

Minutes of the November 11, 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, and Barry Lamos. Patrick Palmer 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.

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 had 8 new notices last week, one court order cleanup, and one cleanup scheduled. Public Works Director Tarr reported he had court for a nuisance property and district court for a 657(a) at 202 3rd Ave NE and anticipates having a court order for that soon. Tarr said there were 5 asbestos removal bids for 25 6th St SW and the lowest bid was \$11,980. Tarr is also working to contact various property owners regarding nuisance issues and has district court for another 657(a) property this week.

Jason Petersburg from V&K updated the council on the water main project. He presented the council with two change orders. The total for the change orders is \$1,834 and \$87,730. The change orders will likely use up the remaining APRA funds the city received. The council was reminded any unused ARPA funds must be sent back to the Federal Government. The consensus of the council was to proceed with the change orders with formal approval at the November 14, 2024 meeting.

Sam Brockshus from ISG Inc. presented the council with structural condition assessments for 4 & 6 1st St NW and 2 options for each structure as well as cost estimates for each option. Option A is to repair the structure back to a safe condition that a future owner could redevelop. Option B is to demolish the entire structure and make adjoining walls suitable for outside weather conditions. Option A to repair 4 1st St NW has an estimated cost of \$304,500 and the estimated cost to repair 6 1st St NW is \$193,500. Option B to demolish 4 1st St NW is estimated to cost \$307,500, and Option B to demolish 6 1st St NW is estimated to cost \$307,500. Brockshus answered various questions from the council. The council will continue to discuss the options at a future meeting.

City Manager Dunt reported he has been communicating with the Iowa DNR for the Iowa Brownfield Redevelopment Program which allows grant funds to be used for asbestos and lead paint testing and removal at 4 and 6 1st St NW. He presented the council with a grant agreement contract that would reimburse the city for expenses paid to Terracon for \$3,250 for testing for each property. Dunt reminded the council this work would have to be done regardless of repair or demolition. The consensus of the council was favorable for Ron to proceed.

Public Works Director/Zoning Administrator Tarr informed the council the Planning & Zoning Commission has made recommendations to change the zoning at 1013 4th St SE from the current Light Industrial to Arterial Transitional. Once the legal description is received from the city attorney the council will be presented with an ordinance to vote on.

Chief Morrison presented the council with the updated vicious dog ordinance. The consensus of the council was to include the first reading of the ordinance on a regular session agenda upon completion.

Mayor Birdsall adjourned the workshop at 6:55 p.m.