

AGENDA

**CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
MORENO VALLEY PUBLIC FINANCING AUTHORITY**

May 14, 2019

STUDY SESSION – 6:00 PM

City Council Study Sessions

Second Tuesday of each month – 6:00 p.m.

City Council Meetings

Special Presentations – 5:30 P.M.

First & Third Tuesday of each month – 6:00 p.m.

City Council Closed Session

Will be scheduled as needed at 4:30 p.m.

City Hall Council Chamber – 14177 Frederick Street

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dr. Yxstian A. Gutierrez, Mayor

Victoria Baca, Mayor Pro Tem
Ulises Cabrera, Council Member

David Marquez, Council Member
Dr. Carla J. Thornton, Council Member

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***THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD
MEETINGS***

**STUDY SESSION – 6:00 PM
MAY 14, 2019**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS ON THE AGENDA ONLY

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council.

A. BUSINESS

- A.1. Truck Parking Overview (Report of: Public Works)
- A.2. City East-End Infrastructure Overview (Report of: Public Works)
- A.3. CITY COUNCIL REQUESTS AND COMMUNICATIONS

**(ITEMS MAY BE DEFERRED BY COUNCIL IF TIME DOES NOT PERMIT FULL
REVIEW.)**

ADJOURNMENT

CERTIFICATION

I, Pat Jacquez-Nares, City Clerk of the City of Moreno Valley, California, certify that 72 hours prior to this Study Session, the City Council Agenda was posted on the City's website at: www.moval.org and in the following three public places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Pat Jacquez-Nares, CMC & CERA
City Clerk

Date Posted: May 9, 2019

TO:

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer

AGENDA DATE: May 14, 2019

TITLE: TRUCK PARKING OVERVIEW

RECOMMENDED ACTION

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

ATTACHMENTS

None

APPROVALS

TO:

FROM: Michael L. Wolfe, P.E., Public Works Director/City Engineer
Richard J. Sandzimier, Community Development Director

AGENDA DATE: May 14, 2019

TITLE: CITY EAST-END INFRASTRUCTURE OVERVIEW

RECOMMENDED ACTION

CITY COUNCIL GOALS

None

CITY COUNCIL STRATEGIC PRIORITIES

1. Economic Development
2. Public Safety
3. Library
4. Infrastructure
5. Beautification, Community Engagement, and Quality of Life
6. Youth Programs

ATTACHMENTS

1. Council Presentation Infrastructure east end_study session May 2019

APPROVALS

East End Infrastructure

Public Works

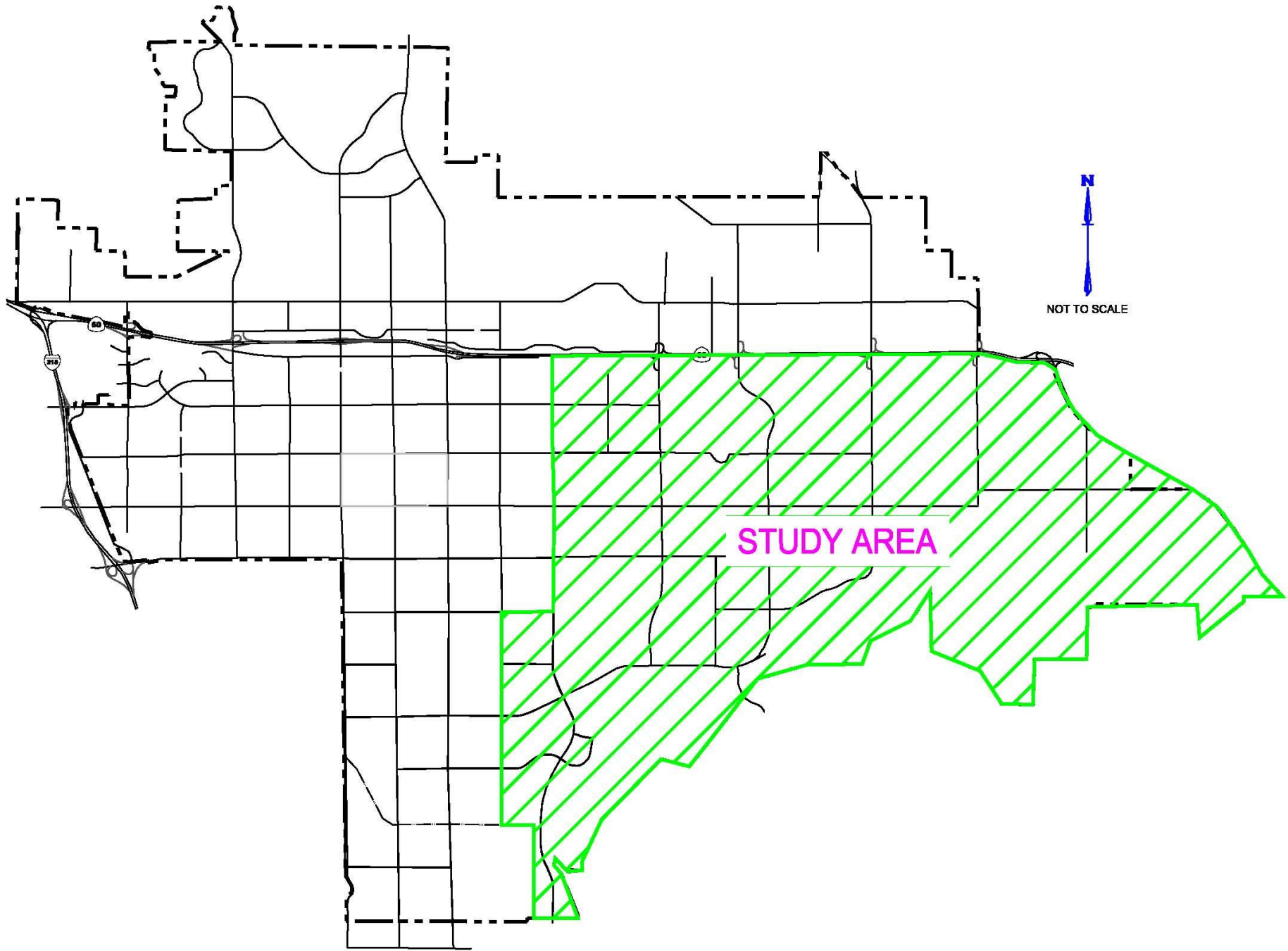
Finance

Community Development

Topics

- ▶ Infrastructure Identification
 - ▶ City
 - ▶ Non-city
- ▶ Funding examples
- ▶ Funding options

**Economic development focused
infrastructure review**



Study Area City Infrastructure

- ▶ Circulation improvements (streets, sidewalks)
- ▶ Traffic control devices
- ▶ Storm drain
- ▶ Bridges/interchanges
- ▶ Fire stations
- ▶ Electrical

Study Area Non-City Infrastructure

- ▶ Sewer
- ▶ Water
- ▶ Telecom (quantities/estimates not included)

Exclusions

- ▶ Existing pavement rehabilitation
- ▶ Post construction maintenance
 - ▶ Additional staffing/equipment
- ▶ Aesthetic enhancements (e.g. decorative medians, wayfinding signs)
- ▶ Existing utility undergrounding (e.g. SCE overhead lines)
- ▶ MVU facilities due to Electric Rule 15
- ▶ Landscaping in rights-of-way
- ▶ Trails/parks
- ▶ Post construction NPDES requirements

Estimated Quantities

Study Area:

- ▶ 30 centerline miles of arterial street improvements: \$220M
- ▶ 47 traffic control devices (signals/roundabouts): \$27M
- ▶ 24 miles of storm drain improvements: \$84M
- ▶ 3 bridges/overpasses/interchanges: \$215M
- ▶ 2 Fire Stations: \$15M
- ▶ MVU: \$52M (Rule 15 - excluded)

Rough Order Magnitude Cost Estimates

- ▶ \$561M City - total
 - ▶ Includes soft costs (e.g. engineering and environmental documents)
 - ▶ Includes estimates for right of way acquisition
 - ▶ Does not include time-value of money or inflation (20 years buildout estimate)

- ▶ \$362 EMWD (sewer/water)
 - ▶ Info provided by EMWD fair-share studies

Example

City of Irvine Examples

- ▶ Irvine Business Complex (2,600 acres) - approx. \$220M infrastructure
 - ▶ Mitigation Fee program (allows for use of other money)
 - ▶ Vehicle trip generation concept
 - ▶ Paid by developer(s); eligible for outside grants
 - ▶ Most backbone infrastructure built by developer(s)
 - ▶ City projects using collected fees
- ▶ Keys - long-term maintenance and safety vision IBC plan
 - ▶ CFDs
 - ▶ LLMD
 - ▶ Assessment Districts

Example

City of Irvine Examples

- ▶ Irvine Great Park
 - ▶ Community Facilities District (CFD) secured
 - ▶ Developer installed backbone; occupancy occurs
 - ▶ Bonds issued used to reimburse developer
 - ▶ Tax paid by property owners in the District

Example

San Diego Enhanced Infrastructure Financing District

- ▶ Otay Mesa Community Plan Area
 - ▶ Tax Increment secured
 - ▶ State Controller review (review of Successor Agency)
 - ▶ Other taxing entities involvement
 - ▶ Governed by Public Financing Authority (3 elected/2 public)
 - ▶ Voter approved bonding

Examples

City of Moreno Valley

- ▶ CFD 7 (south)
 - ▶ CFD secured (approx. 2008)
 - ▶ Developer installed backbone; occupancy occurs
 - ▶ Bonds issued (2016) used to reimburse developer
 - ▶ Tax paid by property owners in the District
- ▶ South industrial area - no area wide CFD
 - ▶ Developer installed
 - ▶ DIF credit
- ▶ Ongoing Districts for maintenance
 - ▶ Landscaping
 - ▶ NPDES
 - ▶ Street lights

Funding Options

- ▶ Special Districts (property owners in the Study Area)
 - ▶ CFD (infrastructure or maintenance); qualified electors approval (i.e. vote)
 - ▶ LLMD (maintenance); requires GB funding; vote
- ▶ Infrastructure Financing District; county/city approved; property tax increment
- ▶ Debt Service/Bonding - General Fund obligation
- ▶ Mitigation fee (overlay)
- ▶ Combination of above

Questions