


COUNCIL COMMUNICATION

	Number:	25-214	Meeting:	June 9, 2025
	Agenda Item:	38	Roll Call:	<input type="text"/>
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approving Operating Agreement with Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) for the provision of services and activities within the Ingersoll Grand SSMID from July 1, 2025, through June 30, 2030.

SYNOPSIS:

The City Manager has negotiated an Operating Agreement with the Ingersoll Grand SSMID, an Iowa not-for-profit corporation which is a legal entity separate and distinct from the Ingersoll Grand SSMID, to serve as the Operator and Advisory Board for the Ingersoll Grand SSMID. The Operator is to annually recommend a budget for the provision of enhanced services and public improvements within the SSMID District in the next fiscal year (FY), and to provide those services in accordance with the budget approved by the City Council for the SSMID District. Staff recommends approval of the agreement.

FISCAL IMPACT:

Amount: The projected annual revenue for FY2026 based on Total Assessed Value is \$263,968.

Funding Source: The Ingersoll Grand SSMID revenue account is fund S864 ND410754 within the SSMID funds S86X revenue total of \$2,881,118 found on Page 81 of the FY2026 Operating Budget.

ADDITIONAL INFORMATION:

- On November 4, 2012, by Roll Call No. 12-1719, the City Council received and filed a petition to establish the Ingersoll Grand SSMID.
- On January 28, 2013, by Roll Call No. 13-0138, the City Council passed Ordinance No. 15,157 establishing the Ingersoll Grand SSMID and authorizing the annual levy of a Combined Capital Improvement and Operation Tax and a Debt Service Tax, not to exceed an aggregate rate of \$2.25 per \$1,000 of taxable value to finance the delivery of the enhanced public improvements and services. The existing SSMID levy commenced with the levy of taxes for collection in the FY beginning July 1, 2013, and continues for an initial period of 20 years thereafter until June 30, 2033. The City may renew the levy of the Capital Improvement and Operation Tax for subsequent five (5) year periods unless a petition containing the signatures of at least 40 percent (40%) of all

owners of property within the District or signatures which together represent ownership of property with an assessed value of 40% or more of the assessed value of all property within the District, is filed with the City Clerk at least six (6) months prior to the expiration of the current period.

- On August 26, 2013, by Roll Call No. 13-1335, the City Council approved the initial operating agreement with the Ingersoll Grand SSMID corporation for provision of services through December 31, 2015. On December 21, 2015, by Roll Call No. 15-2133, the City Council extended the agreement until June 30, 2020. On June 22, 2020, by Roll Call No. 20-1035, the City Council extended the agreement to June 30, 2025. The current action would extend the agreement until June 30, 2030.

PREVIOUS COUNCIL ACTION(S):

Date: June 22, 2020

Roll Call Number: [20-1035](#)

Action: [Operating](#) Agreement with Ingersoll Grand SSMID for the provision of services and activities within the Ingersoll Grand SSMID through June 30, 2025. ([Council Communication No. 20-290](#))
Moved by Gatto to adopt. Motion Carried 7-0.

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 SSMID. Motion passed 11-0-1 (Irvine abstained).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Annual approval of SSMID operating budget and tax levy as part of the City budget process.

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