

August 19, 2021

The City Council of the City of Bloomfield, State of Iowa, met in \_\_\_\_\_ session, in the Bloomfield Public Library, 107 North Columbia Street, Bloomfield, Iowa, at 7:00 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

\_\_\_\_\_

**Absent:** \_\_\_\_\_

**Vacant:** \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 5 TO THE BLOOMFIELD URBAN RENEWAL PLAN IN THE CITY OF BLOOMFIELD, STATE OF IOWA", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called, and the vote was:

**AYES:** \_\_\_\_\_

\_\_\_\_\_

**NAYS:** \_\_\_\_\_

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION SETTING DATES OF A CONSULTATION AND  
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 5  
TO THE BLOOMFIELD URBAN RENEWAL PLAN IN THE  
CITY OF BLOOMFIELD, STATE OF IOWA

WHEREAS, by Resolution No. 100, adopted March 18, 1991, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Bloomfield Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Bloomfield Urban Renewal Area #1 (the "Urban Renewal Area" or "Area") described therein, which Plan as amended four times, lastly by Amendment No. 4 as approved by Resolution No. 2016-24 on November 3, 2016, is on file in the office of the Recorder of Davis County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

Commencing at a point where the West Bloomfield City Corporate limits intersects the South right of way line of Karr Avenue, thence East along the South right of way line of Karr Avenue to a point where the West Bloomfield City Corporate limits tracts in a southerly direction, thence South along the Bloomfield City Corporate limits to the South right of way line of county road running East and West along the south side of the Bloomfield Municipal Airport and Bloomfield Industrial Subdivision, thence East along the South right of way line of said county road to a point where said county road intersects the East right of way line of County Road V-20, thence North along the East right of way line of said County Road V-20 to a point where the East right of way line of County Road V-20 intersects the South right of way line of U. S. Highway 63 and State Highway No. 2 (excepting approximately eighty-five (85) acres owned by Z. W. Hubbartt, et al, located in the West Half of Section Thirty-six (36), Township Sixty-nine (69) North, Range Fourteen (14) West of the 5th P.M.); thence East along the South right of way line of U. S. Highway 63 and State Highway No. 2 to the Bloomfield City Corporate limits running on the West side of the Burchette-Wuthrich Subdivision, thence following the corporate city limits South and East along the Bloomfield City Corporate limits, thence

North to the South right of way line of the abandoned C. B. & Q. Railroad right of way, thence Northwest along the South side of the abandoned C. B. & Q Railroad right of way to a point where the South railroad right of way line of the abandoned C. B. & Q Railroad intersects with the West right of way line of U. S. Highway 63, thence South along the West right of way of U. S. Highway 63 to a point fifty-one (51) rods North of the Southeast corner of the West Half of the Southeast Quarter of the Southeast Quarter ( $W\frac{1}{2} SE\frac{1}{4} SE\frac{1}{4}$ ) of Section Twenty-five (25), Township Sixty-nine (69) North, Range Fourteen (14) West of the 5th P.M.; thence West to the West right of way line of Columbia Street; thence South to the Bloomfield City Corporate limits; thence West along the Bloomfield City Corporate limits and following

the Bloomfield City Corporate limits South, West, and North to the North right of way line of Karr Avenue, thence West to the East right of way line of Railroad Street; thence North along the East right of way line of Railroad Street to the North right of way line of South Street; thence West to the East line of the abandoned railroad right of way of the Northfork and Western Railroad; thence Southwest along the East line of the abandoned railroad right of way to the West Bloomfield City Corporate limits; thence South along the Bloomfield City Corporate limits to the place of beginning.

#### AMENDMENT NO. 1

No land added.

#### AMENDMENT NO. 2 AREA

Beginning at the intersection of Madison Street and Locust, then west on Locust Street to Columbia Street, then south on Columbia Street to Walnut Street, then east on Walnut Street to Madison Street, then south on Madison Street to the abandoned CB&O railroad right-of-way, then southeast on the abandoned right-of-way to a point 233.32 feet east from east side of right-of-way of U.S. Highway 63, then north to South Street to a point 388.77 feet west from east side of right-of-way of East Street, then west on South Street to Dodge Street, then north on Dodge Street to Walnut Street, then east on Walnut Street to Howard Street, then north on Howard Street to North Street, then east on North Street to East Street, then north on East Street to the north line of Arkansas Avenue, then west to the west line of East Cleveland Township, then continuing north on the west line of East Cleveland Township to the corporate limits, then following the corporate limits north and west until they intersect with Madison Street, then southwest on Madison Street to Washington Street, then south on Washington

Street to U.S. Highway 63, then south on U.S. Highway 63 to North Street, then west on North Street to Madison Street, then south on Madison Street to the point of beginning.

AND

Beginning at the intersection of the abandoned CB&O Railroad and Columbia Street, then southeast on the abandoned railroad right-of-way to U.S. Highway 63, then south on U.S. Highway 63 to a point fifty-one (51) rods north of the southeast corner of the West 1/2 of the SE 1/4 of the SE 1/2 of Section 25-69-14, then west to a point 330 feet east from center line of right-of-way of Columbia Street, then north to the point of beginning.

AND

Beginning at the intersection of Karr Street and West Street, then north on West Street to the abandoned CB&O railroad right-of-way, then southwest on the abandoned right-of-way to Railroad Street, then south on Railroad Street to Karr Street, then east on Karr Street to the point of beginning.

The areas include the full right-of-way of all streets forming the boundary.

AMENDMENT NO. 3

No land added or removed.

AMENDMENT NO. 4

No land added or removed.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 5 to the Plan ("Amendment No. 5" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of eligible projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 5 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 5 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 5 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BLOOMFIELD, STATE OF IOWA:

Section 1. That the consultation on the proposed Amendment No. 5 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the August 30, 2021, at City Hall, 111 West Franklin Street, Bloomfield, Iowa, at 8:00 A.M., and the City Administrator, or her delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 5, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
THE CITY OF BLOOMFIELD, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED AMENDMENT NO. 5 TO THE BLOOMFIELD  
URBAN RENEWAL PLAN FOR THE CITY OF BLOOMFIELD,  
STATE OF IOWA

The City of Bloomfield, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 8:00 A.M. on August 30, 2021, at City Hall, 111 West Franklin Street, Bloomfield, Iowa concerning a proposed Amendment No. 5 to the Bloomfield Urban Renewal Plan for the Urban Renewal Area #1, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or her delegate, as the designated representative of the City of Bloomfield, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 5 to the Bloomfield Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Bloomfield, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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City Clerk, City of Bloomfield, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 5 before the City Council at its meeting which commences at 7:00 P.M. on September 16, 2021, in the Bloomfield Public Library, 107 North Columbia Street, Bloomfield, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Bloomfield Democrat, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED AMENDMENT NO. 5 TO THE BLOOMFIELD URBAN  
RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY  
OF BLOOMFIELD, STATE OF IOWA

The City Council of the City of Bloomfield, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on September 16, 2021 in the Bloomfield Public Library, 107 North Columbia Street, Bloomfield, Iowa, to consider adoption of a proposed Amendment No. 5 to the Bloomfield Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Bloomfield, State of Iowa.

The Urban Renewal Area, as amended, contains the land legally described as follows:

ORIGINAL AREA

Commencing at a point where the West Bloomfield City Corporate limits intersects the South right of way line of Karr Avenue, thence East along the South right of way line of Karr Avenue to a point where the West Bloomfield City Corporate limits tracts in a southerly direction, thence South along the Bloomfield City Corporate limits to the South right of way line of county road running East and West along the south side of the Bloomfield Municipal Airport and Bloomfield Industrial Subdivision, thence East along the South right of way line of said county road to a point where said county road intersects the East right of way line of County Road V-20, thence North along the East right of way line of said County Road V-20 to a point where the East right of way line of County Road V-20 intersects the South right of way line of U. S. Highway 63 and State Highway No. 2 (excepting approximately eighty-five (85) acres owned by Z. W. Hubbartt, et al, located in the West Half of Section Thirty-six (36), Township Sixty-nine (69) North, Range Fourteen (14) West of the 5th P.M.); thence East along the South right of way line of U. S. Highway 63 and State Highway No. 2 to the Bloomfield City Corporate limits running on the West side of the Burchette-Wuthrich Subdivision, thence following the corporate city limits South and East along the Bloomfield City Corporate limits, thence

North to the South right of way line of the abandoned C. B. & Q. Railroad right of way, thence Northwest along the South side of the abandoned C. B. & Q Railroad right of way to a point where the South railroad right of way line of the abandoned C. B. & Q Railroad intersects with the West right of way line of U. S. Highway 63, thence South along the West right of way of U. S. Highway 63 to a point fifty-one (51) rods North of the Southeast corner of the West Half of the Southeast Quarter of the Southeast Quarter ( $W\frac{1}{2} SE\frac{1}{4} SE\frac{1}{4}$ ) of Section Twenty-five (25), Township Sixty-nine (69) North, Range Fourteen (14) West of the 5th P.M.; thence West to the West right of way line of Columbia Street; thence South to the Bloomfield City Corporate limits; thence West along the Bloomfield City Corporate limits and following

the Bloomfield City Corporate limits South, West, and North to the North right of way line of Karr Avenue, thence West to the East right of way line of Railroad Street; thence North along the East right of way line of Railroad Street to the North right of way line of South Street; thence West to the East line of the abandoned railroad right of way of the Northfork and Western Railroad; thence Southwest along the East line of the abandoned railroad right of way to the West Bloomfield City Corporate limits; thence South along the Bloomfield City Corporate limits to the place of beginning.

#### AMENDMENT NO. 1

No land added.

#### AMENDMENT NO. 2 AREA

Beginning at the intersection of Madison Street and Locust, then west on Locust Street to Columbia Street, then south on Columbia Street to Walnut Street, then east on Walnut Street to Madison Street, then south on Madison Street to the abandoned CB&O railroad right-of-way, then southeast on the abandoned right-of-way to a point 233.32 feet east from east side of right-of-way of U.S. Highway 63, then north to South Street to a point 388.77 feet west from east side of right-of-way of East Street, then west on South Street to Dodge Street, then north on Dodge Street to Walnut Street, then east on Walnut Street to Howard Street, then north on Howard Street to North Street, then east on North Street to East Street, then north on East Street to the north line of Arkansas Avenue, then west to the west line of East Cleveland Township, then continuing north on the west line of East Cleveland Township to the corporate limits, then following the corporate limits north and west until they intersect with Madison Street, then southwest on Madison Street to Washington Street, then south on Washington Street to U.S. Highway 63, then south on U.S. Highway 63 to North Street, then west on North Street to Madison Street, then south on Madison Street to the point of beginning.

AND

Beginning at the intersection of the abandoned CB&O Railroad and Columbia Street, then southeast on the abandoned railroad right-of-way to U.S. Highway 63, then south on U.S. Highway 63 to a point fifty-one (51) rods north of the southeast corner of the West 1/2 of the SE 1/4 of the SE 1/2 of Section 25-69-14, then west to a point 330 feet east from center line of right-of-way of Columbia Street, then north to the point of beginning.

AND

Beginning at the intersection of Karr Street and West Street, then north on West Street to the abandoned CB&O railroad right-of-way, then southwest on the abandoned right-of-way to Railroad Street, then south on Railroad Street to Karr Street, then east on Karr Street to the point of beginning.

The areas include the full right-of-way of all streets forming the boundary.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Bloomfield, Iowa.

The City of Bloomfield, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 5 would add and/or confirm the list of eligible projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Bloomfield, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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**City Clerk, City of Bloomfield, State of Iowa**

(End of Notice)

Section 5. That the proposed Amendment No. 5, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 5 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 19<sup>th</sup> day of August, 2021.

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**Daniel Wiegand, Mayor**

ATTEST:

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**Sandy Jones, City Clerk**

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

**ATTACH THE AMENDMENT  
LABELED AS EXHIBIT 1 HERE**

## CERTIFICATE

STATE OF IOWA )  
                  ) SS  
COUNTY OF DAVIS )

I, the undersigned City Clerk of the City of Bloomfield, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

(SEAL)

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**City Clerk, City of Bloomfield, State of Iowa**