

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 10, 2017
	Agenda Item No. 43 Roll Call No. <u>17-1183</u> Communication No. <u>17-533</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Public hearing regarding petition to establish the Sherman Hill Self-Supported Municipal Improvement District (SSMID).

SYNOPSIS:

The City Council shall hear all owners of property in the proposed Sherman Hill SSMID or other residents of the City desiring to express their views. The City Council must wait at least 30 days after the public hearings have 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 August 14, 2017.

FISCAL IMPACT:

Amount: Anticipated annual revenue of approximately \$150,400 (based on \$1.50 per \$1,00 of assessed valuation). The Sherman Hill SSMID #1 currently has a balance of \$21,446 and Sherman Hill SSMID #2 currently has a balance of \$265,963. Those balances will be combined and transferred to the new SSMID account.

Funding Source: A new “Sherman Hill SSMID” account will be established as part of the 2018-2019 budget process.

ADDITIONAL INFORMATION:

- On May 8, 2017, the City Council received and filed the petition to amend and merge the two (2) existing Sherman Hill SSMIDs into a single district and expand the footprint of the district to include the majority of the Sherman Hill Neighborhood. The Council also directed that the Plan and Zoning Commission prepare an evaluative report and recommendation on the “merit” and “feasibility” of the SSMID.
- The Plan and Zoning Commission’s evaluative report and recommendations to approve the Sherman Hill SSMID were received and filed by the City Council on June 12, 2017 and the City Council set the date of public hearing for July 10, 2017.

- Notice of public hearing was published in the Des Moines Register on June 28, 2017. A copy of the notice was mailed by certified mail on June 23, 2017 to all owners of record of real property located within the proposed District as shown by the records of the Polk County Auditor.
- The purpose of the Sherman Hill SSMID is to undertake the acquisition, construction, installation, and maintenance of the following improvements within the boundaries of the new district:
 - A decorative pedestrian oriented street lighting system along the public streets
 - A neighborhood park and associated improvements, including but not limited to sidewalks, landscaping, benches, and playground equipment
 - Streetscape improvements, including but not limited to improved sidewalks, benches, pedestrian crosswalks, landscaping, signage, and street restoration
 - Capital, physical, and other improvements designed to enhance the image, appearance, and/or safety of the District
 - Activities and operations benefitting the District under any agreements with the City or other public, quasi-public, or private entities
- The petition contains signatures from more than 25% of the owners of taxable properties within the District. As of June 29, 2017, the petition has been signed by 51.2% of the owners of taxable property in the district (256 of 500).
- The signatures also represent ownership of property with an assessed value of more than the required 25% of the assessed value of all taxable property in the District. As of June 29, 2017, the signatures represent property ownership with an assessed value of 57.8% of the total assessed value for taxable property in the District (\$57.9 M of \$100.2 M).
- The City anticipates that a Sherman Hill SSMID Board will be established to make a recommendation to the City Council regarding the annual budget and levy for the District. The SSMID Board will have members representative of the property owners and tenants in the District and will receive technical assistance from City staff in the preparation of the recommended budget.

PREVIOUS COUNCIL ACTION(S):

Date: May 8, 2017

Roll Call Number: [17-0784](#)

Action: [Receipt](#) of petitions to establish a Sherman Hill Self-Supported Municipal Improvement District (SSMID), merging two districts into a single district. ([Council Communication No. 17-394](#)) Moved by Hensley to receive, file and refer to the Plan and Zoning Commission, petitions to establish a Sherman Hill Self-Supported Municipal Improvement District. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 1, 2017

Resolution Number: N/A

Action: Approval of the evaluative report and petition to merge the two Sherman Hill Self-Supported Municipal Improvement Districts (SSMIDs) into a single district; expand the footprint of the district to include the majority of the Sherman Hill Neighborhood; and to expand the purposes of the Sherman Hill SSMID.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

First reading of an ordinance establishing the Sherman Hill SSMID on August 14, 2017.

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