

Minutes of the 8-11-14 Hampton City Council Workshop

The Hampton City Council held a workshop at 6:00 pm in city council chambers. Members present; Hickman, Pralle, Lukensmeyer, Freie and Harms. Absent: Davies. Also present were City Manager Ron Dunt, PWD Doug Tarr and Police Chief Bob Schaefer. Mayor Boehmler called meeting to order.

Pledge of allegiance was cited. Public Comment; none.

Ron explained he had been in negotiations for the purchase of a new Ford Police patrol car at a cost of approximately \$24,100. The council budgeted to make the purchase which included trading in the 2011 Dodge Charger. Ron indicated the trade in amount agreed to was \$13,000. Net total cost after trade would be in the neighborhood of \$11,500. Consensus was to place on 8-14-14 agenda for approval.

Ron stated that Library Director Kim Manning is recommending council approval of Wendy Buseman to be appointed as a Hampton Library Board of Trustee member. Consensus was to put the appointment on the 8-14-14 council agenda for approval.

Ron and Tom Madden presented a power point presentation of potential Sponsored project improvements which illustrated erosion issues along city owned stream banks. Ron reminded the council that participating in the SRF loan program for our waste water treatment plant project (wwtp) makes us eligible to do a water restoration project (sponsored project) at no extra cost. The Iowa Finance Authority will lower the interest rate on our main SRF loan to an amount equal to the costs of the sponsored project so we essentially can do two projects for the price of one. In our application, we identified potential projects such as stream bank stabilization (to control bank erosion) along Squaw Creek running through the cemetery and East Park, Spring Creek in Harriman Park and Memorial Park surface water swale improvements. In addition to projects inside the City, local NRCS Director Lawrence Green expressed a desire to have the city consider putting our sponsored project funds towards the silt dam improvement project at Beed's Lake.

Ron and Doug feel that it is most logical and in the best interest of the citizens of Hampton to select projects on city property since we have erosion issues that need attention and more importantly, our citizens are paying increased sewer rates to pay for a new waste water treatment plant project and those same funds will be paying for the sponsored project improvements as well.

Ron went on to explain that staff recommends projects on city property to improve the water quality directly accessible to the residents of Hampton for the following reasons;

- The city already owns the land where improvements are needed
- We can provide future maintenance of the improvements
- We control the activities on city property through policymaking
- There is no need to acquire property or seek 28E agreements with other entities
- It makes sense to fund local projects with local sewer rate fees

Ron doesn't recommend that we ask our citizens to pay for improvements to a Beed's Lake improvement project with our sewer rates when Beed's Lake is owned by the State of Iowa, operated by the IDNR while the State of Iowa and the state legislature do not see the importance of adequately funding their own state park property, lake and infrastructure. He also does not believe it is within the scope or responsibility of the City of Hampton to fund the States shortsightedness.

Jay inquired about the possibility of paying off the revenue bond early and the effects that would have on funding the sponsored project. Tom indicated that it would probably take some sort of a 'windfall' of money to pay off the bond early. Ron explained that it is unlikely that this revenue bond would be paid off early due given that our recent concerns were avoiding potential shortage of adequate revenues to service the debt, resulting in annual increases to our sewer rates.

Ron asked the council to continue reviewing the potential projects and the council will discuss at their next workshop. Final decision should be made by October 1st.

Ron reviewed the SRF Loan Application document with the council. Consensus was to place the application on the August 14th council agenda for approval.

Tom Madden, Yaggy Colby Associates/SEH presented a proposal for professional services for construction administration for the waste water treatment plant project. After much discussion, the consensus was to place the agreement on the August 14th council agenda for approval.

The council reviewed the Urban Revitalization Tax Abatement Application submitted by DT Pralle Enterprise for property at 1815 4th St NE. Consensus was to place application on the August 14th council agenda for approval.

Doug updated the council on the Long Term Medical Supply loading zone request. Doug indicated the most recent proposal calls for an ADA parking space on the northeast corner of the intersection of 1st St NW and 2nd Ave. (north side of 2nd Ave) and a loading zone space in front of LTMS with a time limit of 15 minutes. Doug will draft appropriate resolution or ordinance amendment and bring to the next workshop.

Dyanne indicated that Rustic Brew inquired about placing an ADA parking spot in front of their store front. Mayor Boehmler reminded council and staff to be cognizant of our 3 Goal Setting Priorities from this Spring; addressing habitual nuisance offenders, alternative revenue sources and street construction around bandshell block.

With no further items for discussion, the meeting concluded at 7:30 p.m. p.m.