



Council Communication

Office of the City Manager

Date

January 8, 2007

Agenda Item No. 52
Roll Call No. 07-
Communication No. 07-015
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Public Hearing regarding petition to establish the Ingersoll Avenue Self-Supported Municipal Improvement District.

SYNOPSIS:

Recommend holding a public hearing to accept input from owners of property in the proposed district or other city residents regarding the establishment of the SSMID. The City Council must wait at least 30 days after the public hearing has been held before it may adopt an ordinance establishing a SSMID district. Staff recommends that the City Council close the public hearing on the expansion of the District and find that the Petition satisfies the applicable requirements imposed by Chapter 386, Code of Iowa. Staff also requests that the City Council direct staff to prepare an ordinance for consideration on February 12, 2007, to establish the Ingersoll Avenue Self-Supported Municipal Improvement District, excluding 2716 and 2725 Ingersoll Avenue.

FISCAL IMPACT:

Amount: The SSMID is estimated to generate approximately \$20,000 annually.

Funding Source: N/A

ADDITIONAL INFORMATION:

The petition contains signatures from over the required 25% of the owners of taxable properties within the district. As of December 18, 2006, the petition was signed by the owners of 55.6% of the taxable property in the district (20 of 36). The signatures also represent ownership of property with an assessed value of over the required 25% of the assessed value of all taxable property in the District. As of December 18, 2006, the signatures represent property ownership with an assessed value of 70.3% of the total assessed value for taxable property in the District (\$8.793M of \$12.509M).

Pursuant to Roll Call No. 06-2468, the City Council set a public hearing for January 8, 2007, regarding a petition to establish the Ingersoll Avenue Self Supported Municipal Improvement District. Notice of the hearing was published in the Des Moines Register on December 28, 2006, and a copy of such notice was sent by certified mail on December 19, 2006, to all the owners of record of real property located within the proposed District as shown by the records of the Polk County Auditor.

The petition and published legal description of the proposed Ingersoll Avenue SSMID District includes two properties that adjoin the east side of the 28th Street right-of-way (2716 Ingersoll Avenue and 2725

Ingersoll Avenue). The Ingersoll Streetscape project improvements will now stop at the west side of the 28th Street right-of-way due to a future storm sewer improvement project along Ingersoll Avenue east of 28th Street. Therefore, staff believes that 2716 and 2725 Ingersoll Avenue should be removed from the proposed Ingersoll Avenue SSMID boundary. Removal of these two properties results in the petition being signed by the owners of 58.8% of the taxable property in the district (20 of 34) representing property ownership with an assessed value of 72.7% of the total assessed value for taxable property in the District (\$8.793M of \$12.095M).

PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2006

Roll Call Number: 06-2468

Action: Setting date of hearing [on](#) petition to establish the Ingersoll Avenue Self-Supported Municipal Improvement District, (1-08-07), and receive and file Evaluative Report and Recommendation of Plan and Zoning. ([Council Communication No. 06-779](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: November 20, 2006.

Roll Call Number: 06-2338.

Action: [Receipt](#) of Petition to Establish an Ingersoll Avenue Self-Supported Municipal Improvement District (SSMID). Moved by Hensley to receive, file and refer the petition to the City Plan and Zoning Commission for preparation of an evaluative report on the merit and feasibility of establishing the Ingersoll Avenue SSMID and to make recommendations with respect to the establishment of the project, all to be received by the City Council for the December 18, 2006, regular City Council meeting. Motion Carried 5-0. Mayor Cownie declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: December 7, 2006

Roll Call Number: N/A

Action: The Plan and Zoning Commission approved the evaluative report and recommended approval of the Ingersoll Avenue SSMID.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

First reading of an ordinance to establish the proposed SSMID will be scheduled for February 12, 2007.