

ORDINANCE NO. 1094

AMENDED AND RESTATED ORDINANCE  
DESIGNATING THE FAIRFIELD COMMERCIAL/  
INDUSTRIAL/RESIDENTIAL URBAN  
REVITALIZATION AREA OF THE CITY OF FAIRFIELD,  
IOWA (RELATED TO ORDINANCE NO. 1001)

WHEREAS, Chapter 404 of the Code of Iowa, the "Act", authorizes cities by ordinance to designate revitalization areas if such areas meet the criteria of the Act and if the City completes the procedural requirements of the Act; and

WHEREAS, the City earlier adopted Ordinance No. 1001, which designated a certain area within the City as a commercial urban revitalization area; and

WHEREAS, the City has determined that a different urban revitalization area be designated with different available exemption schedules; consequently, Ordinance No. 1001 is amended and restated and this Ordinance replaces Ordinance 1001 in its entirety as of the effective date of this Ordinance; and

WHEREAS, pursuant to the Act, this Council did, by resolution, adopt a new urban revitalization plan for commercial, industrial and residential abatement for the City of Fairfield, Iowa, on November 26, 2012, by Resolution No. 2943 called the Fairfield Commercial/Industrial/Residential Urban Revitalization Plan ("Plan") for the Fairfield Commercial/Industrial/Residential Urban Revitalization Area ("Area" or "Revitalization Area"); and

WHEREAS, the Area so designated has heretofore been found to meet the criteria of the Act; and

WHEREAS, the revitalization of the Area so described will enhance the rehabilitation and development of the area resulting in the improvement of public health, safety and welfare of the residents of the City; and

WHEREAS, pursuant to the provisions of the Act, the City has held a public hearing on the proposed plan for said Revitalization Area; and

WHEREAS, notice of the public hearing was published at least 30 days prior to the date of the hearing and notice by ordinary mail was sent to the last known address of the owners of record within the Revitalization Area as well as to the "occupants" of the addresses located within the proposed Area at least 30 days prior to the date of the hearing; and

WHEREAS, pursuant to the provisions of the statute, the City has adopted the proposed plan for said Revitalization Area on November 26, 2012.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRFIELD, IOWA:

Section 1. That in accordance with Chapter 404 of the Code of Iowa, and in consideration of the restrictions set forth in the preamble hereof, the Area described as:

All property within the corporate limits of the City of Fairfield as of January 1, 2012

be and the same is hereby designated as a Revitalization Area under the Act, which shall be known as the Fairfield Commercial/Industrial/Residential Urban Revitalization Area of the City of Fairfield, Iowa.

Section 2. That the third reading of this Ordinance shall not be adopted before December 26, 2012, in case a second public hearing is required.

Section 3. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict, specifically, this Ordinance amends and restates Ordinance No. 1001 in its entirety as of the effective date of this Ordinance, and Ordinance No. 1001 shall have no effect as of the effective date of this Ordinance.

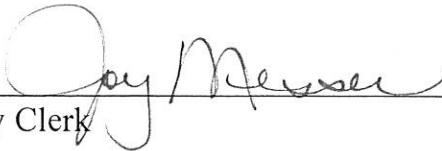
Section 4. That if any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 14th day of January, 2013.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

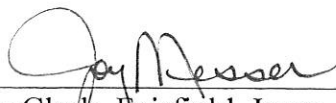
Read First Time: November 26, 2012, 6 Vote for passage:

Read Second Time: December 17, 2012, 6 Vote for passage:

Read Third Time: January 14, 2013, 7 Vote for passage:

PASSED AND APPROVED: January 14, 2013.

I, Joy Messer, City Clerk of the City of Fairfield, County of Jefferson, Iowa, do hereby certify that the above and foregoing is a true copy of Ordinance No. 1094 passed and approved by the City Council of the City at a meeting held January 14, 2013, and published in The Fairfield News on January 18, 2013.

  
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City Clerk, Fairfield, Iowa