

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**

August 20, 2013

STUDY SESSION – 6:00 P.M.

City Council Study Sessions

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

City Council Meetings

Second & Fourth Tuesdays of each month – 6:00 p.m.

City Council Closed Session

*Immediately following Regular City Council Meetings and
Study Sessions, unless no Closed Session Items are Scheduled*

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 Mel Alonzo, ADA Coordinator at 951.413.3705 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Tom Owings, Mayor

Mayor Pro Tem
Jesse L. Molina, Council Member

Richard A. Stewart, Council Member
Victoria Baca, Council Member

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

**STUDY SESSION - 6:00 PM
AUGUST 20, 2013**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS UNDER THE JURISDICTION OF THE CITY COUNCIL

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 and not to any individual Council Member, staff member or other person.

SPECIAL ORDER OF BUSINESS

1. FORECLOSURE REGISTRATION PROGRAM (CEDD/15 MIN)
2. TRANSITIONING CITY'S SPECIAL DISTRICTS TO STRUCTURE CONSISTENT WITH BEST MANAGEMENT PRACTICES (PowerPoint)(FMS/20 MIN)
3. CITY COUNCIL REQUESTS AND COMMUNICATIONS

(Times shown are only estimates for staff presentation. Items may be deferred by Council if time does not permit full review.)

v Oral Presentation only – No written material provided

**AGENDA
August 20, 2013**

***Materials related to an item on this Agenda submitted to the City Council/Community Services District/City as Successor Agency for the Community Redevelopment Agency/Housing Authority after distribution of the agenda packet are available for public inspection in the City Clerk's office at 14177 Frederick Street during normal business hours.**

CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that the City Council Agenda was posted in the following places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley
14177 Frederick Street

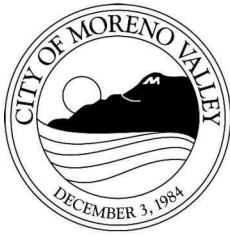
Moreno Valley Library
25480 Alessandro Boulevard

Moreno Valley Senior/Community Center
25075 Fir Avenue

Jane Halstead, CMC,
City Clerk

Date Posted: 8/14/2013

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APPROVALS	
BUDGET OFFICER	<i>ML</i>
CITY ATTORNEY	<i>SMB</i>
CITY MANAGER	<i>D</i>

Report to City Council

TO: Mayor and City Council

FROM: John C. Terell, Interim Community & Economic Development Director

AGENDA DATE: August 20, 2013

TITLE: FORECLOSURE REGISTRATION PROGRAM

RECOMMENDED ACTION

Staff recommends that the City Council provide direction regarding the establishment of a mandatory foreclosure registration program.

BACKGROUND

Earlier this year, the City Council discussed code compliance strategies and dealing with vacant foreclosed homes and squatters. One of the strategies identified during those discussions was instituting a foreclosure registration program. A registration program would provide ready access to contacts for vacant foreclosed homes that could be used by the Police Department and Code Compliance Division to address criminal and property maintenance issues. Such a program could be mandatory or voluntary, and could be administered by City staffing or by a contractor.

DISCUSSION

Given the current high level of activity in the Code Compliance Division, staff investigated possible contractors to provide this service.

Nationwide Cost Recovery Services (NCRS), based in Diamond Bar, provides contract foreclosure registration services to the cities of Carson, Eastvale, El Monte, South El Monte and West Covina. All of the programs are mandatory, with fees ranging from \$375 to \$575, with up to half of the fees being paid to the contractor and the balance retained by the City to cover program administration costs. The program is mandatory to ensure that the registration program is full cost recovery and registration fees are kept

as low as possible. In addition to identifying and contacting owners of vacant foreclosed properties, the contractor also provides an initial site inspection, with any identified safety or maintenance violations referred to Code Compliance for follow up and abatement.

The principals of NCRS will be present at the Study Session to present the program and address questions from the City Council.

FISCAL IMPACT

The program would be expected to cover both contract and administration costs.

CITY COUNCIL GOALS

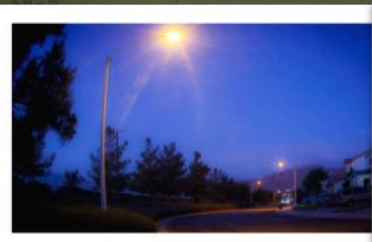
Community Image, Neighborhood Pride and Cleanliness: Promote a sense of community pride and foster an excellent image about our City by developing and executing programs, which will result in quality development, enhanced neighborhood preservation efforts, including home rehabilitation and neighborhood restoration.

ATTACHMENTS/EXHIBITS

N/A.

Prepared By:
John C. Terrell AICP
Interim Community & Economic Development Director

Council Action	
Approved as requested:	Referred to:
Approved as amended:	For:
Denied:	Continued until:
Other:	Hearing set for:



Best Management Practices for Moreno Valley's Special Districts



City Council Study Session
August 20, 2013



Background

- ❧ 1984 City Incorporated/ Community Service District
- ❧ County Service Areas assumed – Zones
 - ❧ Zone A & Zone B
 - ❧ Development = Zones A , B, C, D, E, M & S
 - ❧ Zone A & Zone C (special tax)
- ❧ Community Service District Law
 - ❧ Originally passed 1951; Re-enacted 1955
 - ❧ SB 135, 2005 – adopted new CSD law
 - ❧ Can levy benefit assessments with property-owner approval (§61122 & §61129)



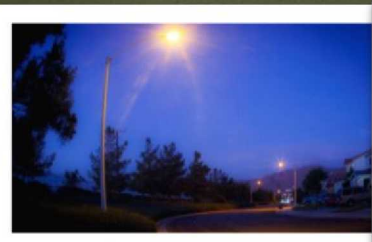
Best Management Practices

- ❧ Landscaping and Lighting Maintenance Districts
 - ❧ CFDs (Maintenance, Capital Improvements, Services)
 - ❧ P/BIDs (Property/Business Improvement Districts)
 - ❧ Other legally permissible funding mechanisms
-
- ❧ Structure Depends on City's Goals
 - ❧ Landscaping & Lighting Only, NPDES, etc
 - ❧ Revenue Source for New Services – New Development
 - ❧ Other programs – promotion or services for business districts



Benefits of Transitioning

- ❧ Gain Efficiencies
 - ❧ May be able to combine some of the 115 different Zones/Service Areas
 - ❧ More equitably distributes costs for similar service levels
- ❧ Increases Transparency
 - ❧ Requires an Assessment Engineer's Report with detailed information about each zone & 3rd Party Review
 - ❧ Easily identifiable budget for each
- ❧ Provides Flexibility for Financing Future Services
- ❧ Consistency with Neighboring Communities



Next Steps

- ❧ Transition Existing Zones to Landscaping and Lighting Maintenance Districts (L/LMDs)
 - ❧ NO increase in charge to property owners
 - ❧ Assessment Engineer's Report
 - ❧ Public Hearing
 - ❧ Majority Protest

- ❧ Establish CFDs (Maintenance, Capital Improvements, Services) for undeveloped areas

- ❧ Evaluate Alternative Structures Based on needs/ desires of property owners (e.g. P/BIDs)

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