, the City of Hampton decided to develop policy surrounding the changing technological land use environment surrounding data centers. The following goals and strategies are adopted as an amendment to the City of Hampton's Comprehensive Development Plan:

GOALS & STRATEGIES

1. **GOAL: Mitigate local utility cost increases.** Additional utility costs will not be passed on to the general consumer.
 - a. **STRATEGY:** Require the developer to provide general written confirmation from the serving electric utility that the proposed electric demand can be served, subject to any applicable conditions or required improvements identified by the utility, and that the applicable electric rate and service arrangements are designed to recover the costs directly attributable to serving the data center.
 - b. **STRATEGY:** Ensure the developer bears the costs of all needed water and wastewater infrastructure build out to operate, including but not limited to water line service extensions, sanitary and storm sewer service line extensions, lift stations, wastewater pre-treatment process, detention basins, etc. Require the developer to conduct appropriate pre- and post-construction studies addressing anticipated water demand, estimated water use, water sourcing, high-demand periods, or stressed water resource. Require such studies to be prepared by a qualified, independent third party acceptable to the City at the developer's expense.
 - c. **STRATEGY:** Ensure siting of data centers are near existing infrastructure or in a location that can generally support the use with available capacity or buildout.

2. **GOAL: Avoid resource competition and stress for general consumers.** Data centers will not be a source of resource strain for power and water use.

a. **STRATEGY:** Require regular reporting—at least annually—of water usage, wastewater discharge, and relevant information for usage to be able to properly assess water and wastewater utility capacity and resource demands.

b. **STRATEGY:** Require disclosure of proposed back-up electrical power and storage sources for site plan review. Any requirements concerning load curtailment, interrupted electric service, or operation during electric-system constraints shall be governed by the applicable electric-service agreement and utility reliability procedures. Any onsite backup-power system selected by the developer shall be appropriate for the facility's operational needs and comply with all applicable federal, state, and local laws, codes, permits, and regulations. When practically feasible, quiet and/or emission-free sources should be encouraged.

c. **STRATEGY:** Require a closed-loop cooling system for water used for cooling servers, a similar low water-use system with water recycling, or a system that uses coolant instead of water.

3. **GOAL: Appropriate siting.** Data centers will be appropriately sited away from residential and other less intensive uses and located near similar industrial land uses.

a. **STRATEGY:** Follow the Future Land Use Plan of the Hampton Comprehensive Development Land Use Plan and restrict siting to near the existing industrial park at the southwest side of Hampton.

b. **STRATEGY:** Ensure a minimum setback from residents, parks, civic uses, and similar low impact land uses.

4. **GOAL: Environmental impact considerations.** Data centers located within Hampton will have minimal impact to the local environment.

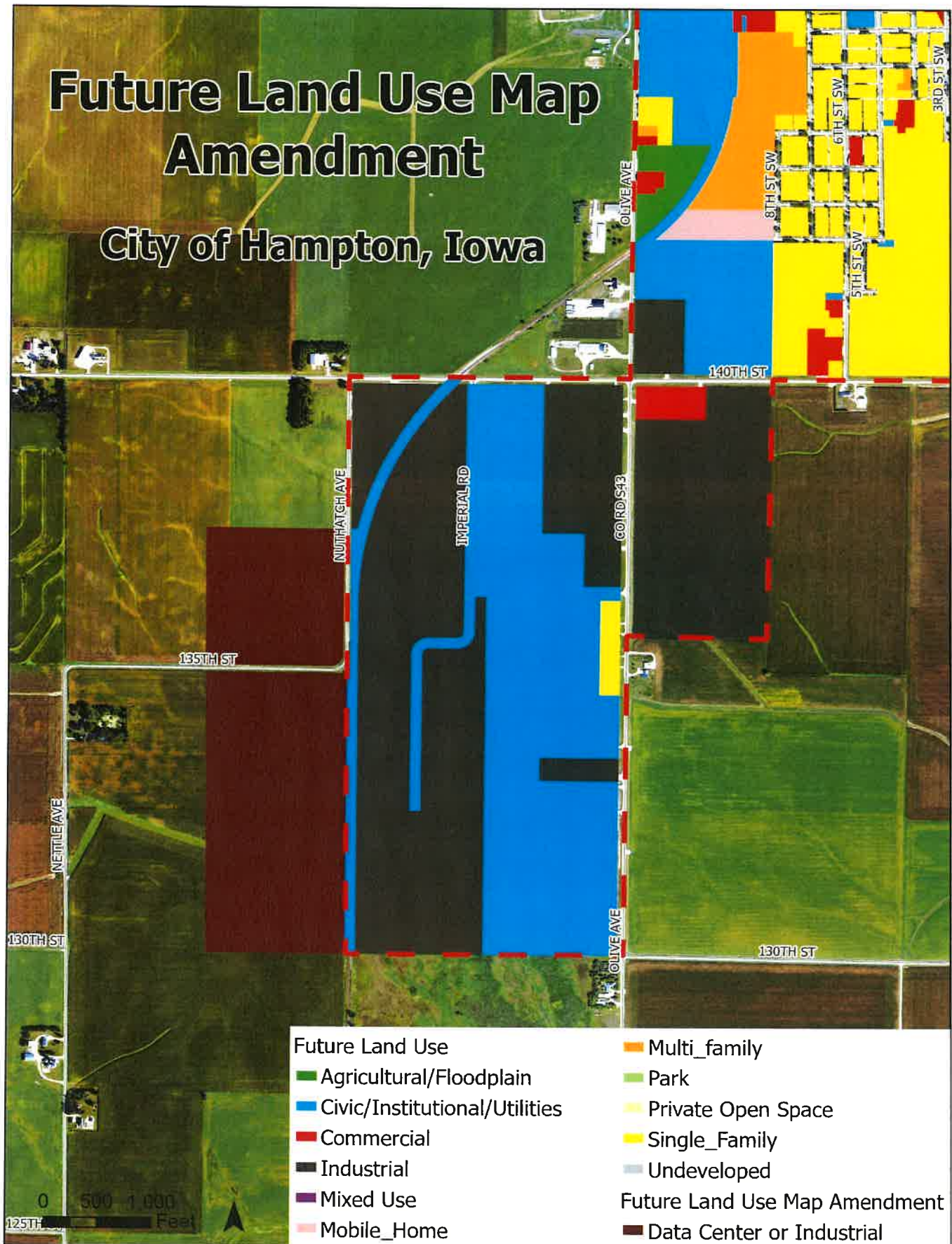
a. **STRATEGY:** Avoid locating data centers in environmentally sensitive areas, such as within or near FEMA-regulated floodplains, properties with poorly draining soils, and away from parks and conservation areas. Strictly enforce Hampton's floodplain ordinance.

- b. **STRATEGY:** Ensure developers address proper wastewater treatment during site plan review, such as requiring hook-up to public sewer systems and requiring any onsite treatment to be included on site plans.
 - c. **STRATEGY:** Require a qualified, licensed engineer to design plans for proper storm water/surface water drainage to negate potential impacts to neighboring properties.
 - d. **STRATEGY:** Ensure a qualified, licensed engineer reviews plans for cooling systems and water and wastewater systems, particularly to review such systems will be installed without leakages or contamination into nearby soils or groundwater.
 - e. **STRATEGY:** At a minimum, require developers to meet EPA and Iowa DNR standards for fossil fuel power sources.
5. **GOAL: Avoid negative externalities.** The development of data centers will mitigate potentially undesirable impacts to the immediate neighborhood and community at large.
- a. **STRATEGY:** Include measurable standards that address both audible sound and low-frequency spectrums that may impact nearby residents in requirements. Require pre- and post-construction sound studies and sound-proofing methods utilized as a part of application requirements.
 - b. **STRATEGY:** Require security and other lighting to be limited to onsite illumination only and included with the site plan review.
 - c. **STRATEGY:** Strictly protect road infrastructure utilizing a road use agreement, requiring designated construction routes, developer's financial security to repair any damage occurring during construction, and a pre-construction condition assessment.
 - d. **STRATEGY:** During construction, limit hours of operations, require dust control, and consider similar strategies to limit disruption to the local community.
 - e. **STRATEGY:** Utilize minimum design standards that assist in maintaining local aesthetics, such as density or open space standards, landscaping, screening, and outdoor storage limitations.

6. **GOAL: Emergency management considerations.** Data center development planning will factor in emergency response needs.
 - a. **STRATEGY:** Require an emergency management plan that meets the needs of Franklin County Emergency Management and local first responders.
 - b. **STRATEGY:** Factor in the need for training and specialized equipment for necessary emergency response.
7. **GOAL: Economic development considerations.** Data centers development will have an overall positive impact on the local economy.
 - a. **STRATEGY:** Require a decommissioning plan addressing the end of a data center's useful life to ensure the land can be used again in the future. The plan should address and prioritize the potential repurposing of the facility to a new use but also possible facility removal back to the site's original condition, if necessary, as may be approved by the City of Hampton. Protect the City by requiring an appropriate level of financial security in case of developer abandonment, foreclosure, or vacancy.
 - b. **STRATEGY:** Ensure a comprehensive analysis of positive and negative considerations of proposed developments.
8. **GOAL: Transparent review process.** All considerations and application reviews will be conducted transparently with ample public notice.
 - a. **STRATEGY:** Develop an application and site plan review process that creates sufficient time and extra opportunities for public input and transparency.
 - b. **STRATEGY:** Abide by and exceed all open meetings and public notice standards required by state law.
 - c. **STRATEGY:** Refuse to enter into a non-disclosure agreement with any data center developer.

Future Land Use Map Amendment

City of Hampton, Iowa



RESOLUTION NO. 2026-18

**RESOLUTION OF ADOPTION
2026 HAMPTON COMPREHENSIVE DEVELOPMENT PLAN POLICY
AND LAND USE MAP AMENDMENT REGARDING DATA CENTERS**

WHEREAS, the Code of Iowa states that cities shall base subdivision and zoning regulations upon an adopted comprehensive land use plan; and,

WHEREAS, the Hampton City Council adopted the current Hampton Comprehensive Development Plan on November 9, 2023; and,

WHEREAS, the current comprehensive plan does not directly address data centers, which are particularly pertinent today and may potentially be an impactful land use to the City of Hampton and its residents; and,

WHEREAS, the Hampton City Council has prepared this comprehensive plan policy and land use map amendment with the assistance of the North Iowa Area Council of Governments; and,

WHEREAS, the Hampton Planning and Zoning Commission, after reviewing and duly holding public hearing, has recommended approval of said plan policy and future land use map amendment to the Hampton Comprehensive Development Plan to the Hampton City Council; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of Hampton, Iowa, after duly holding a public hearing, adopts said plan policy and future land use map amendment to the Hampton Comprehensive Development Plan as a revision to the official future planning document of Hampton, Iowa.

IT IS FURTHER RESOLVED that said revision to the Hampton Comprehensive Development Plan shall be placed on file in appropriate places and provided to appropriate county officials for reference purposes for the deliberation of land use issues and enforcement of land use ordinances as hereafter may be adopted by the City Council of Hampton, Iowa.

PASSED AND APPROVED this 22nd day of October 2026.

SIGNED:

Steve Birdsall
Mayor, City of Hampton

ATTEST:

Ron Dunt
City Manager, City of Hampton

10/22/2026

CITY OF HAMPTON
FINANCIAL REPORT
CLAIMS FOR APPROVAL

VENDOR	DESCRIPTION	AMOUNT
A&M ELECTRIC INC	REPAIR	\$ 346.11
AUTO PARTS INC	SUPPLY	\$ 1,006.41
BOLTON & MENK INC	CONTRACT FEES	\$ 4,680.00
CADY & ROSENBERG	ATTY FEES	\$ 2,375.00
CENTRAL IOWA DISTRIBUTING	SUPPLY	\$ 607.00
CENTURYLINK01	PHONE	\$ 44.19
CONSOLIDATED ENERGY CO	FUEL	\$ 3,672.23
CTI READY MIX	CAP EQUIP	\$ 1,062.00
D&L SANITATION INC	GARBAGE	\$ 477.23
EBS - CITY'S PORTION	HEALTH INS	\$ 33,354.52
EFTPS FED WH	FED/FICA TAX	\$ 15,232.40
FAREWAY STORES INC	SUPPLY	\$ 5.29
FRANKLIN CO EXTENSION	TRAINING	\$ 455.00
FRANKLIN REC	UTILITIES	\$ 520.21
GALLS LLC	UNIFORMS	\$ 1,219.57
GORDON FLESCH - NASPO	SUPPLY	\$ 82.54
GORDON FLESCH COMPANY	SUPPLY	\$ 75.57
HAMPTON HARDWARE	SUPPLY	\$ 306.76
HAWKINS, INC.	CHEMICALS	\$ 40.00
HOFER, STEPHANIE	SHELTER DEP	\$ 100.00
IOWA LAW ENFORCEMENT AC01	ACADEMY	\$ 5,225.00
ISG	ENGINEERING	\$ 5,000.00
KWIK TRIP INC / KWIK STAR	FUEL	\$ 2,591.89
MACQUEEN	REPAIR	\$ 1,081.25
MCKINNEY, BEN	CLEANUP	\$ 615.00
MENARDS - MASON CITY	STREET REPAIR	\$ 955.36
MERRITT COMPUTER SERVICES	MISC CONTRACT	\$ 166.00
MIDAMERICAN ENERGY CO	ELECTRIC	\$ 14.56
MID-AMERICAN RESEARCH CHE	SUPPLY	\$ 592.00
MURPHY'S HTG & PLMBG	REPAIR	\$ 2,224.25
MUTSCHLER, KEN	SHELTER DEP	\$ 100.00
NAPA AUTO PARTS	SUPPLY	\$ 430.46
NIACC	TRAINING	\$ 270.00
OVERHD DOOR CO OF MASON C	REPAIR	\$ 365.00
PRINTING SERVICES INC	SUPPLY	\$ 300.27
PRO EDGE BUILDING SOLUTIO	SUPPLY	\$ 721.25
QT PETROLEUM ON DEMAND	SUPPORT	\$ 1,195.00
QUALITY PUMP & CONTROL	REPAIR	\$ 12,166.04
RESILIENT MIND PSYCOLOGY	TESTING	\$ 325.00

RIVER CITY FENCE	FENCE	\$ 5,584.96
SCHUMANN AVIATION	CONTRACT FEES	\$ 3,327.08
SENSAPHONE	RENEWAL	\$ 83.40
SENTRY AQUATIC INNOVATION	POOL EQUIP	\$ 51,305.00
SPARTAN PAINTING LLC	MISC CONTRACT	\$ 450.00
TRI-STATE CONSTRUCTION	STOREFRONT STABILIZATION	\$ 80,957.69
TRUCK CENTER COMPANIES-CL	SUPPLY	\$ 67.50
UNITYPOINT CLINIC OCCUP M	2026 ANNUAL FEE	\$ 139.00
UNUMPROVIDENT CORPORATION	DISABILITY INS	\$ 1,038.48
VAN GERPEN, IRVIN ESTATE	CEM LOT	\$ 350.00
VERIZON	PHONE	\$ 237.00
VISA	SUPPLY	\$ 2,399.86
WINDSOR THEATRE DEVELOPME	CEILING	\$ 20,000.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 51,586.23
CLAIMS TOTAL		\$ 317,526.56

CLAIMS BY FUND:

GENERAL FUND	\$ 60,058.10
GENERAL - LOST/POOL FUND	\$ 558.66
LIBRARY FUND	\$ 5,523.10
ROAD USE TAX FUND	\$ 20,361.63
EMPLOYEE BENEFITS FUND	\$ 21,638.75
POOL & PARKS RESERVE FUND	\$ 51,305.00
55% LOST RESERVE FUND	\$ 20,000.00
CEMETERY TRUST FUND	\$ 98.99
CAPITAL PROJECT - FAA GRA FUND	\$ 4,680.00
CAPITAL PROJECT - RICKS FUND	\$ 85,972.25
WATER OPERATING FUND	\$ 19,192.62
SEWER FUND	\$ 27,525.20
SOLID WASTE FUND	\$ 612.26
CLAIMS TOTAL	\$ 317,526.56

Resolution 2026-19

RESOLUTION PROVIDING NOTICE OF INTENT TO SELL AND REQUEST FOR BIDS FOR CITY-OWNED REAL ESTATE LOCATED AT 202 3RD AVENUE NE, 321 5TH STREET SW, 120 1ST AVENUE NE AND 603 1ST STREET NE

WHEREAS, the City of Hampton, Iowa, is owner of real estate located at 202 3rd Avenue NE, 321 5th Street SW, and 120 1st Avenue NE and 603 1st Street NE, Hampton, Iowa, and legally described as:

- Lot Four (4) Block Two (2), Gillette's Addition to Hampton, Franklin County, Iowa.
- The South one-half (S1/2) of Lots 7 and 8, Block 29, Beeds Second Addition to Hampton, Franklin County, Iowa.
- The east half (E1/2) of lot four (4) and the south sixteen (16) feet of the east half (E1/2) of lot three (3) and the south twenty (20) feet of the north fifty (50) feet of the east half (E1/2) of lot three (3), all in block eleven (11) in Gillett's Addition to Hampton, Franklin County, Iowa.
- Lot 5, except the east 37 feet thereof, Block six (6) in Motts Addition to Hampton, Franklin County, Iowa.

WHEREAS, the City of Hampton has determined that the properties are no longer needed for municipal purposes and proposes to sell the properties by soliciting bids from parties interested in purchasing the properties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hampton, Iowa that the attached Notice of Intent to Sell and Request for Bids is hereby approved and the City Clerk is directed to publish the notice in the newspaper and otherwise advertise for sealed bids.

PASSED AND APPROVED by the City Council of Hampton, Iowa, on the _____ day of _____, 2026.

ATTEST:

Steve Birdsall, Mayor

Ron Dunt, City Manager

**NOTICE OF INTENT TO SELL AND REQUEST FOR BIDS FOR CITY-
OWNED REAL ESTATE LOCATED AT 202 3RD AVENUE NE, 321 5TH
STREET SW, 120 1ST AVENUE NE AND 603 1ST STREET NE**

The City of Hampton is soliciting bids from parties interested in purchasing City-owned property legally described as:

- Lot Four (4) Block Two (2), Gillette's Addition to Hampton, Franklin County, Iowa (202 3rd Avenue NE, County Parcel 0733228001)
- The South one-half (S1/2) of Lots 7 and 8, Block 29, Beeds Second Addition to Hampton, Franklin County, Iowa (321 5th St SW, County Parcel 0733187008)
- The east half (E1/2) of lot four (4) and the south sixteen (16) feet of the east half (E1/2) of lot three (3) and the south twenty (20) feet of the north fifty (50) feet of the east half (E1/2) of lot three (3), all in block eleven (11) in Gillett's Addition to Hampton, Franklin County, Iowa (120 1st Ave NE, County Parcel 0733234010, 0733234012)
- Lot 5, except the east 37 feet thereof, Block six (6) in Motts Addition to Hampton, Franklin County, Iowa (603 1st St NE, County Parcel 0728477005)

Bidders shall submit their bids in a sealed envelope, plainly marked "SEALED OFFER" and identifying the address of the property for which the bid is submitted. Bids shall be received no later than 1:00 pm, local time, on December 10, 2026, at Hampton City Hall, 122 1st Ave. NW, Hampton, IA 50441.

Bids shall be considered by the Hampton City Council at its meeting on December 10, 2026, at 6:00 p.m., at which time the Council may take action on the proposals submitted.

A minimum bid amount of \$1,000 for each property is required. Bids submitted for less than this amount will be rejected.

Submission Requirements: The Bidder must submit an offer on the City's bid form on or before the time noted above. Late bids will be returned to bidders. The Bidder shall also be required to submit a deposit in the amount of 10% of the proposed bid amount. The deposit must be made by certified check, treasurer's check or cashier's check issued by a responsible bank or trust company, payable to the City of Hampton. Deposits of unsuccessful bidders will be returned within 30 days of the bid opening.

Process:

- **Legal Procedures:** Property sales are conditioned upon formal approval of the Hampton City Council and completion of all required legal procedures to dispose of City property, including the holding of a public hearing pursuant to Iowa Code Section 364.7.
- **Award/Conveyance of Property:** A property shall be conveyed to the bidder submitting the highest responsive and responsible bidder complying with the

conditions set forth herein, provided the bid is in the best interest of the City of Hampton. A property will be conveyed "as-is" via quit claim deed subject to all easements and encumbrances of record.

- **Purchase Agreement:** Successful bidders must execute a Purchase Agreement on a form prepared and approved by the City within three days of the City Council's determination for award, or the successful bidder's bid will be deemed rejected. Failure to execute the Purchase Agreement within this timeframe will result in forfeiture of the successful bidder's deposit.

Failure to submit any materials or comply with the requirements of this bid proposal may result in the bid being deemed nonresponsive and rejected. The City reserves the right to reject any and/or all bids and to waive any and/or all technicalities and/or all irregularities.

For more information, please contact Ron Dunt, at (641) 456-4853.

**HAMPTON CITY COUNCIL
REGULAR SESSION MINUTES
THURSDAY, OCTOBER 8, 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 Jeanne Fay, Bill Holmstrom, and Barry Lamos. James Davies and Kristin Roode attended via Zoom. Jerre Grefe was absent. Also present were City Manager Ron Dunt and Police Chief Mark Morrison. Public Works Director Doug Tarr was 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 Holmstrom, second by Fay to approve the agenda. Motion approved unanimously.

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

Council Workshop Report: The Mayor presented Council Workshop Report from the October 5, 2026.

Public Comment: Auditor Katy Flint informed the council of Iowa Code requirements for in person voting the Saturday proceeding election day, and asked that 1st St NW between Central Ave and 1st Ave NW be kept open during the Halloween Howl event.

Old Business: None.

New Business: City Manager Dunt presented a **property tax abatement application for 200 12th Ave NE**. Motion by Fay, second by Holmstrom to approve property tax abatement application for 200 12th Ave NE. Motion approved unanimously.

Kalob Hays from ISG presented change requests **#17 and #18 for 4 & 6 1st Street NW**. Motion by Lamos, second by Roode to approve change requests #17 and #18 for 4 & 6 1st Street NW. Motion approved unanimously.

Kalob Hays from ISG presented **Pay Application #5 for Storefront Stabilization at 4 & 6 1st Street NW**. Motion by Lamos, second by Davies to approve Pay Application #5 for Storefront Stabilization at 4 & 6 1st Street NW. Motion approved unanimously.

Council set date for **public hearing for comprehensive plan amendment for Thursday, October 22, 2026 at 6:00 pm**. Motion by Fay, second by Lamos to set date for public hearing for comprehensive plan amendment for Thursday, October 22, 2026 at 6:00 pm. Motion approved unanimously.

Elisa Van Wert, Chamber Director, presented a **street closure request for the Chamber's Halloween Howl to be held on Saturday, October 31**. The Chamber will publicize the closures on social media. Motion by Holmstrom, second by Fay to approve street closure request for Saturday, October 31. Motion approved unanimously.

Public Hearing: None.

Approval of claims. Motion by Fay, second by Lamos to approve the **claims as submitted by staff** in the amount of \$184,769.16. Motion approved unanimously.

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

Consent Agenda: Mayor Birdsall presented the consent agenda. Motion by Roode, second by Lamos, to approve the Consent Agenda and the following items: approve previous minutes as drafted from Monday, September 21, 2026 Regular Session; schedule the next Regular Session for Thursday, October 22, 2026, at 6:00 p.m. at the Hampton City Council Chambers; approve alcohol licensing for Mi Tierra Mexican Restaurant, 115 1st St NW; approve alcohol licensing for Family Dollar #32965, 411 Central Ave W. Motion approved unanimously.

Staff Report given by Police Chief Morrison and City Manager Dunt.

Council Reports given by Roode and Fay.

Mayor's Report given by Mayor Birdsall.

Motion to adjourn by Fay, second by Roode at 6:31 p.m. Motion approved unanimously.

Attest:

Ron Dunt, City Manager

Mayor Steve Birdsall