

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 17, 2012
	Agenda Item No. 50 Roll Call No. <u>12-1969</u> Communication No. <u>12-620</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Public Hearing regarding petition for establishment of the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID).

SYNOPSIS:

The City Council shall hear all owners of property in the proposed Ingersoll Grand SSMID or other residents of the City desiring to express their views. 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. Staff recommends that the Council close the public hearing on establishment of the district and find that the petition and the district satisfy the applicable requirements imposed by Iowa Code Chapter 386. The Council should also direct staff to prepare an ordinance for consideration on January 28, 2013 to establish the Ingersoll Grand SSMID as described in the petition but excluding the following properties: 2515 Forest Drive; 516 28th Street; 3333 Grand Avenue; 3663 Grand Avenue; 3829 Grand Avenue; and Parcel ID 090/07279-084-001.

FISCAL IMPACT:

Amount: It is estimated that the amended district will generate approximately \$200,000 of SSMID revenue annually based upon current assessed values and a maximum annual levy of \$2.25 per \$1000 of assessed value.

Funding Source: Ingersoll Grand SSMID revenue page to be created as part of the 2013-14 budget process.

ADDITIONAL INFORMATION:

On November 5, 2012, the City Council received, filed and referred the petition for establishment of the Ingersoll Grand SSMID to the Plan and Zoning Commission for preparation of an evaluative report and recommendation. The Plan and Zoning Commission’s evaluative report and recommendation to approve the SSMID were received and filed by the City Council on November 19, 2012 and the City Council set the date of public hearing for December 17, 2012. Notice of the public hearing was published in the Des Moines Register on November 29, 2012 and a copy of the notice was mailed by certified mail on November 29, 2012 to all owners of record of real property located within the proposed District as shown by the records of the Polk County Auditor.

Staff met with representatives of the County Auditor's office on December 4, 2012 to review the proposed SSMID boundary. Six parcels were identified that are split zoned commercial and residential. In these six instances, the zoning boundary line either runs through portions of a building on the subject parcel, or only the smallest fraction of the parcel is commercially zoned. The properties are also either tax exempt or residentially assessed and would be exempt from the proposed SSMID levy. Therefore, City and County staff concurred that the following properties should be removed from the proposed Ingersoll Grand SSMID boundary: 2515 Forest Drive; 516 28th Street; 3333 Grand Avenue; 3663 Grand Avenue; 3829 Grand Avenue; and Parcel ID 090/07279-084-001. These boundary reductions will be reflected in the Ordinance that staff will prepare for consideration by the City Council on January 28, 2013. As of December 10, 2012 the petition supporting establishment of the Ingersoll Grand SSMID has been signed by 37.3% of property owners representing 54.5% of the assessed value within proposed SSMID boundary (excluding the six noted properties).

PREVIOUS COUNCIL ACTION(S):

Date: November 19, 2012

Roll Call Number: [12-1805](#) and [12-1806](#)

Action: [Receive](#) and file the report and recommendation of The Plan and Zoning Commission regarding the petition to establish the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID). Moved by Hensley to receive and file the report and recommendation of the Plan and Zoning Commission. Motion Carried 7-0.

(A) [Setting](#) date of hearing on petition to establish the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID), (12-17-12). Moved by Hensley to adopt. Motion Carried 7-0.

Date: November 5, 2012

Roll Call Number: [12-1719](#) and [12-1720](#)

Action: [Receipt](#) of petition to establish the Ingersoll Grand 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 Grand SSMID and to make recommendations with respect to the establishment of the project. The Commission is further requested to submit its report and recommendation for receipt by the City Council at its regular meeting on November 19, 2012. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

(A) [Intent](#) to voluntarily limit the levy for the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID). Moved by Hensley to adopt. Motion Carried 6-0. Mayor Cownie declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: November 15, 2012

Resolution Number: N/A.

Action: Motion to approve of the evaluative report and establishment of the proposed Ingersoll Grand Self-Supported Municipal Improvement District (SSMID). Motion passed 11-0-1 (Irvine abstained).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

First Reading of an Ordinance establishing the Ingersoll Grand SSMID on January 28, 2013.

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